

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 31 October 2024 15:59:21

Application Reference No. : SMD/2021/0456

Site Address: Land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue Cheadle
Staffordshire

Comments by: Tracy Milward

From:

The Gables
100 Froghall Road
Cheadle
Stoke-on-Trent
Staffs
ST10 2DN

Submission: Objection

Comments: I wish to make the following comments concerning the Persimmon housing development, to the rear of 100 Froghall Road, Cheadle, Staffs.

This situation has been ongoing now for four years. Following the unanimous deferral of a decision on the 2022 retrospective planning permission application, in March 2023, an agreement was made to hold a site meeting between Persimmon, SMDC and ourselves in which to discuss the situation and propose remedial works. This occurred in June 2023. The outcome was for Persimmon to submit a proposal on possible remedial works. They said this would happen 'within seven working days'. We have not received any proposal / detailed drawings to this date.

All communication from either Persimmon or SMDC Planning ceased until we involved the Ombudsman who found SMDC to be at fault. SMDC have now been directed to update us and review their internal processes. All communication since this directive has been after direct instruction from the Ombudsman or as an answer to our questioning.

We have now received this variation notice again WITHOUT any proposal having been offered or agreed.

From viewing the plans on this variation application, again we can see no proposed remedial works, affecting our property, as discussed.

This application addresses none of our concerns:

We have questioned the levels submitted by Persimmon as opposed to OS original levels (600mm difference). This query has been constantly ignored and we have received NO answers to this.

No independent survey has been completed to our knowledge as requested numerous times.

Lack of any proposed land drainage to the rear of our property in 'no mans land'. This is the land between ours and Persimmon's boundary.

No planned tree planting or landscaping behind our property, on Persimmon land, to add additional screening and acoustic dampening.

No noise rection consideration to the boundary of our property, considering their elevation in comparison to our home (2.4m higher than our property / 10m to boundary). This includes no apparent addition of acoustic fencing to the rear of our property as requested.

We also require clarification of moving the garage associated with Plot 66/67 as per SMDC site visit in 2022. The garage in real terms is a two-storey development in comparison to our home which make it very oppressive and overbearing to our bungalow property.

Please consider all possible future maintenance that will be required within the 'dead space area'. Now there is a 4.2m boundary that requires maintenance and access from our property, How will this be maintained? Any planting within this space or on the new development will require an annual maintenance programme.

We continue to attempt to get answers to the formal issues that we have formally complained about since October 2020. To this date we have not received detailed answers

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