

Tim Dickinson

From: planningcomments@staffs Moorlands.gov.uk
Sent: 19 July 2021 22:28
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Tim

** Emailed Jane Curley to see if the comment should be displayed online ZA **

Application Reference No. : DOC/2021/0047 Site Address: Land Adjacent 17 Saltersford Lane Alton Staffordshire
Comments by: Mr Mather
From:

SHIRLEY DRIVE
ALTON
STOKE ON TRENT

Phone:

Email: MATHER333@BTINTERNET.COM

Submission: Objection

Comments: I have spoken to Mrs Clare Mellor (Walton Homes) on the 29th June 2021, having spoken to the Ballard family (Gladstone Terrence). The conversation was to request that Walton Homes enter into a conversation and consultation with the local residents, as per the requirements of their planning permission(s).

I then requested that Walton Homes arrange for a meeting between Mr & Mrs Ballard and themselves, to discuss specific issues that have and will arise with regard to the Ballard's property. This would include, but not be limited to, their existing and long-standing legal rights over the access track (proposed site entry road), disturbance during and post construction, together with the existing boundaries, access and gateways to their property. I highlighted to Mrs Mellor that the property had a gated entry that would block the proposed footpath, foul the street furniture and obstruct the road and traffic management system. Mrs Mellor refused both of these requests, sighting the lack of a section 111 (S.111) approval from the highway's authority.

Mrs Mellor indicated that Walton Homes would not hold any meeting(s) with local residents, until the S.111 application was approved, and would not provide any further information or detail of the roadway. This S.111 application is to enable them to construct the bell mouth entry onto Uttoxeter road.

The S.111 (or S.130) are I believe for minor highways works, such as non-complex bell mouth construction, however I also believe the proposed bell mouth works should be considered as a S.278 (major works) as the area of the proposed works requires the removal or repositioning of a BT wood pole, overhead BT services, an underground BT chamber, a highways road sign, possibly electricity service(s) and/ or gas service(s). (Shown in part on their drawing 7481-208-P1). There would also be a requirement to install utilities from Uttoxeter road to service their site via the existing track.

As per their drawing 7481-210-P2, I believe there may also be an issue with water run-off and discharge of surface water onto the Ballard's property as no levels or detail on how the property boundaries will be managed has been provided. This has been an issue on Uttoxeter road in the past as the footpath has a backflow from the road.

Can the SMDC planning and the SCC highway departments verify when the local residents will be consulted, about the planned works to construct the proposed road and install utilities etc, by both the authorities and by Walton homes.

I believe that if Walton homes continue with the proposed road layout, then the road will be unsafe and illegal to construct, use and (if proposed) to adopt.

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