

Tim Dickinson

From: planningcomments@staffs Moorlands.gov.uk
Sent: 07 July 2022 18:03
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Tim

Application Reference No. : SMD/2022/0051 Site Address: 113 Mill Street Leek Staffordshire ST13 8EU Leek
Comments by: Peter
From:

Belle Vue
Leek West
Leek

Phone:

Email:

Submission: Objection

Comments: I have read with interest the objection comments available to view within the planning application.

I am in full agreement with all the objections and have noticed that they are not only from leek residents in the immediate vicinity of the proposed development, but also from people further afield voicing their concerns regarding; road safety, fast food outlet saturation in leek, children's health concerns both from a road safety and dietary health points of view, Litter etc.

I myself live in close proximity to the proposed development and my main concerns are as follows:

A likely explosive increase in the already high local rat population. Intelligent and resourceful creatures that they are, rats have little trouble in identifying a new food source and will persevere in accessing that source relentlessly, whether it be a bin or rubbish compound they will be there looking for a way in.

As well as this of course, they will have unrestricted access to discarded food and packaging dropped from customers cars in the car park before they leave or as they drive off. Yes, amazingly people actually do this, in the same way as people empty their ash trays under their parked cars.

Then there is the increased noise which is likely to have an adverse effect on local residents.

I have read the noise report and though I am in no way an acoustics expert I noticed that the report and its recommendations seems to focus on the effects of the internal noise on the surrounding neighbourhood.

There seems to be little mention of the noise generated by vehicles entering and leaving the site other than the ridiculously inadequate estimate of three cars at a time circumnavigating the premises.

In reality there would likely be several cars in the car parking bays, engines running, diners on board and inevitably the antisocial boy racer brigade evaluating each other's exhaust system amplification techniques.

They can already be heard racing up and down Mill street with apparent impunity. The usual technique is to drive through the speed camera markings at 30mph and then fully open the throttle in an attempt to reach light speed before the top of the hill.

I won't go over the many already communicated objections other than to confirm that I fully agree with all the concerns therein.

However there are some other points I would like to see considered which I have not seen in previous objections and are as follows.

The 'pull in' section of road which has been planned to provide the entrance and exit to the establishment is already extensively used by vehicles.

The delivery drivers working for the two adjacent take aways, (Chinese Gourmet and Shiraz Pizza) already use it to park whilst collecting customers orders. Also the general public use it to pick up their orders in person.

Presumably, if this facility was removed as a consequence of the Drive Through development, the Chinese and Shiraz patrons would have to find alternate parking.

In the case of them using the drive through parking bays this would increase congestion in that area and possibly cause friction with the drive through management.

Or they may elect to park on the pavements or roadside outside the two take aways and thus in close proximity to the pedestrian crossing and causing additional hazards to road users and pedestrians alike.

The pull in is also used throughout the day by customers of the retail outlets opposite the site on Mill street and as a bus pull in. It is common to see HGVs, some articulated, and buses using it as well as contractors, BT, ST, etc.

If these vehicles were to park at the entrance to the drive through anyway, or attempt to find alternate parking in say Hamil Drive for instance, the consequences on road safety could be devastating.

And if the retail businesses opposite the site are deprived of their passing trade because there is no pull in, the effects on them could be devastating.

My last objection for now is the effect that queuing traffic has on drivers.

We have all seen the queues for drive through outlets backing up into main roads and in some cases causing 50yds plus of queuing traffic, on both sides of the road.

McDonald's on the A53 in Smallthorn and the McDonalds in Sandyford are classic examples where I have seen traffic having to queue to get past due to the customer queue spilling back into the main road. It is worth noting that these outlets have 38 and 28 parking spaces respectively.

If this scenario were to be replicated on Mill street in Leek it would inevitably cause a lot of frustration and impatience among the drivers being held up.

Bearing in mind that there are several road junctions, a Pedestrian Crossing and a School Crossing Patrol in the immediate vicinity, this can only lead to increased dangers to road users and pedestrians.

Finally, I am whole heartedly in favour of the site being developed in some way but please not this.

The site in my opinion is unsuitable for any development which involves an almost continuous flow of entering and exiting traffic, particularly on such a busy road. It is a recipe for disaster.

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