
From: DIRANIA, Hannah (NHS DERBY AND DERBYSHIRE ICB - 15M) <>

Sent: Wednesday, January 24, 2024 9:03 AM

To: Jane Curley <>; Rachael Simpkin

<>

Subject: Re: Concerns re misleading planning application - SMD/2023/0604

Importance: High

Dear Both,

Forgive me for not knowing which of you to write to about this worrying matter.

I have been given the opportunity to comment on the above-mentioned planning application however it would appear that the planning consultant has played hard and fast with the truth, in claiming that nothing has changed, when it most certainly has. Having considered the associated outline planning application submitted some 4 years earlier, numerous untrue statements and omissions appear to have been made, which should in all fairness, invalidate it.

The planning consultant asserts that nothing has materially changed since the time of lodging the outline planning application in 2019 but this is factually incorrect. She attempts to mislead by saying that all that has changed since then is that consent is being sought for a lean to carport. This is untrue. The outline planning was for a 2 bed house the new application SMD/2023/0604 is for a **three** bedroomed house.

In addition the terrace of new build unsold private houses to the rear of the proposed didn't exist at the time the outline planning consent was granted, which therefore only alludes to the amenity of the overlooked garden, at the adjacent detached house which faces The Green. This new terrace of houses will also suffer loss of amenity.

The application makes no mention of the proximity of numerous protected trees, the nearest of which overhangs the access and which has already been hacked at without consent according to Steve Massey who I liaised with re recent TPO tree works.

Numerous omissions have been made with regards to biodiversity in adjacent areas and protected species. Having lived adjacent for over 18 months I have regularly observed the presence of both bats and owls and have suspicions that the former might roost within the applicants property boundaries. Insufficient information accompanies the application to enable a full and proper evaluation of the ecological impacts of the development and it is therefore potentially contrary to policy NE1 of the Staffordshire Moorlands Local Plan 2020 and the NPPF.

My request is that someone senior such as yourselves investigates these anomalies because it would appear that basic due diligence, which should ideally have preceded the consultation, has not taken place.

Finally its worth noting that those written to about their views of the planning permission consist of tenants, who have had to sign away, as part of their tenancy agreements, the right to object to planning applications in the vicinity. I know this as a fact because the terms of their tenancy agreements were used as the basis of my contract to purchase Highfield House (formerly 2 The Green) which was drawn up by the same firm of solicitors. In addition those written to at Whiston Hall live abroad so cannot comment and the owner & builder of the 5 empty housing units directly adjacent to the plot on The Plain will not receive the notices in time to respond if written to as he resides elsewhere and works in the Cotswolds which means you are unlikely to get any comments bar mine, making the process of mandatory consultation with the public, flawed from the outset.

The planning consultant has claimed there will be an economic benefit resulting to the community if this house is built which is debateable. Due to the over-development, there are currently 6 empty adjacent houses, none of which are attracting any interest from the open market due to oversaturation in this end of the village. Indeed the detached house on The Green adjacent

to the plot has been on the market for over 14 months. Consequently there is no essential need for further development.

The consultant has claimed the development is sustainable yet your department rejected a planning application recently on land adjacent to Whiston Hall on the basis it did not constitute sustainable development due to a lack of basic services and infrastructure within Whiston.

In the event that the points I raise above are not considered worthy of invalidating the planning application / result in its withdrawal, please would you kindly include them as objections to the planning application?

With kind regards,

Hannah Dirania

This message may contain confidential information. If you are not the intended recipient please:
i) inform the sender that you have received the message in error before deleting it; and
ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).
Thank you for your co-operation.

NHSmial is the secure email, collaboration and directory service available for all NHS staff in England. NHSmial is approved for exchanging patient data and other sensitive information with NHSmial and other accredited email services.

For more information and to find out how you can switch visit [Joining NHSmial - NHSmial Support](#)

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
