

From: [Nick C](#)
To: [Planning Comments \(SMDC\); Jodie Calcutt](#)
Subject: Cheddleton Park Avenue reference SMD/2024/0044
Date: 26 February 2024 12:17:25

Dear Staffordshire Moorland District Council,

Many thanks for contacting us regarding the recent application for planning adjacent to Cheddleton Park Avenue reference SMD/2024/0044, I would like to object to the plans based on these reasons:

- **Previous plans not completed**
 - This application is an extension of a previous development. The previous development (SMD/2020/0365) and this additional proposal (SMD/2024/0044) all feed off a private shared access road.
 - The plans for the previous development (SMD/2020/0365) clearly had a requirement to plant ample amounts of trees and shrubs to recover the removal of and destruction of wildlife habitats. However this has not yet been completed nor is it included in the latest proposal. I feel that this failure to uphold an element of the previous plans is disappointing as Cheddleton is situated in a rural countryside area. I also have concerns that further elements of these new plans will also be omitted.
- **No consideration of bins or lighting of private road**
 - There are no street lights causing a dark area off the road. This could attract unwanted crime. I would like to suggest that as part of the plans, street lighting is included to make this area safe and detract from any unnecessary crime with plans of who will adopt and maintain the lighting in the longer term.
 - Due to the 4 dwellings all feeding from one private road, it can be seen as a risk of congestion on bin collection days. The development is at the end of an already narrow cul de sac (turning circle), therefore if the current 6 bins from the previous development are out and the 2 bins from this development are left out I am unsure how there will be both walking and vehicle access (including the bin truck) to maneuver around this area safely without fouling access to the neighbouring properties.
- **Previous plans submitted by this developer are still trying to be forced through**
 - There have been several plans in this area for up to a potential of 10 dwellings, which is not appropriate for this area due to the services and access (and this was clearly rejected by SMDC and residents), this developer is still trying to achieve the 10 dwellings by submitting piecemeal applications and this should be stopped at this submission

Thanks,

Nick Calcutt