
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

Stilehouse Lane
Leek
Leek

Phone:
Email:
Submission: Objection
Comments: OBJECTION

The application site is on a very busy main trunk road at a point where traffic congestion is already heavy at peak times.

It also lies just before a blind bend at the bottom of Mill Street where traffic joins from Belle Vue, Kiln Lane and Abbey Green.

Furthermore access to the site is from a busy lay-by which is in current constant use and in which vehicles are always temporarily parked.

The proposed access point/driveway to the site is immediately adjacent to several existing businesses and a constant stream of drive thru traffic would severely impact the functioning of all of these businesses which rely on their customers being able to access their premises with reasonable ease.

Any suggested economic or employment gain from the proposal would therefore be significantly offset by the negative impacts on these existing businesses.

The proposal for drive thru is a clear safety hazard at such an already busy and congested point on Leek's key traffic route into and out of town!

Tailback traffic would have an extremely adverse impact on traffic flow affecting functionality of the highway as a main and major route for access/egress to and through Leek.

This would substantially affect local businesses within the town and would be a detriment to local residents and to visitors to the Leek

Constant cutting across traffic flow to access and exit the site would be both hazardous and create traffic queues.

The site plan as shown appears congested with little room for manoeuvre within the site and the 'drive thru' Lane little more than a circuit around the proposed building!

There is no plan for accommodation of queuing customer traffic within the site route, which would inevitably occur due to the inherent difficulties in exiting the site across the busy lay-by into such a major highway.

Customer parking bays within the site are also extremely limited relative to the nature of the proposal.

There does not appear to be any provision for staff parking?? There is insufficient space to include further on site parking.

NOISE! The proposal is highly likely to generate a high level of traffic noise due to the drive thru proposal which of course is reliant on

Continuous vehicular access mostly with car/van/ lorry engines active and running!

There would also be an increase in POLLUTION from exhaust fumes, and from additional lighting requirements and hours of use.

LITTER from drive thru would also be pollute the environment.

The proposal is unsuitable to the position of this site and is too ambitious in the nature and size of the proposal.

The negative impact on adjacent businesses and residents, and on the highway route, would outweigh any conceived contribution.

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