APPLICATION NUMBER: SMD/2019/0172
APPLICATION NAME: MR CARL PILARCZYK
LOCATION: LAND OFF AMBER COURT, STOCKTON BROOK.

OBJECTION TO PLANNING APPLICATION MADE BY:
MR & MRS D PLANT
WOODHAVEN, 2 AMBER COURT, STOCKTON BROOK, STOKE ON TRENT ST99NE.

We are objecting to the proposed planning application SMD/2019/0172 with the objections stated below:

1- The proposed plan shows the building site is entirely forward of the existing building line of existing houses/properties on Leek Road, Stockton Brook, also it would be completely incongruent to the existing properties construction and would destroy the character and setting of the street scene.
2- The proposed site/building would be close to the existing properties (1 Amber Court/Fernlea & 52 Leek Road) breaching the 21mtrs distance regulation. (Even though the property is being built for applicant's daughter, it should still have to meet the requirements for building/planning regulations)
3- The proposed property would be close/adjacent to existing trees & roots which are covered by a current TPO's, considering the restraints of the trees RPA's highlighted in the submitted report and the surrounding houses the minimum space about dwelling requirements would not be met.
4- The new property/site would be close to the existing trees highlighted on the aboricultural report as (T2-T3) and would the residents be resentful due to the reduction of lighting/leaf fall/bird droppings, and would then try to reduce the tree life spam and removal?
5- In the Arboricultural report the existing T1 Horse Chestnut tree had to have a tree health report prior to the construction of the detached garages in the construction of in 2017/2018 and no issues were reported, current report stating it has less than 10 years lifespan and having to be removed prior to any construction.
6- Currently the access road to Amber Court is an unadopted road feeding 6 detached houses already, Planning recommends unadopted roads feed maximum of 5no houses.
7- Amber Court is again an unadopted road and in the property deeds of No1-No5 state the access road will be maintained by the existing properties.
8- Amber Court has no public footpath/no street lighting and is a single track/road, road width is only suitable for 1 vehicle at a time, Amber Court already has congestion and parking issues, additional properties and parking with cause increased vehicle movement causing possible spillage out on to the main road A53 Leek Road.
9- The proposed planned site/property shows access from the entrance into Amber Court and in turn will cause congestion entering and exiting the close, causing possible RTC's and issues backing up onto the main road (A53 Leek Road).
10- The proposed site/property access is directly opposite an existing access to the frontage of 52 Leek road and may/will cause possible issues for both properties.
11- The proposed site/property will overlook 2 Amber Court as this property is below the ground level (FFL) of the proposed property/site in planning stage (approximately 2-3mtrs).
12- The proposed application states a 4-bedroom detached, which planning regulations specify 3 carpark spaces to be allowed this could not be met on this size plot.

13- The proposed planning application will be close to the fence line and roadway, the existing pathway is narrow and causes pedestrians stepping into the roadway/driveways, this will be aspirated by the construction of the new property and access driveway.
14- The existing Close already has issues with sewage backing up and having to be address on a regular basis, adding additional drainage from additional property will not help, the main access to the drainage/sewage channel is in the garden of no1 Amber Court and proposed property will be built over the route to the main sewage flow on the A53 Leek Road.
15- If the planning is granted heavy vehicles and plant will need to have access to the proposed site, loading/unloading of materials and plant equipment will be from the busy main road (A53, Leek Road). This will cause serious obstruction/disruption of a main road especially during busy school run and rush hour traffic. This is a main artillery road between Stoke-on-Trent and the Staffordshire Moorlands and, as such, would suffer from an obstruction during any time of the day.
16- The original planning consent for Amber Court, had planning revoked for 1 additional property due to the trees/roots in the proposed application being made to date, upon which TPO's were applied to protect the existing trees which are still standing.

Note:

We feel with the specified issues mentioned above this application should be considered and the above planning application should be rejected, and no future applications being considered as well.

Your Faithfully

Mr & Mrs Plant
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