

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/24/3357832

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/24/3357832

Appeal By MOORLAND HOMES (CHEADLE) LTD.

Site Address
Land off Cheddleton Park Avenue
Cheddleton
Staffordshire
ST13 7NS
Grid Ref Easting: 397484
Grid Ref Northing: 352331

SENDER DETAILS

Name MRS SUSAN GOODWIN

Address
Cheddleton Grange Farm
117 Cheadle Road
Cheddleton
Staffordshire
ST13 7HN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

In addition to my previous comments with regards to the visibility of this proposed two storey dwelling from the curtilage of my family's grade two listed medieval farmhouse and the fact that it's granting would mean that the Cheddleton Park Avenue cul-de-sac would be exceeding the Staffordshire County Council Highways guidance for the number of dwellings in a cul-de-sac by almost 10%. The current number of houses is 106 and the guidelines as linked in my last comment against granting permission is no more than 100 dwellings.

I wish to highlight the fact that in January of this year the owner/agent of the proposed site which is currently Agricultural Land did remove the layer of topsoil across the entire site which may be in contravention of the Agricultural Land (Removal of surface soil) Act 1953 as there is no record on the SMDC planning site of a grant of permission required under the Town and Planning Act 1990 to develop the site. The state of the proposed site will be visible on inspection.

I respectfully request that the appeals officer in this case deny this planning application due to a myriad of statements from the local community, the parish council and historical experts as viewed by yourself, the fact that the application had been turned down for good and legal reasons and the fact that Cheddleton already boasts a wealth of executive homes which are in the main unaffordable for the majority of people born and raised within the parish.