

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 18 June 2026 21:18
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0216 Site Address: 137 Willow Drive Cheddleton Staffordshire ST13 7FG
Leek Comments by: Chris Bould

From:
18
Maple Grove
Cheddleton
Leek

ST13 7BF

[REDACTED]

Submission: Objection

Comments: I am writing to object to the planning application referenced above, which is next door to my daughter and so I visit on a regular basis.

1 - Residential Amenity

When Redrow built this development it was always intended to be purely residential and so this proposal moves away from intended use significantly.

The prospect of short term holiday makers in a very quiet residential cul-de-sac will undoubtedly change the nature of the environment markedly with additional traffic, noise, general disturbance from guests arriving and leaving through regular changeovers.

Holiday makers will also likely keep different hours to that of residents adding to disturbance and noise at times not consistent with the rhythms of an established small residential community.

2 - Parking

The cul-de-sac is very small and is already busy with residents vehicles and their visitors and so additional traffic from holiday makers unfamiliar with the area and

keeping different hours will further add to this.

The application doesn't adequately address additional parking. The drawings show additional parking at the side between the garage and main house but this is extremely tight and it is difficult to understand how vehicles will be able to come and go independently without moving other vehicles - and with the area in question being small this will create conflict.

There have already been lots of issues with parking and deliveries since my daughter has lived there and it is difficult to understand how this will not be made worse giving rise to conflict and being blocked in - which has happened on numerous occasions already.

There are lots of children that play in the cul-de-sac and additional traffic with visitors not familiar with the area is not a welcome addition at all.

3 - Estate Residents

This development was always intended to be strictly residential with properties designed to be family homes which has created a very specific community.

All the residents on the estate pay a maintenance charge for the upkeep of grounds and communal facilities/summer houses. These were never intended to be anything other than available for the families living here and NOT for holiday makers.

4 - Restrictive Covenants

Redrow's requirement to maintain the estate as a residential community saw them introduce a number of restrictive covenants to protect everyone from otherwise obtrusive developments.

These include covenants stating :

No trade, business or profession shall be carried out upon the plot and no building erected thereon shall be used for any purpose other than as a private dwelling.

All of the properties on the estate have exactly the same covenants, as mine does, to ensure that the development met and continues to meet the requirement of being purely residential.

I therefore request that this application is refused.

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