

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 07 January 2024 15:00:10

Application Reference No. : SMD/2023/0609
Site Address: Land off Monkhouse Cheadle Staffordshire ST10 1HZ Cheadle
Comments by: Ms Claire Hewitt
From:
19
Monkhouse
Cheadle
Staffordshire

Phone:
Email:
Submission: Objection
Comments: Having considered the plans for this development I have decided to voice a strong objection to the application for the following reasons.

The major concern is access to the development. If this is proposed from Monkhouse, during the building process for contractors, materials and machinery considering the plot is at a dead end of a private steep single track lane at between 2.7m and 3m wide, it will be very difficult to negotiate. As an example, refuse lorries and large delivery vans do not come onto the top section of Monkhouse, due to its access limitations and there being nowhere to turn around.

There is no option to park vehicles on the roadway at any time as 24hr access is required to Severn Trent overground reservoir and also to No,19 Monkhouse, which has a driveway directly opposite and approx 3m from the proposed development.

I cannot emphasise enough how much disruption, noise and problems I envisage this proposal will have to myself and the residents of Monkhouse during construction and potentially afterwards, as the natural drainage from the Severn Trent site onto the hillside will potentially be redirected onto the roadway, new development and adjoining properties.

At least 2 well established trees (not shown on the plan) will require removal from the sloping hillside, which will undoubtedly have a detrimental effect to the soil stability.

Extensive groundwork and backfilling on sloping ground which seems to be steeper than 20 degrees in places, will be considerable and further impacted by the possible use of piling foundation support systems. This amount of groundwork and heavy machinery on a site of this topographic nature will, in my opinion, negatively affect adjoining properties and natural areas.

The plan of the property does lend itself to being a holiday let, rather than a permanent dwelling, as there is no main bathroom, which is completely acceptable, but there are no WCs for visitors other than en-suites and the layout seems to prioritise sleeping areas over living space.

In conclusion I believe that this application is unfeasible, costly, damaging to the environment and surrounding properties and inconsiderate to the residents of Monkhouse, Prince George Street and Friars Close.

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