

From: [Lisa Jackson](#)
To: [Planning \(SMDC\)](#)
Subject: FW: Planning Application SMD/2021/0565
Date: 14 July 2022 11:17:51

From: Carmen Worthington <kingsleyparishcouncil@hotmail.com>
Sent: 14 July 2022 11:16
To: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>; Lisa Jackson <Lisa.Jackson@staffsmoorlands.gov.uk>
Subject: Planning Application SMD/2021/0565

Good Morning

RE: PLANNING APPLICATION SMD/2021/0565 – Land Adj. The Bungalow, High Street, Kingsley.
Proposed Development: Erection of 1 dwelling.

Cllr. Lucas declared a non-pecuniary interest as an immediate neighbour.

Conclusion: In September 2021 KPC recommend **refusal** of this planning application on the following grounds, (it was agreed that the previous objections were still relevant):

- 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.
- 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.
- Vehicles having to reverse out onto the busy road is a grave concern.
- Highway Safety would be compromised without the provision of a turning area for the applicant and other driveway users.
- Access Rights: The driveway is used by several nearby properties. The access rights are apparently compromised by the proposed development.
- Inappropriate Development: The design of the proposed house is inconsistent with other properties in the area.
- Historic Buildings: The proposal may have a negative impact on nearby historic buildings, (Wesleyan Chapel and The Old Smithy).
- Footpath 8: FP8 runs immediately to the rear of the site and may be compromised by the building.
- 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.
- 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 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.

With regard to the recently submitted 'Construction Management Plan', KPC wish to make the following additional points:

- It is clear that the Highway Safety issue is acknowledged by the applicant in that it is now being suggested that all HGV deliveries to the site should be supervised by a Banksman.
- It is not physically possible to widen the entrance to the access drive by one metre as is being suggested by the applicant.

- It is not true to state that no incidents have occurred by vehicle movements as there has already been damage to the electricity supply at the former Wesleyan Chapel.
- HGVs can only access the site by driving on/over the pavement on the opposite side of the High Street.
- The additional highways and parking plan is misleading in that it does not appear to be all on the same scale, it does not show that the adjacent residents have 2 parking places each with the necessary manoeuvring space.
- The applicant consistently ignores the fact that there are 3 adjacent properties, No. 40 is in fact 2 separate residences.

In addition, Kingsley Parish Council absolutely support the request by local residents that the SMDC Planning Officer visits the site to personally review the Highway Safety issues at the times when these are most acute. It is acknowledged that the SCC Highways Officer has visited the site but as the hazards depend on vehicle parking the dangers obviously have not been observed.

Kind regards

Carmen Giuliano-Worthington

Kingsley Parish Clerk/RFO

Website: www.kingsleypc.uk

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