From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
Date: 11 October 2018 13:34:17

Application Reference No. : SMD/2018/0601
Site Address: 2 Hillswood Close Endon Staffordshire ST9 9BS Stoke On Trent
Comments by: Mrs Brenda Matthias
From:
Woodlands
Clay Lake
Endon
Stoke on Trent
Staffordshire
ST9 9BT
Phone:
Email:
Submission: Objection
Comments: Re: Application Number SMD/2018/0601

Applicants; Susan Gowans & David Gannaway

Proposed Development of two dwellings to the rear of 2 Hillswood Close, with access via Clay Lake.

In response to the above application made, I would like to outline my objections to such proposal.

I have lived at ¿Woodlands¿, Clay lake, Endon for over 40 years, my family dwelling is located and accessed from the ¿private driveway¿, accessed from the B5051.

I refer to point 7 on the application form ¿ Pedestrian and vehicle Access, Roads and Rights of Way

The access road is merely a ¿drive¿ to access the current residential properties which were constructed at the same time. By no means can this access route be considered as a suitable ¿roadway¿ for any further increased amount of traffic. The neighbouring properties, Aragona House, Layton House, Rose Cottage all have a responsibility for the shared ¿driveway¿ and for the maintaining of this ¿drive¿. It is my understanding that Mr Aldridge from Westfields has the ownership of the ¿drive¿ but the ¿drive¿ has not been updated nor the surface improved over the years that I have resided at my property.

Over the last few years, with the extra traffic to the B&B plus water burst problems on the drive it has deteriorated which has not been helped by the heavy goods building Lorries with lifting gear using the driveway to access the current new building plot. These heavy vehicles have been having to reverse down the driveway to exit as there is no suitable turning area in the narrow driveway, causing both safety issues on the drive and safety issues reversing onto the B5051.

This ¿drive¿ is un-adopted and is not in any way maintained by the council for repairs, maintenance nor cleaning and is already showing signs of excessive use in places. This proposed construction of a further 2 dwellings, which would result in 8 properties in total, on a short stretch of drive, is only going to exacerbate this problem and the overall wear and tear on the driveway, leading to repair costs, congestion and hindrance of access to existing properties.

Increased traffic entering and exiting the drive, which already has visibility issues during peak traffic and school

times when parents use the B5051 to park when taking & collecting children from the local schools will only lead to greater dangers to traffic and pedestrians alike. To reverse from my own driveway is blind due to the lie of the land and curvature in the main drive and any increase in traffic flow up or down this driveway will lead to an increased risk and hazard for vehicle access/egress to all existing properties.

The ¿drive¿ is unsuitable for any heavy good vehicles and is not serviced by the SMDC refuse collection service. All wheelie bins have to be taken, by foot, to the bottom of the ¿drive¿ for weekly collection, the bins are all collated at the bottom of the ¿drive¿ outside Layton house and the entrance/exit of the ¿drive¿. On re-cycling collection days, with 2 bins per property, 16 bins would be located at the bottom of the ¿drive¿ causing further blockage of access which in itself presents its own dangers and hindrance as bins are not always collected immediately after they have been emptied due to residents working hours.

The ¿drive¿ is single track, with no areas to pass without inconveniencing neighbouring properties and using their drive ways as passing points.

I refer to point 10 on the application form ¿ foul sewage.

The existing foul sewer is of an old construction dating back to when the properties were first built, circa 1977, and a system of which, I¿m sure already will have deteriorated over time. Increased usage in this system by accommodating two further dwellings will only lead to further problems on an already shared operating system. Being a property located towards the end of the ¿drive¿, it¿s highly likely that any fault/break which may occur would have a greater risk of affecting the lower properties due to the lie of the land and heavy incline. Likewise, mains water supply will be under the same demand and would require further updating to the neighbouring properties to ensure that the current system is adequate for the increased demand and costs incurred are proportioned to the new dwellings accordingly.

I request plans of the foul sewer and mains water supply and associated planning proposals for further consideration.

I refer to point 11 on the application form ¿ Assessment of flood risk ¿ Sustainable drainage system/Soakaway.

The ¿drive¿ has no form of drainage, gulley¿s or soakaways which are required to keep the ¿drive¿ in better condition and primarily safe at times of increased rainfall and severe weather conditions when the water runs down the ¿drive¿ like a river on occasions.

The current ¿track¿ which is proposed to access the proposed dwellings, currently constructed of stone chippings is furthermore causing an increase in debris wash collecting at the bottom of the ¿drive¿ and subsequently collecting on the main road of Clay Lake (B5051). Mud deposits collect at the bottom of my drive which have to be constantly scraped up. The ¿drive¿ is neither cleaned nor maintained to ensure a safe responsibility is obtained and the construction of 2 further dwellings will add to this problem.

The current private access ¿drive¿ requires complete upgrade with gulley¿s to prevent considerable run off down the drive with rocky muddy water running on to the main highway (B5051) where vehicles brake for the

junction causing a dangerous hazard for motorist as they descent towards the main A53.

I request plans of the current drainage system and proposals to improve.

I refer to point 12 on the application form ¿ Trees and hedges

This track runs adjacent to mature woodland with a native wildlife corridor. The area requires a full tree survey as the proposed track access could cause damage to root zones of adjacent trees eventually destroying wildlife habitats. I would be interested to see a full tree survey along with bat survey.

In Summary, I object to the proposed building of 2 dwellings and the subsequent request for access on the existing ¿private driveway¿ on the grounds of increased wear & tear, inadequate services and the considerate amount of hazards and inconvenience that any increased traffic would cause to myself, my home, overall safety of my family and that of the subsequent neighbouring properties, in what has always been a well-considered, quiet, safe area to live with minimal traffic disruptions which has provided a safe environment for pedestrian and vehicles alike, the drive is not suitable nor safe to take any additional traffic.

Mrs H B Matthias