

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 MR PAUL ROUGHTON

Address
82 Cheddleton Park Avenue
Cheddleton
LEEK
ST13 7NS

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

I ask that you uphold the Planners objection of this application.

This Developer started back in 2019 trying to build multiple dwelling on this site and You (the planning Inspectorate) upheld the local planners refusal.

In 2020 the developer applied to build less dwellings (three)which was approved by the Local Planners, and supported by the Local Parish Council who believed it would finish off the end of Cheddleton Park Avenue.

The three dwellings were built, without any considerations for local residents (noise, dust, rubbish, out of hours working), without fully adhering to Planning approval conditions or approved drawings and drainage specs/requirements. There was a five year Planting and maintenance Schedule which could expire next year that hasn't even started yet, and now wants to build another dwelling on part of the landscaping ground.

Looks very much like creep and go phases to achieve the original plan of building 8/10 dwelling. There is also no consideration for visitor parking and deliveries on this development site causing a turning hammerhead on Cheddleton Park Avenue to become a parking area for the visitors to these new properties, forcing vehicles which need to turn around to use residents drives