
From: planningcomments@staffsmoorlands.gov.uk
Sent: 16 July 2026 15:53
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0380 Site Address: Land adjacent to High View Sutherland Road Longsdon
Staffordshire ST9 9QD Stoke On Trent Comments by: Bob Copeland

From:
Shrubbs Hill Cottage
Sutherland road
Longsdon
Leek
Staffordshire
St99qd

Phone:
Email:
Submission: Objection
Comments:

Dear Sir/Madam,

I am writing to formally object to the planning application relating to the land opposite my property on Sutherland Road.

My first concern relates to the classification of the land. The planning application refers to the site as "garden"; however, to the best of my knowledge, this land is agricultural land. If it has genuinely changed to residential garden use, I would like to know when planning permission for this change of use was applied for and subsequently granted.

Whilst the current owner regularly mows the grass, plants trees, installs bird feeders and generally maintains the land, it is never actually used as a garden. There is no evidence of it being enjoyed as an extension of the residential property for example, the family are never seen spending time there, relaxing, entertaining or using it for any typical domestic purpose. This gives the impression that the maintenance is simply intended to create the appearance of a garden. I urge the Planning Authority to carefully examine the true use of this land and not rely solely on how it has been presented within the application.

I am also extremely concerned by the proposal to relocate two utility poles shown on the plans.

One of these is a telegraph pole. Although relocating it may appear relatively straightforward, it is the only means by which many properties in this area receive telephone and internet services. Any relocation is likely to cause significant disruption to residents, people working from home and local businesses. Have the telecommunications provider and affected residents been consulted regarding these works? If disruption is unavoidable, what arrangements will be made to minimise service outages, and will those affected receive any compensation?

The second pole is of even greater concern. It is not a standard power or telegraph pole but an anchor (stay) pole that carries the tension of the overhead electricity network along Limes Avenue. Its location and orientation are fundamental to maintaining the stability of the line. If this anchor pole is moved, even by a relatively small distance, the direction of the load will change, potentially placing excessive strain on the remaining poles. This could lead to instability or even the progressive failure of multiple poles, creating an extremely serious public safety risk. I would ask that this aspect of the proposal is independently verified by the relevant electricity network operator before any approval is considered.

I have also previously raised concerns regarding the proposed foul drainage arrangements. The plans show the septic tank positioned at the front of the property, with the soakaway located close to the roadside. In my opinion, this is an unsuitable arrangement. During periods of hot weather there is a real risk of unpleasant odours affecting neighbouring properties and the public highway. Furthermore, should the system fail or overflow, there is potential for sewage to reach the roadside, creating both an environmental and public health concern.

Finally, I am concerned about the proposed access to the site. This section of Sutherland Road is the narrowest part of the road and already experiences congestion. Introducing an additional driveway at this location, where visibility is limited, has the potential to increase the risk of accidents and create further traffic issues for both motorists and pedestrians.

For the reasons outlined above, I respectfully ask that the Planning Authority gives careful consideration to these concerns before determining this application. In particular, I request that the applicant demonstrates that the land has the lawful planning status claimed within the application and that all utility, drainage and highway safety issues have been fully assessed by the appropriate authorities.

Yours faithfully,

Bob Copeland

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