
From: Johnston, Christopher
Sent: 11 August 2022 17:02
To: Planning Comments (SMDC)
Subject: FW: Planning Representation to Planning Application SMD/2022/0263 – Proposed Field Access – Land off Mill Lane, Wetley Rocks, ST9 0BN on behalf of Mr D Halmarack - Amended Plan
Attachments: IMG_2243.jpeg; IMG_2242.jpeg; Revised Site Plan.pdf; Annotated Revised Site Plan 01 08 2022.pdf

Categories:

From: Craig Barks
Sent: 01 August 2022 09:55
To: Planning (SMDC); Johnston, Christopher
Subject: Planning Representation to Planning Application SMD/2022/0263 – Proposed Field Access – Land off Mill Lane, Wetley Rocks, ST9 0BN on behalf of Mr D Halmarack - Amended Plan

Dear Chris

I email again on behalf of the above client who resides at the adjacent property, Spring Cottage Farm, to comment specifically on the amended gate location as shown on the attached Revised Site Plan.

This plan is inaccurate and my client has checked the measurements on the ground. The photographs below verify the measurements which are annotated on the attached Annotated Revised Site Plan. Please note that this is an extract from the main plan and is not to scale. It has been annotated to show the actual measurements taken on the ground.

My client's 2m high boundary wall (highlighted is pink) is 1.3m from the kerb of the highway and the position of the red dashed line of the visibility sight line has been plotted at a similar width, i.e. 1.3m, not at 2.4m as claimed.

If the visibility splay was plotted correctly, my client's boundary wall would intervene with the splay and being 2m high, this would block any visibility looking West. Therefore, taking into account my clients land and boundary ownership, it is impossible to achieve the required sight lines with a new entrance in this location.

On a separate matter, below are a few photographs of the traffic and parking along the road at peak times.

Finally, I would also question whether the amended scheme is within the red line development line?

I trust that you will acknowledge receipt of this representation.

Kind Regards

Craig

Craig Barks MRICS

Bagshaws LLP

Email:

Tel:

Bank account details - we will never notify you of any changes to our bank details via email or telephone. If you are unsure of our bank details for payments, please contact us in person to verify them before sending funds .

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