

From: [Planning Comments \(SMDC\)](#)
To: Comment Received from Public Access
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Date:

Application Reference No. : SMD/2023/0191
Site Address: London Mill Ashbourne Road Leek Staffordshire ST13 5AP Leek
Comments by: Alan Broadhurst-Hall
From:

Burton Street
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Submission: Objection

Comments: Whilst I welcome the restoration and reuse of this historic building, the current application has a number of shortfalls.

1) Parking. The transport statement accepts that there is no room for on-site parking. However, the alternatives provided do not provide an adequate solution. Leek is a very busy market town. On-street parking is already at a premium. Public car parking is relatively expensive when compared to others towns, and spaces are also at a premium - especially on the market days of Wednesday and Saturday. Expecting the proposed residents utilise public car parks on park on the surrounding streets is short-sighted at best.

2) Affordability. There appears to be no mention of affordable housing. Assuming the target purchaser to be a young, single person, how are they too afford one of these properties? Especially with the rather over-reaching prices these types of properties tend to be marketed at.

3) Intended purchasers. Who, precisely, are the intended purchasers? The application does not seem to have ascertained the likely demographic for these properties. They may, in fact, end up with a building whereby nobody wishes to purchase a property.

4) Annual service charges. Ordinarily, properties of this nature attract an annual service charge, a contribution by the residents towards the maintenance of the building and its shared facilities. How shall this charge be determined? What governance shall be put in place in order to keep this charge reasonable? How shall increases to this charge be notified to the residents?

5) Noise. Whilst the noise assessment has been done, it is hardly what can be considered thorough. One portion of the assessment lasted only five minutes. That is grossly inadequate for a comprehensive measurement to be carried out. Additionally, this is before any renovation of the building and its subsequent occupancy. People bring noise, and I highly doubt this development will be the exception to that rule. I note that in some of the properties, the oven and hob (and associated extraction system) is on a party wall with another property's bedroom. How can any potential purchasers be certain that the noise this will generate won't impact the enjoyment of their own property? The details of precisely what sound insulation shall be used are scant.

Overall, this application is certainly ambitious, but is lacking in many key areas. The application should be refused, until such a time as the applicant can address these vital issues.

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