

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 07 April 2025 18:14:27

Application Reference No. : SMD/2025/0022

Site Address: Land To The North Of Hawes Farm High Street Ipstones Staffordshire

Comments by: Ian Thomas

From:

Bramall House
61 High Streert
Staffordshire
Ipstones
Staffordshire
ST10 2LU

Phone:

Email:

Submission: Objection

Comments: Dear Mr Johnston

Application Reference No. : SMD/2025/0022

Site Address: Land To The North Of Hawes Farm High Street Ipstones Staffordshire

Further to your request for additional comments following the submission of a revised application, having reviewed the updated plan it does not change or alleviate my original concerns to the development which were submitted on the 22nd February 2025. My objection to the application are based on the following factors:

- Positioning and aspect of the proposed dwellings
- Impact on light quality on those existing dwellings to the north-east of the area of land, particularly 59 High Street and 61 High Street
- Impact on privacy to the existing dwellings at 59 High Street and 61 High Street, that would be considerably overlooked from both new properties
- Impact on the local conservation area

I take on board comments regarding the need for affordable housing in Ipstones to encourage families to the area, but consideration should also be taken to ensure the right level and amount of building on those areas of land which may be suitable. Whilst there has been limited development along the High Street in the last decade, this has been done in keeping with the surrounding environment, in terms of materials used as well as the aspect and positioning of dwellings, alignment to the existing building line and replacing previous building footprints. The proposed development does not maintain that approach.

I note that all residents who are in proximity and will be impacted by this development have objected to this application which indicates the strength of public opinion. These objections make valid and pertinent points as to why this particular development in its current proposed state should have planning consent withheld.

As a result of the above, I would like to object to this development being given planning permission.

Regards

Ian Thomas

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