DC Admin

From:
Sent: 12 July 2026 22:40
To: DC Admin
Cc: Louise Bearcroft
Subject: Fw: Planning ref 2025/92713

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On Sunday, July 12, 2026, 4:10 PM, wrote:

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> Begin forwarded message:
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> On Sunday, July 12, 2026, 3:53 PM,
> wrote:
>
> 12 July 2026
>
> Please upload my comments on application 2025/92713
>
> Pleased to see that a much improved revised layout has been submitted via several new documents dated 24 June 2026.
>
> The applicant and his architect have tried to address the many concerns raised by the Planning Sub Committee on 11 June 2026. However, plot 1 has not changed. It is still a tall 3 storey 5 bed house which seems inappropriate for it's position in relation to surrounding properties, including the Grade 2 listed building behind. In the Delegated Report for Committee re application 2023/92079, Planners stated that the proposed development would not be seen from Moor Lane. I fear plot 1 will now dominate the area and be detrimental to 21 Moor Lane (a bungalow), 23 and 25.
>
> There are a few anomalies re the different house types and also how they are drawn:-

PPJ contacted 21 Summerdale directly on 22 June with revised plans for plot 10. These plans were to replace the 5 bedroom house with a 3 bedroom house, ref HT01A. It seems that the house ref was wrong and should have been HT02A.

On id 1145079. id 1145067 and id 1145093 plot 10 shows as type HT02A. The single storey rear part is drawn incorrectly for a HT02A. Also, on id 11045092 The window above the door re plot 10 is shown smaller than that on plot 9 but it is the same type of house.
The drawings seem to reflect HT01A and HT02A type houses mixed together.

Id 1145082 HT03A plot 7 three bed
Id 1145080 HT 03 plot 8 four bed
Plots 7 and 8 are supposed to be the same house type but plot 7 has an office above the garage and plot 8 has another bedroom above the garage. Surely, if the houses are different, they should have different ref numbers.

I mention the above because mistakes do happen on construction sites, so for clarity these issues should be addressed.

Id 1145071
A bin store for plots 9 and 10 is out in the street and half way up the private drive. On bin days plots 9 and 10 then have to take their bins further up the street to a bin collection point. The Government want us to have more bins in order to further sort our waste, so there may be many more bin collection days on the horizon.
Future occupiers will expect bins to be within their own land and not have such a distance to simply bin their rubbish.
This has been done to overcome the bin drag maximum distance set at 25m but it does not seem much of a solution.

A Summary of changes has been provided in Supporting information under id 1145107.
These are meant to be the changes in response to the concerns of the Planning Sub Committee at the meeting on 11 June.
It is misleading to say plans have been changed from a housing mix of 1 three bedroom, 7 four bedroom and 2 five bedroom dwellings. As at 11 June the plans were for 6 three bed, 2 four bed and 2 five bed. As at 24 June the proposal is for 6 three bed, 3 four bed and 1 five bed dwelling.

There are lots of changes re drainage, attenuation tanks and the roads so it seems odd that there are no superseded documents in this respect. As such, this application continues to cause confusion and be difficult to follow.

Thank you

Please withhold my name and address