
From: planningcomments@staffs Moorlands.gov.uk
Sent: 19 May 2025 09:59
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0167 Site Address: Land adjacent to Lakeland Lodges Rudyard Road Rudyard Staffordshire Comments by: Anthony Lucyk Sandycroft Developments Ltd.

From:
2 Crofton

Wimborne
Dorset
BH21 4HD

Phone:

Email:

Submission: Neither

Comments: Further to the revised information received from the applicant and as advised in your email dated 16/05/2025 I wish to comment as follows:-

The western plot boundary line on the revised Site Plan 23.M04.30 from the north corner on Rudyard Road to the existing single garage belonging to Apartment 4 is incorrectly shown on the revised plan and should run along the fence line to the eastern side of the three car parking spaces enclosed by the line of 'cobbles' as annotated on the drawing.

These car parking spaces numbered 9, 10 and 11 belong to apartments 6, 5 and 3 and are clearly shown under the leasehold plans held by HM Land Registry.

If the planning application were to be approved the occupiers of the new properties would have to drive across the area incorrectly shown which includes these three spaces.

The applicant is well aware of this as he was involved in the process of allocating which parking spaces he wanted as he himself held the leasehold and lived in apartment 4 for a number of years following the completion of the redevelopment and refurbishment of the property in 2006. As part of our works we constructed the single garage belonging to that apartment in addition to allocating parking space number 4 all as shown on the attached car park plan.

I note the annotation on the superceded Site Plan 23.M04.22 which reads 'Right of way retained by Mr. ' has correctly been removed on the revised Site Plan 23.M04.30 as the applicant has no such right of way.

With regard to the revised Arboricultural Statement the only revision I can ascertain is the insertion of point 1.5 on the Summary page advising that there will be no excavation to the minor alterations to the entrance to the site.

The site plan incorporated within the Arboricultural Statement prepared by Cheshire Woodlands gives a much more accurate positioning of the western boundary of the applicant's site.

I attach copies of the car park layout together with the HM Deed Plan for the applicant's site which clearly show the true line of the boundary.

Also attached is a file of 10Nr photos showing the existing car park and in particular the 3 car parking spaces on the boundary. The definition of these spaces is defined not only by the cobbled border but by the plastic gravel paving crate infills for each of the parking spaces. It is also worth noting that the planter at the entrance which is proposed to be removed is also on our land.

(Note:- I cannot seem to upload the Title Plan, Car Park plan and 10 photos. Could you advise how I can forward these to you please?)

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