

[REDACTED]

From: [REDACTED]
Sent: 26 April 2026 12:53
To: Planning Comments (SMDC)
Cc: [REDACTED]
Subject: Planning Objection – Application SMD/2026/0170
Attachments: 20260426_124759.jpg

[REDACTED]

Dear Sir/Madam,

This email was sent on the request of my father
Mr J Peter Ball in copy in reference to a letter he received on 9th April.
Please see attached

Re: Application Number SMD/2026/0170
Location: Land South of Turners Pasture, Cheadle

I am writing to formally object to the proposed variation of Conditions 2 and 14 relating to the above development.

My objection is based on the following material planning concerns:

1. Drainage Concerns and Impact on Neighbouring Property

There appear to be unresolved drainage issues associated with this development. The developer has previously approached us requesting access to our property to address these concerns, which raises serious concerns regarding the adequacy of the approved drainage strategy.

We are concerned that this variation may be an attempt to amend the scheme to resolve issues that have not been properly designed or implemented from the outset. Any solution that relies on access to, or infrastructure within, our property would be unacceptable without formal legal agreement and appropriate safeguards.

We request that the Local Planning Authority ensures a fully self-contained and effective drainage solution that does not adversely affect neighbouring land.

2. Height, Levels and Impact on Residential Amenity

We have significant concerns that the development, as constructed or as proposed to be amended, is higher than originally approved. This raises issues of visual impact, loss of privacy, and potential overlooking of our property.

If Condition 2 relates to the approved plans and drawings, any variation must be carefully scrutinised to ensure that finished floor levels, site levels, and overall building height have not been increased in a way that would materially harm neighbouring residential amenity.

We request that the Council gives full consideration to the impact of any changes in levels or ridge height, particularly given the proximity of the development to our property.

3. Lack of Clarity and Ongoing Works

It is concerning that building works appear to have paused, which suggests there may be unresolved issues with the current scheme. This reinforces the need for full transparency regarding what is being changed and why.

Given the above, we respectfully request that:

- The application is not approved without full clarification and resolution of drainage arrangements
- No reliance is placed on neighbouring land without formal legal agreement
- Any increase in height, levels, or scale is fully assessed and, if harmful, refused

We would also request to be kept informed of any updates or decisions relating to this application.

Yours faithfully,
Peter J Ball

35, Ness Grove
Cheadle
Staffs
ST10 1TA