

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 June 2022 18:12:27

Application Reference No. : SMD/2022/0267 Site Address: Land At Blythe Park Sandon Road Cresswell
Staffordshire Comments by: MICHELLE STEELE

From:
22
SANDON ROAD
CRESSWELL
STOKE ON TRENT
STAFFS
ST11 9RB

Phone:

Email:

Submission: Objection

Comments: I reside at 22 Sandon Road, directly opposite to the proposed application. I strongly object to this application.

The design aesthetics are not in keeping with Cresswell. This plan should be about integration, not take over. I am bemused at the housing design with the three 3 storey apartments blocks, 2 of which are at the gateway to the site. These buildings are simply not in keeping with a Hamlet such as Cresswell, which has only bungalows and 2 storey dwellings. Considering a previous application to rebuild a single dwelling on Sandon Road was restricted to a rebuild of a bungalow, surely demonstrates that constructing any dwelling over 2 storeys is simply not in keeping with, at minimum, the aesthetics of the area and, at worst, is an invasion of privacy for existing residents and not ideal for new residents in 2 story dwellings. My home, along with residents from No.16 upwards to at least No.44 are in a direct sight line of these apartments. Apartments have more comings and goings due to their nature. Additionally, it is a foregone conclusion cars will be parking in front of the building and not in the designated bays at the rear. Parking around apartments is always problematic and even more so for rentals, whether they are HA tenants or private rentals. This has happened in new build locations in Cheshire East, Cheshire West, East Staffs, Stoke on Trent, etc. Some of these areas also have rural locations. This is not a city area, so Cresswell should be the testbed for construction of 3 storey buildings in a rural location. There are apartments in listed buildings and it makes use of what is already there, whilst maintaining the existing look of area.

The pedestrian access from Sandon Close is unnecessary and will cause issues with existing residents. Alley ways are always a bone of contention with vandalism and anti social behaviour. There is no reason why the existing residents should be more inconvenienced. The boundaries with Rookery Crescent and Cherry Tree Farm have changed from the application agreed several years ago. Whilst I understand this is a new application, why change what was agreed several years ago if the section 106 plan has not changed? The developers need to acknowledge existing residents within the plan. The amount removal of existing mature trees is shocking. Why needed?

Lastly, residents persistently tell anyone who will listen there is a pinch point by the Isaac Walton, which appears to be ignored. At the pinch point there is no footpath, so increased industrial traffic will increase the risk to pedestrians, besides road users. Something Staffs Highways freely admit is a major issue, but do not voice loudly enough.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential

information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
