

Burnett, James

From: Planning (SMDC)
Subject: FW: Comment Received from Public Access

-----Original Message-----

From: planning@staffmoorlands.gov.uk [<mailto:planning@staffmoorlands.gov.uk>]
Sent: Friday, June 03, 2016 7:02 PM
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2015/0435
Site Address: Land Adjacent 17 SALTERSFORD LANE ALTON STAFFORDSHIRE
Comments by: Alan Walters
From: Wendy Walters
Glenfield
Uttoxeter Road
Alton
Stoke on Trent
Straffs
ST10 4AT
Submission: Objection
Comments: Dear Sirs

Following the amended proposal we are writing to confirm our objection to the proposals and that our comments of 29th September 2015 still stand.

In addition the altered proposal, with all traffic using Uttoxeter Road, would make the access problem considerably worse.

1. Width required for road and pavement

The plans showing the access between the development and Uttoxeter Road are misleading in that the red line outlining the site crosses onto our property at Glenfield at both the Eastern and Western ends, shown on 00408_AL(0)02B. In addition, the garage shown as an existing building to the North of Bee Cottage is incorrect in that it extends beyond the hedge line of Glenfield.

This masks the constriction at the Eastern end of the access road between Glenfield and Orchard view where the distance between the boundaries is 5.2 m. The 'Residential Roads and Footpath Design Bulletin 32' indicates a minimum road width of 4.1 m for cars and cycles and a minimum pavement width of 1.35 m, giving a minimum for road and pavement of 5.45 m. I note that the SCC Highways approval requires approval of connections through the site and onto the public highway for pedestrians and cyclists. These dimensions indicate that this will not be possible within the guidelines.

The plans do not show a pavement between Bee Cottage and Uttoxeter Road.

2. Visibility at the junction with Uttoxeter Road and parking

There are normally a number of cars parked on Uttoxeter Road adjacent to Gladstone Terrace which would restrict the view of drivers exiting the proposed development. As well as stationary traffic from Alton Towers at busy times, at the ends of the busy time when the traffic is flowing, people leaving Alton Towers are at the beginning of their journey home and are often travelling quite fast. This would present a significant hazard for drivers leaving the development trying to cross or join the flow of traffic with restricted view. With the number of cars parked in that area, it is to be expected that they will be closer to the new junction than the 10m required by the Highway Code.

Yours faithfully

Alan & Wendy Walters