
From:
Sent: 01 July 2022 22:46
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0285 Site Address: 2 East View Main Road Cauldon Low Staffordshire ST10 3EU Stoke On Trent Comments by: Mrs Linda Williamson

From:

1 East View

Cauldon Low
Stoke-on-Trent
Staffordshire
ST10 3EU

Phone:

Email:

Submission: Objection

Comments: 1 East View

Cauldon Low

Stoke-on-Trent

Staffordshire

ST10 3EU

Application Number: SMD/2022/0285

30/06/2022

To whom it may concern

As a resident and adjoining neighbour to 2 East View I wish to object to the planning application submitted by Mr and Mrs B & H Duffield, please see reasons below: ‐

1. Unfortunately, the proposed plot is just before a bend and any parking in front of number 2 and the proposed new build will force drivers on the wrong side of the road on the bend. To achieve visibility of oncoming traffic clearly vehicles need to edge out into the road. Mr and Mrs Duffield currently park on the land allocated for the new build where there is enough turning space, they do not have to reverse in or out of the property. If the new build

was to go ahead Mr and Mrs Duffield have allocated two small parking spaces in front of their property this means they will have to reverse in or out of these directly into oncoming traffic. The current access proposed for the new property is directly on the bend where visibility is poor and there is not enough of a turning circle, vehicles would also have to reverse in and out. Unfortunately, Main Road is used as a cut through for people travelling from Waterhouse's area to Alton, Uttoxeter and the surrounding areas during peak times and they travel at speed. Any additional hazards to Cauldon Low particularly on the bend is an accident waiting to happen.

2. The plans indicate a public foot path running the full length of number 2 and the proposed plot. This is not the case as the footpath finishes a few yards along from the boundary of number 1. This means you will have potentially 5 cars entering and exiting directly onto the road or parking on the road (plus visitors) where people walk. The opposite side of the road is boggy and has no footpath either. Local children walking to catch the school bus and JCB Academy bus use this unpaved stretch of road. The children will have to walk into the middle of the road if cars are parked on the road outside No2 and the new building.

3. The land drops from the main road into the front of both properties No.1 and No.2, I have concerns on how this will be tackled when creating the access and parking on the front. Any changes to elevations may cause drainage issues. The front garden currently gets waterlogged due to the drop in elevation and the amount of clay in the soil and any changes in the elevation from No2 would undoubtedly perpetuate this.

4. The new planning application repeatedly mentions the council's 5-year plan and this proposed property would help the council achieve the plan during these very difficult times. Cauldon Low is technically a hamlet and not really a village and therefore does not have public amenities like schools, shops, pub (as stated) and wouldn't probably not be part of any council 5-year plan.

5. The application also states that the property will be sustainable, including electrical charge points for vehicles doesn't make a house sustainable unless it is built from environmentally sourced materials and uses non fossil fuels, carbon neutral.

6. Cauldon Low does not require any properties unless they are affordable and social housing, this development would be neither, it's an opportunity to maximise the profits of the current owners.

7. According to the title deeds the owners and occupiers of 1 East View should have vehicle access from Main Road to the rear of the property via the private driveway of 2 East View, the proposed development would block this access.

I hope you will take into consideration all the points mentioned when reaching your decision.

Yours Sincerely

L Williamson (Mrs)

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