

[REDACTED]

From: Alastair T <[REDACTED]>
Sent: 16 June 2026 12:36
To: Planning Comments (SMDC)
Subject: SMD/2026/0216

[REDACTED]

Dear Planning Officer,

We would like to register our objections in reference to the following planning application **Ref: SMD/2026/0216 at 137, Willow Drive, ST13 7FG**, pertaining to a change of use from a double garage to holiday let.

To give some context, these properties (nos. 135, 137, 72 and 74) on Willow Drive sit around a block paved turning area designed solely for the use of these specific properties. We are situated at the head of the cul de sac therefore with no through traffic. One of the benefits of living at this end of Willow Drive is that we enjoy a less congested parking situation in comparison to much of the rest of Willow Drive. Moreover, we bought our house for the very reason of its position, so that we could enjoy less passing traffic and associated car parking congestion. Our houses are nicely situated affording us all our privacy and peace.

In this context then we have these specific concerns relating to this planning application:

- **Traffic:** Holiday accommodation will inevitably bring with it increased traffic from holiday let clients. Vehicles accessing this facility will drive directly across the frontage of our drive/property and the turning area. Despite proposed plans showing a one bedroom conversion, it is quite conceivable that more than one vehicle could attend the property thereby increasing congestion at this end of Willow Drive. Related to this are concerns over safety aspects for young children who regularly play at this end of Willow Drive. Holiday clients unfamiliar with this road layout may inadvertently present a danger to children playing.
- **Parking:** Despite the proposed provision of extra parking on the submitted plans, the potential for an increased number of cars in the future (should the property ever be sold) could exceed what is appropriate for this small turning area serving 4 properties. 137, Willow Drive would in effect become a 6 bedroom property following the completion of this conversion. There remains insufficient parking for a property of this size and we have concerns over whether parking could in future spill over into the turning area, resulting in cars being parked (albeit temporarily) in front of our houses and causing obstructions in the turning space.
- **Disruption:** There is the potential for inconvenience caused by holiday let clients who may arrive and depart at unsociable hours thereby creating issues for permanent residents and their work patterns. Furthermore, there is the potential for additional noise from holiday makers in what is a particularly peaceful and exceptionally quiet area of St. Edward's Park. Like it or not, people can and do behave differently when on holiday and may not respect the peace and quiet of our street

in the way they might in their own home, particularly if they are sitting out in nicer weather. Moreover, is it fair that clients should find themselves in a residential area such as this, where their accommodation will inevitably be closely situated to neighbouring properties, 135, Willow Drive in particular?

- **Planning Strategy:** There remains a question of whether a holiday let business is appropriate in a residential estate such as this. We would question whether it is even allowed under the terms of the restrictive covenants, designed to ensure a retention of the beauty of this space on St. Edward's Park. Having read the original planning document for St. Edward's Park which was drawn up for Redrow by SMDC in December 2004 (application ref: SMD/2004/0531), SMDC has removed permitted development rights to lessen the risk of over development of the site. Surely a change of use of this sort must be viewed as 'over-development'.
- **Precedent:** If SMDC allows this holiday let, is it then setting a precedent for others to follow? This is of particular concern in the context of the life of the estate moving forwards. Should this planning application be granted, there remains the very real possibility of others being tempted to consider a similar use for their garage spaces, a precedent which would inevitably have a detrimental effect on the dynamic of this community. It risks creating unwarranted noise and disruption in such a peaceful, family orientated environment.

In summary, we believe that this planning application does not represent a project in keeping with the tone of life on St. Edward's Park. It clearly presents challenges for the permanent residents at this end of Willow Drive and has the potential to create traffic congestion and social disruption at an unacceptable level.

Thank you for your consideration of our comments in relation to this matter.

Yours faithfully,

Alastair and Nicky Tapley
72, Willow Drive, St. Edward's Park, Cheddleton, ST13 7FF

Sent from [Outlook](#)