

Application Reference No. : SMD/2022/0559 Site Address: Biddulph Park Methodist Church
Biddulph Park Road Biddulph Staffordshire ST8 7SJ Comments by: Barry Kevin Brennan

From:

Biddulph Park Farm

Biddulph Park Road

Biddulph Park

Biddulph

Staffordshire

ST8 7SJ

Submission: Objection

Comments: There is no provision in the planning documents for off road parking. Both Troughstones Road and Biddulph Park Road are unsuitable for permanent on road parking for the following reasons:

If the construction goes ahead presumably there will be contractors and delivery vehicles using both roads which are likely to cause obstructions.

There are likely to be at least two vehicles plus visitor's vehicles.

Troughstones Road in the main is a single-track carriageway heavily used by large agricultural machinery so any parking on it would block access and also cause hazards to normal vehicular traffic. Where it widens at the end is also not suitable as parking is not allowed within 30yards of a junction and would also prevent the agricultural traffic and feed delivery waggon's turning into and gaining access to the lane.

Biddulph Park Road is subject to the National Speed Limit and there is a sharp blind bend opposite the Chapel. Parking vehicles further up the road past Howcroft to comply with the 30 yards rule will create an unnecessary hazard for walkers and vehicles travelling up and down. As previously stated, there are a number of farms within the area and heavy and large agricultural machinery regularly uses the road. My drive opens on to Biddulph Park Road and any vehicle parked on the road has the potential to cause an obstruction when exiting or entering the driveway. When the Chapel was active, I had several near misses when congregants were parked on the road and had to complain to the Police regarding inappropriate parking.

Both roads are used by walkers and any vehicles parked cause hazards.

The plans are incorrect as they do not show the full extent of the adjacent buildings' footprint. The Proposed Northeast (side) Elevation shows the smaller window with unencumbered views when in fact there is part of Chapel Cottage obscuring the view. Similarly, the Existing Ground Floor Plan, the Existing Roof Plan, the Proposed Ground Floor Plan, the Proposed Roof Plan and the Existing North East (side) elevation fail to show the full extent of Chapel Cottage.

The proposed layout has a kitchen and living area with windows looking directly on to the garden of Chapel cottage and by default onto my field. I find this an invasion of privacy.

The demolition works proposed (including the removal of a roof) will create a wall adjacent to my field which will be at two levels and be out of keeping with the present environment. Any proposal to lower the higher portion would mean my field being directly overlooked.

Currently there is a WC and Kitchen which was used once per week. The proposal has two bathrooms, a utility room and kitchen which will be used seven days per week. As the waste drainage has a manhole in my field, I have a concern that this may not be sufficient.

Currently there are doors to the side of the building which open onto Troughstones Road. They are very rarely used. If the building is residential, they will be used more frequently which again creates a hazard for vehicles passing up and down the road.
