

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 17 December 2021 17:43:15

Application Reference No. : SMD/2021/0337 Site Address: Surgery Old Road Upper Tean Staffordshire ST10 4EG Stoke On Trent Comments by: Michael Mothershaw

From:

Schaanwald 19
Old Road
Upper Tean
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Phone:

Email:

Submission: Objection

Comments: Although the raised roof is moved to the rear of the existing twin roof it is still far too high. If the elevation drawing is to scale about 4 metres higher than the existing roof line which will still totally dominate neighbouring buildings.

The council must understand that the listed building opposite (Schaanwald) already sits lower than the existing doctors surgery by about 1-2 metres so the new roof line will still dominate the listed building.

Rose cottage is shown on the interactive planning map in completely the wrong position, it is shown on the same site as the surgery obviously incorrect.

If a search is done on the planning website it gives the Rose cottage address as 27 Old Road.

This is a house at the top corner of Old Road belonging to a Mr Carr.

Clearly the planning department have no idea where Rose cottage is!

In fact Rose Cottage sits immediately behind the surgery and only 1 metre from the boundary line!

So Rose Cottage will be totally dominated by the new roof in a totally unacceptable manner.

Now that the application has been submitted in a modified form I strongly suspect that discussions between the conservation officer and the applicant on what may be acceptable have taken place.

If this is the case I would draw the conservation officers attention to the councils own planning requirements for conservation areas on the planning website which clearly states :-

THE DISTRICT COUNCIL WILL ONLY GRANT PLANNING PERMISSION FOR A DEVELOPEMENT WHICH PRESERVES OR ENHANCES THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

This developement clearly fails this requirement!

The building will have no affinity with any other building in Old road or the wider conservation area and in my view can only be described as an ARCHITECTURAL CARBUNCLE in a conservation area!

Parking problems at the surgery seem to be totally ignored.

In my previous objection to this developement I pointed out that patient parking consists of 2 normal and 1 disabled space NOT 2 normal and 2 disabled spaces stated on the application.

This is grossly insufficient now for a practice of over 3000 patients and can only get worse with extra doctors and patients catered for in the new development.

When the surgery in its present form was built in 1996 it was allocated 2 normal and 2 disabled spaces, after about 1 to 2 years the car park was altered to its present form of 2 normal and 1 disabled.

Was permission granted for this? I doubt it as the site drawing appears to still show 2 normal + 2 disabled spaces.

There are many occasions when I can't get my car out of the garage due to indiscriminate parking.

There is the village car park a further 400metres or so down Old road, unfortunately human nature being what it is these days many patients choose to park in Old road immediately in front of the surgery or on the pavement opposite.

This causes problems with larger vehicles (and we get many down Old road) causing congestion or having to drive on the pavement!

Parking caused by the surgery has been a problem for many years in Old road and this development can only make the situation intolerable with extra patients and doctors needing to be accommodated.

I object to this development in the strongest possible terms.

I get the distinct impression that the council is falling over backwards to try and accommodate this development simply because it is a doctors.

The conservation area website does not give priority to doctors surgeries or any other enterprise all applications domestic or otherwise should be treated equally and without any perceived bias!

Mike Mothershaw

Schaanwald

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