

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 13 September 2018 17:07:36

Application Reference No. : SMD/2018/0494

Site Address: 5 Hugo House Residential Home Hugo Street Leek Staffordshire ST13 5PE Leek

Comments by: Dale & Jackie White

From:

7

Hugo Street
Leek South
Leek
Staffordshire
ST13 5PE

Phone:

Email:

Submission: Objection

Comments: Views on the proposed planning application.

No: SMD/2018/0494. Edith Shaw Unit at 5 Hugo Street, Leek.

After reading the application it appears that all the consideration for the proposed extension to the building has been given to its frontal and south side aspect. This has been noted by the houses/residents in the area that are on the application contact/consideration list, with the exception of No 3 Dampier Street. We reside at No.7 Hugo Street and situated immediately adjacent to the property the Edith Shaw unit and have had no letter of notification of the proposed planning application. We have phoned the planning department and were reassured that we would receive a call and explanation for this from Arne Swithenbank. However we have heard nothing. As this is a conservation area, the impact on the building does not just affect the houses that have a view of the proposed extension, but the whole street and its character could potentially be affected, so surely this application affects all of the residential properties of Hugo Street.

We opposed the original application for the hospital many years ago due to the unit extension being utilitarian in design and not in character with the residential street in a conservation area. We also opposed it on the grounds of an increase in vehicles, parking issues and disruption from delivery and service vehicles to the unit.

Our concerns have been justified over the years but continually ignored by the John Munroe Group regarding this hospital unit. In the first application the rear of the building was initially earmarked for staff car parking with seven spaces made available for this purpose to help with the parking and potential increase in the area. Firstly it has been made smaller due to further extensions to the building and the hospital fencing several parking bays off to create a garden space at the far end of the car park. There are now 3 spaces available for staff cars and the unit has since increased considerably in size, not just physically but with added patients, staffing and visitors. On any given day there is only one or maybe two cars parked in the car park. The rest of the staff and visitors park on the streets, where in the main they give little consideration for the residents of the neighbourhood. There has been a significant increase in noise and parking issues every day.

Some examples are:

¿ Blocked gates and garages, parking on the pavements in front of these, preventing access to residents accommodation (photographic evidence available). Over shooting the corners of the street making access to Dampier Street for refuse collection and vehicles difficult and at times impossible. If a complaint to the hospital is made, and the offending car/s are removed then parked properly elsewhere, the solution is only short lived.

¿ Delivery vehicles used to come to the unit after 8.00am prior to the start of 2018. They now turn up to deliver groceries and other supplies, using reversing alarms as early as 6.15am - 6.30am, sometimes parking on the pavement under our bedroom window whereby we are continually being woken early. It is worse in the summer when we have the bedroom windows open all night. Also in the early mornings we have staff arriving at 7.00am who are noisy. Then at 7.30am when the night staff leave it starts again. Some who use the car park arrive and exit their vehicles with the in-car entertainment being played exceptionally loud and then leaving the car door open when operate the security gates to access the car park. They have been told on several occasions to stop this but it continues.

Although the noise issue is not a direct concern for the planning aspect, surely the increase and the impact this will have on the environment, and increased staffing to manage the extension is. Although it is planned for the proposed extension to be a treatment room, this use could easily be changed once the building has been erected, with the rooms potentially being used for further patients. Evidence of this is change of use and its impact has already been observed with the change of use to the car park.

Also one other issue is the colour of the paintwork at the hospital. It is a bright blue. This was pointed out at the beginning as being unsympathetic in this area. Planners and the John Munroe Group agreed to tone it down on the next re-paint, however it has been re-painted the same colour.

All this in mind we fear that there will be an increase in staff vehicles and deliveries on the adjacent streets making living and parking for residents even more of a problem. But our main concern is with the overall impact of the look of this historic and beautiful residential street.

The extensions to this building have to be stopped. The Munroe Group have continually altered the original specifications agreed with planning and the residents of the area. They can not be trusted. If they continue as outlined we will have a ¿monster¿ of a property in a quiet residential area which will eventually become even more unbearable for the local residents and have a detrimental effect on the look of the street and the housing prices for the future.

Dale and Jackie White

7 Hugo Street

Leek