

From: [Matthew Bickerton](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Re: SMD/2023/0648 Objections and concerns
Date: 19 February 2024 20:01:05

Dear Sir/Madam,

We are writing in regards to the planning application with reference SMD/2023/0648 with the following objections.

When purchasing our property, Park Hall House, which is one of three residential properties clustered together along with Park Hall Bungalow and Park View, we did so in the knowledge that the property we purchased along with the lane/dirt track that we own serves only residential properties and not one being ran as a business.

The access dirt track, over which the property in this application benefits the right of way, is around 0.3 miles and has just one possible passing place. At present because of the nature of normal residential use the normal flow of traffic is in the same direction at the same times of the day with residents exiting and returning at similar intervals.

There is some concern that the increased traffic caused by the change of use from a class 3a to a class 3b dwelling will be very significant for the following reasons. Firstly, of the up to 4 proposed permanent child residents, we believe that each will be having visits from family members and in some cases even separated parents increasing this further which we believe could vastly increase the amount of traffic compared with a traditional family. Further to any perceived legitimate permanent resident usage of the private lane owned by ourselves for their family visits, we consider the following to be surplus and could vastly increase the traffic further; caring staff, therapists, school buses, goods/grocery delivery, specialist nursing staff and private refuse vehicles.

On the above point of refuse vehicles, we assume that a private arrangement may be sought. We currently give permission and access for the council refuse vehicles which service all three properties to safely turn around within our personal curtilage as there is no place within the lane that we own, or on the piece of land immediately outside the adjoining property owned by Park Hall bungalow. We assume sufficient space will be given within the property boundaries of Park view to accommodate this and any other larger vehicles?

The increase in traffic will also negatively affect what is already, at times, a hard to navigate dirt track especially given its unpaved nature. We, as owners of the dirt track are responsible for its upkeep and benefit from an unofficial agreement with current residents which works on an ad-hoc basis. We believe that increased traffic on a privately owned lane as a result of business usage is not legitimate.

Further to the above points, exiting the private lane on to a stretch of the A522, Leek road, that has seen multiple collisions and traffic incidents is often difficult for permanent residents, with visibility in the direction of Cheadle being extremely limited. The increase in traffic of non-residents being unfamiliar with the junction will undoubtedly increase the potential for accidents and collisions.

We have had no correspondence with the organisation proposing the change of use that is yet to purchase the property. We do not know the severity of the children to be housed, what age they will be or indeed what risk they pose, if any, to our two young children.

Given the unique location of the property that is requesting the change of use in this application and the privately owned lane which provides access to it we would welcome any visits to assess the suitability, particularly on the subject of access.

Yours,

Mr & Mrs Bickerton
Owners and occupiers of
Park Hall House and access lane.