
From:
Sent: 15 December 2021 14:13
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0565 Site Address: Land Adj The Bungalow High Street Kingsley
Staffordshire Comments by: Kingsley Residents

From:

Application Number: SMD/2021/0565
High Street
Kingsley
Stoke-on-Trent
Staffordshire
ST10 2AF

Phone:

Email:

Submission: Objection

Comments: Application Number: SMD/2021/0565

Site Address: Land Adj The Bungalow, High Street, Kingsley, Staffordshire.

To whom it may concern,

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Site Address: Land Adj The Bungalow, High Street, Kingsley, Staffordshire.

To whom it may concern,

Further to previous complaint letters, there is additional information added here as well as further clarifications on existing points. (New additional points indicated by *s)

I wish to object to the above planning application for a 4 bedroom house to be built off high street. Parking in the village is already saturated as has recently been highlighted by local MP Karen Bradley, and we do not need any other additional traffic. The lorries reversing onto the pavement as they exit the site entrance on to the A52 main road have been cause for concern as children travel to school on this route. In general this is a dangerous junction and the addition of up to 4 extra cars exiting the lane is unnecessary.

I concur with the KPC recommended refusal on the following grounds:

1. Highway Safety: The traffic volumes are considerably higher now which makes a material change to the circumstances of this application compared to those considered previously. The risk of accidents is greatly increased.

2. The access drive onto the site is very narrow. Vehicles legitimately park on the High Street near the site entrance. Vehicles leaving the site driveway have a poor view either side of traffic on the busy main road.

3. Vehicles having to reverse out onto the busy road is a grave concern.

4. Highway Safety would be compromised without the provision of a turning area for the applicant and other driveway users.

5. Access Rights: The driveway is used by several nearby properties. The access rights are apparently compromised by the proposed development.

6. Inappropriate Development: The design of the proposed house is inconsistent with other properties in the area.

7. Historic Buildings: The proposal may have a negative impact on nearby historic buildings, (Wesleyan Chapel and The Old Smithy).

8. Footpath 8: FP8 runs immediately to the rear of the site and may be compromised by the building.

9. The buildings on either side of the access are of considerable age and attempts to modify the access risk significant damage to them as does the passage of heavy construction vehicles. The electricity supply to the former Chapel has already been ruptured.

10. In the event of a recommendation to approve this application it would be essential to impose conditions to protect the access rights of the occupiers of Nos. 40 and 42 [*and 44] including a). The ability to turn vehicles and b). The use of parking adjacent to their properties by retaining the existing access road profile and gradient.

* 11. A new family with young children have now moved in to a house on the high street who require use of a space opposite the site entrance for pick-up/drop-off. This also means a new car in addition to existing regular residents parks on the high street. And more young children at risk from lorries mounting the pavement.

* 12. The site has flooded in the recent rain causing pools of water that have not drained and there are concerns that the drainage has not been assessed or monitored appropriately.

* 13. Further concerns that the width of access lane itself has been reduced to the point where the new building works prevents anyone visiting the site from precisely seeing by exactly how much.

* 14. It needs to be clearly reiterated that **if all the cars who have access rights are in their parking spaces currently nobody can exit the site without reversing into a main road with limited visibility.**

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