

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 25 August 2022 19:55:33

Application Reference No. : SMD/2022/0268 Site Address: Land At Blythe Park Sandon Road Cresswell
Staffordshire Comments by: Michael Sisk

From:

Cherry Tree Farm
Cresswell Road
Cresswell
Staffordshire Moorlands
Staffordshire
ST11 9QY

Phone:

Email:

Submission: Objection

Comments: Planning App was determined with quite extensive discussions with local representatives between the initial application and approval being granted.

A significant part of those discussions with local reps was in relation to concerns around road safety, both speed and volume and the end result was some specific requirements for roundabouts to be provided.

Despite a development of this size and design being against local / neighbourhood plans for a hamlet the size of Cresswell never the less planning permission was granted by SMDC planning committee.

Now after a significant time has passed the current developers want to discard the requirements that were agreed upon and change the provision.

During the years since the application was granted the issues particularly of road safety have not changed there remains significant concerns from the local residents around volume and speed of current traffic levels and further increases to that traffic being inevitable with a build of this size.

In addition reserved matters application is possibly being used to get around specific requirements of the build and to make significant amendments that were not part of the original planning permission. For example all of a sudden the developers says that SMDC have asked them to add 3 storey construction at the gateway to the site to create a 'feature'. 3 storey design is not in any way in keeping with the locality

This development would increase traffic in the locality by possibly at least 250 vehicles.

There is a significant lack of local infrastructure to support this development in terms of local services (GP's, Local School Places etc) which mean that there is no service provision within walking distance of this development.

There remains significant issues with poor quality of the road leading to the proposed development. The local highways has not maintained the road surface to an acceptable level with the usual pot holes and generally poor maintenance.

There is a significant limited pinch point just near the former pub the Izaak Walton (now a private residence) where there is only just space wide enough for 2 cars or possible 1 HGV and 1 car.

That pinch point does not give enough space should for example there be a cyclist travelling on that road to maintain the distance now required by the highway code.

Along the road there is a significant absence of footpaths meaning that even if people from the development wanted to walk somewhere that would necessitate walkers crossing over the road at several points (including some fairly difficult spots) to follow what limited footpaths there are.

The current speed that traffic travels down the road remains a concern to everyone hence the roundabout

solution was to try to slow increased traffic to a possibly acceptable level.

In addition there is significant difference in the area since the original planning approval in volume from the changes on the A50 from the new JCB slip roads / junction and again increases from the development at Blythe Fields none of which appear to have been taken into account.

It is unacceptable that these items are being requested on 'reserved matters' and 'delegation' when they are significant changes to the original planning application that was granted.

In addition local home owners directly impacted and affected have not had any notification personally about the plans / amendments as our property borders on a part of the proposed development it seems unacceptable that we have been 'missed' off.

If this build goes ahead it should go ahead on the terms that were agreed in the planning application which was granted.

Otherwise a precedent is in danger of being set where planning permission is granted with locally agreed provisions but all a developer has to do is just wait for a period of time before being able to go back to what was originally rejected or indeed to make significant changes (e.g.3 storey build).

Yours sincerely

Michael Sisk

Cherry Tree Farm

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