

From: [Planning](#)
To: [\(SMDC\)](#)
Subject: Planning application number SMD/2021/0439, 417 Ash Bank Road, Werrington
Date: 27 July 2021 17:21:58

From Mrs M Beard, MBE,
Helvellyn, Draw-Well Lane,
Werrington,

I strongly object to this proposed development of a supermarket on the following grounds:-

1. The extension to the rear of 415 will be up to the boundary with my rear garden.. This will surely mean that my property and rear garden will be overlooked, especially as that land is on higher ground. This will be an infringement of my privacy.
2. Extremely long opening hours, (and I should think that this will include Sundays, which has been left blank) mean that lights will be on during winter months especially. There will also be noise from deliveries early and late in the day.
3. There is potential for waste problems, including infestations as well as general litter.
4. No provision has been made for public parking and delivery vans, etc. This will incur dangerous parking on the main road. Even the parking spaces for staff and residents is inadequate as surely a 1 bedroom flat could house 2 people, each with a vehicle. The parking area at the front of the property has little room for manoeuvre and its exit crosses a busy pavement.
5. Free parking on the Windmill Public House cannot be guaranteed in the future.
6. Werrington has no need for another supermarket, having the following:-
Co op in Washerwall, Shopeeze and Werrington News, both in Johnstone Avenue, Asda supermarket in Bucknall, 2 miles away, small convenience shops at the garages in Cellarhead, Wetley Rocks and Kingsley Moor.
7. Traffic situation and increased parking on Ash Bank Road will be extremely dangerous for the following reasons
 - a) 40mph speed limit, with some vehicles travelling over this limit.
 - b) Parking of cars on this road outside the existing shops and cottages can be a problem already.
 - c) Users of the proposed supermarket are going to park on this main road which will be dreadful , having potential to cause accidents and possible fatalities or serious injuries.
 - d) It must be pointed out that the proposed development of 75 properties on the land to the South , previously part of the YOI entails 2 access points onto Ash Bank Road, one further west opposite the allotment gardens, and the other will be opposite this 415 property. These will greatly increase the traffic flow and make an already heavily used road more dangerous.
 - e) This proposal has the potential to put at risk the bus stop and shelter which would be a disaster for the village, especially when public transport is vital for a cleaner, healthier environment and should be top of our responsibility to fight the climate crisis.
 - f) Pedestrians attempting to cross the main road to the bus stop on the other side will find this even more difficult than it is at present.
 - g) Traffic situation and parking in Draw-Well Lane:-
 - a) Access to DWL is already problematic at times due to the already stated parking on Ash Bank Road. Further and more continuous parking would worsen this situation.
 - b) Parking across DWL does happen and I think that this would increase.
 - c) Public parking/ turning around in DWL is an on going problem. It is a narrow unadopted lane with an extremely poor surface and a footpath on the western side. It is a cul de sac, becoming a footpath with no vehicular access to the other sections of DWL off Armshead Road, and indeed has no other access point.
 - d) Access in and out of DWL is terrible at rush hours and school times. Traffic going westerly builds up as far back as the Red Cow Public House.

e) Similar problems as above in d) are also already experienced by drivers using Johnstone Avenue.

This development would exacerbate traffic flow problems, reduced visibility by parked vehicles and creating hold ups on an already busy pathway. Pedestrians crossing the road would be at greater risk.

I have no objections to the property being converted into two flats as this would not necessitate the single rear extension or create highway havoc. There would be a sufficient parking area for those residents.

Sent from Samsung tablet.