

From:
To: Comment Received from Public Access
Subject: 05 August 2021 16:55:00
Date:

Application Reference No. : SMD/2021/0439

Site Address: 417 Ash Bank Road Werrington Staffordshire ST9 0JP Stoke On Trent

Comments by: Zoe Grindey Werrington Parish Council

From:

84a

Danebower Road

Trentham

STOKE-ON-TRENT

Staffordshire

ST4 8TJ

Submission: Objection

Comments: WERRINGTON PARISH COUNCIL

Dear Sir/Madam,

Re: Planning Application SMD/2021/0439 ; 417 Ash Bank Road ; Single Storey Rear and Side Extension,
Double Story Rear and Side Extension. Change of use from residential dwelling to provide a supermarket and 2
no 1 bed studios

Werrington Parish Council wish to OBJECT to the above application for the following reasons.

Vehicle Access and On Road Parking

It is felt that proper consideration has not been given to the increased danger posed by vehicles parking on the highway or pavement to use the supermarket. There is also a high possibility of vehicles reversing out onto the highway. We feel that this is contrary to the National Planning Policy Framework (NPPF) paragraph 108, and Staffordshire Moorlands District Council's Local Plan T1 Development and Sustainable Transport, sections 1 and 3.

Sufficient Parking Spaces

It is felt that the proposed development does not offer sufficient parking spaces. The proposal is for 6 parking spaces, whereas the Parking Guidance of Staffordshire Moorlands District Council's Local Plan states that there should be 1 space per dwelling, and 1 space per 20m² of Class A1 shop space, or 1 space per 14m² for food retail. The application states that the supermarket floorspace will be 173.3m². This would mean that the development would require 2 spaces for dwellings and either 9 or 12 for the supermarket, dependant upon classification. The total number of parking spaces should therefore be between 11 and 14. This lack of sufficient parking spaces will inevitably lead to more parking on the highway and pavements, as identified in the above point.

We ask that you consider these objections when making your decision.

Kind regards

Zoe Grindey, Clerk

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