
From: planningcomments@staffsmoorlands.gov.uk
Sent: 31 March 2024 21:58
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2024/0089 Site Address: 135 Station Road Cheddleton Staffordshire ST13 7EE Leek
Comments by: Mr B and Mrs E Sourbutts

From:
131
Station Road
Cheddleton
Leek
Staffordshire
ST13 7EE

Submission: Objection

Comments: We are objecting to the proposed plans submitted by the owner-occupiers of 135 Station Road. A copy of this objection has also been emailed to the Staffordshire Moorlands District Council planning team, including supplementary photographs.

We would also like to highlight our concerns regarding several responses to some of the questions on the application. Responses to the following questions were all answered as No, however, the proposed plans contradict the responses provided.

¿ Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

¿ Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

¿ Is a new or altered vehicle access proposed to or from the public highway?

¿ Is a new or altered pedestrian access proposed to or from the public highway?

¿ Will the proposed works affect existing car parking arrangements?

Our objections:

1.Landscape and ecology

There is a significant amount of foliage and mature tree stock on the plot of land to the rear of 131, 133 and 135 Station Road. The foliage and trees require regular maintenance, which necessitates the use of appropriate equipment to reach this plot of land. Owner-occupiers currently do this by using a right-of-way to the east of 135 Station Road, which the proposed planning application builds over.

The inability to conduct such maintenance will be visible from the highway and by other residents should the trees and foliage become overgrown or pose a potential risk to neighbouring properties.

It is also worth noting that previous building works have been conducted along Station Road which caused an increase in dust and debris, resulting in blockage to the main drainage system. This was reported on numerous occasions to the local authority and highways.

This stretch of Station Road has experienced a significant increase in flooding over the past 5 years. This issue has increased since the development and erection of additional residences adjoining our row of houses, where developed land and reduced green space are leading to increased levels of surface runoff. Further development would only serve to exacerbate this issue.

2. Planning History

Previous owner-occupiers of 135 Station Road have submitted three planning applications to build on the land adjacent to the existing property (1990 and 1992).

It is worthy of note that two of these applications were refused, with a final approved proposal of a two-storey dwelling that did not obstruct the right of way to the rear of the property for 131 and 133 Station Road, or compromise any of the surrounding elevated land.

It may be prudent to retrieve archived information to establish the reason for the previously refused applications, which may reinforce our current objections.

3. Traffic issues

Station Road is an already narrow and busy road that is the only route for large HGVs for businesses that are located on and operate from the industrial estate. It is also the only route to transport and deliver wide-load mobile homes to the caravan park located further along the road.

Despite being omitted from the planning application; the proposal will require the removal of one public parking space on the highway. With six of the ten immediate properties having no access to off-street parking, forcing occupiers to park elsewhere could hinder passage for HGVs, cars and wide-load traffic that use the road daily.

This could be compounded by the potential arrival of larger equipment or vehicles required for the proposed construction of the new build and demolition of the existing garage. This serves as a further disadvantage to neighbours.

4. Design and visual impact

The proposed plan does not accurately reflect the scale and proportion required for the work to take place. For example, it illustrates a double-width driveway and garden within the same space that is currently occupied by a single-width driveway.

Distance to the boundaries, including their proximity to current structures (e.g. the proximity of the proposed garage for demolition to the outbuilding at 133), has been exaggerated and the space illustrated does not exist. This garage is in fact attached to party walls that also serve as retaining walls.

Whilst the plans indicate materials will be in keeping with the current property, the visual impact will not be in keeping with the other existing historic Brittain's Papermill workers' cottages on Station Road.

As an additional point, we have already indicated that this proposed build will remove a wall and subsequent parking space on the main highway. At present, this wall is located adjacent to a telegraph pole. Neither the pole nor the existing wall appears on the plans or is referenced in the design. No mitigation or explanation has been provided which will ensure that the design does not damage or interfere with the existing infrastructure.

5. Health and safety

The proposed plans indicate the demolition of an existing garage. This garage is attached to both north-facing and east-facing retaining walls. These walls currently hold up land with upwards of at least three metres of immediate elevation, with a significant gradient. This impacts on properties either side of 135 Station Road. Conducting any demolition or excavation could pose significant risks of collapse and landslide. Not to mention the potential upheaval of considerably large tree roots and hedgerows. There is already a precedent for the collapse of these supporting walls which has already occurred in one of the immediately adjacent properties to 135 Station Road.

Any works proposed for the existing plot would be directly building over a current right of way that is continually in use. Any access required during a potential build would have health and safety implications whilst construction/demolition is in progress. No indication has been given as to how this would be managed safely.

We are concerned that the proposed plan may also build on or over existing shared drains. Is this acceptable or would permission be required from Severn Trent to ensure that no damage would be caused during the proposed build and that the drains are still accessible and maintenance can be conducted in the future?

6. Living conditions of local people

The proposed plans indicate that the property extension will be built over what is currently a legal right of way on the Northeast side of 135 Station Road. This right of way was created and documented in a written conveyance of 1920 and is documented on the current title deeds. This route is the only route that allows access from the main public highway to the rear of the properties for both 131 and 133 Station Road. This route is also the only disabled access to the property, as 131 and 133 Station Road have elevated front access which is only accessible by steep steps.

Due to the fact, we do not have street-level access at the front of the property, materials, equipment and other tools cannot be transported using the front entrance. This could have a significant impact on our living conditions if we could not maintain the standard of our property.

The stress, anxiety and impact of the potential loss of this right of way are considerable and have been completely ignored when proposing this build, putting the neighbours at a considerable disadvantage and removing neighbourly amenities.

7. Policies and Guidance

In addition to the above concerns, access to the rear of the property also ensures that waste receptacles can be brought from the only viable storage point to the main highway for collection. Section 46a of the Environmental Act outlines the appropriate use and storage of household waste receptacles.

Given we are not permitted to store waste receptacles on the main highway, removing this right of way would extinguish entry to the rear of the property and also cause potential environmental issues by preventing waste collection.

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