From: Planning Comments (SMDC)
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
Date: 10 February 2020 15:51:12

Application Reference No. : SMD/2020/0053 Site Address: Land At Mollatts Wood Road Leek Staffordshire
Comments by: J Bode
From:
The Firs
Mollatts Wood Road
Ladderedge
Leek
Staffs
ST13 7AL
Phone:
Email:
Submission: Neither
Comments: My comments on the outline planning proposal:

Scale: Although an indicative plan at this stage, the proposal for a five bedroom dwelling seems over large and not in keeping with other properties on Mollatts Wood.

In the greenbelt beyond the town boundary, where the plot is located, the majority of dwellings are bungalows. It is misleading to claim a predominance of two-storey dwellings as there is little difference in number between existing two-storey dwellings and bungalows on Mollatts Wood Road.

Appearance: The plot has a very slight downward incline from the road but of the four existing detached two-storey properties to the east, three sit below road level, which lessens visual impact.

A render finish is proposed but properties on Mollatts Wood Road vary in finish and many are brick built whilst there are odd properties finished with pebble-dash and wood cladding.

Access: The plot size is generous and allows for a substantial driveway; an important consideration on this single track road, which can appear quiet but where traffic flow is fairly constant. Vehicles should be able to park and turn without causing inconvenience to neighbours or a hazard to walkers.

I hope that the unique problems that exist on Mollatts Wood, will be borne in mind when considering this proposal:

It is a well-used public footpath adopted by SCC and forming part of The Staffordshire Way.

It is a single track private road accessed off the busy A53 and maintained by the residents.

It is not a through road. The ingress/egress is only wide enough for one vehicle. A driver wishing to turn into Mollatts Wood has restricted visibility of another vehicle approaching the junction to exit.

There is no vehicle turning provision other than driveways. Larger vehicles must reverse back to Mollatts Close or onto Ladderedge.

The number of vehicles with access rights to Mollatts Wood Road has increased significantly and there is no means of curbing this trend. Every time a parcel of land is sold access rights are transferred to the purchaser who can give access to others to visit the land.

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