
From: planningcomments@staffs Moorlands.gov.uk
Sent: 13 March 2024 15:20
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0113 Site Address: Land At Bridge End Macclesfield Road Leek Staffordshire
ST13 8LG Comments by: Sam Depetrillo

From:
16
Bridge End
Leek
Leek
Staffordshire
ST13 8LG

Submission: Objection
Comments:

I strongly oppose the submitted proposals for the following reasons:

1. Parking Amenity: The current on-track parking provisions for properties along the private track are successful through mutual cooperation. The proposed reduction of on-track parking spaces by over 50% is not in line with the parking provision guidelines of East Staffordshire Planning, resulting in a shortfall of required spaces. The current plan has suggested that we park at the bottom of the track in front of the factory - the factory has multiple heavy vehicles entering and exiting through the rear gates. How can we park there when access is needed at all times?

This profits nobody but the developer - why should we all lose our parking?

2. Pavement: The proposals lack provisions for safe pedestrian access to the northernmost properties, potentially increasing traffic speed and compromising pedestrian safety. The absence of a pavement exacerbates the issue for new residents.

3. Street Lighting: The absence of proposed street lighting poses a safety concern, especially considering the increased traffic. The current resident-controlled floodlight provides security and safety, which the proposals fail to address. I also have streetlights attached to my house, which trigger via motion. The drastic increase in motion on the track would significantly increase the cost of my current system.

4. Bin Storage: The proposed reduction in communal bin storage space from 8m to 6m is unwarranted and diminishes the current amenity without justification. Again, why should we lose what we currently have to support this development?

5. Turning Circle: The current ability to maintain a turning circle in front of the bin store is jeopardized by the proposed development, impacting traffic and parking control. If the development is to go through - turning will either need to happen on the new development (to the dismay of the new residents), or (more likely), will happen on my driveway. Will the developer be paying for the increased frequency of maintenance/resurfacing of my property?

6. Loss of Heritage Surface: The proposals aim to remove or tarmac over the original setts, a crucial part of the site's heritage dating back to 1836.

7. Surface Water Runoff: The removal of existing defenses and lack of new provisions for surface water collection may lead to flooding risks for the properties. On a rainy day, the current drainage system is more like a fast-flowing stream. Removal of this system would require significant planning for a better drain to be installed to minimise risk of flood and to keep the track a safe place to drive.

8. Bin Collection/Emergency Services: Concerns are raised regarding the non-adoption of the track by the Highways department post-development, impacting utility vehicle access and maintenance responsibilities.

9. Construction Vehicle Management Plan: Objections are raised concerning the potential damage to existing water services, the narrowness of the track for heavy construction traffic, and the inadequate conditions for construction, including the risk of abandonment.

10. Animals and wildlife: Most residents currently allow their pets out onto the track, with no fear of traffic posing a threat to their life. Increasing the traffic flow on the track alters the current situation regarding pets - why should both the pets and owners have to suffer? The low traffic area is a key reason for most of us buying property on this track.

11. Working conditions: Some residents work from home and have purchased property on this track due to its quiet and private nature. Others use the track as a space to carry out work on their property or vehicles without the threat of constant traffic. The temporary increase in construction noise, plus the permanent increase in traffic post-construction, changes the situation we are currently in. Again, WHY should our current way of life be forcefully altered?

12. Potential construction damage to property: The rear wall of my garage currently supports the existing wall and a portion of the sandstone/soil beyond our boundary. Construction activities, particularly in clearing the center of the track leading up to the cricket club, would impose additional force on the sandstone and soil, with reduced footing compared to current. This heightened load could result in landslides on the banking sides and increased stress on the garage wall supporting the land. Is the developer planning to finance reinforcements for both the banking and my garage to address these potential issues?

Despite these objections, I maintain that the developer has no rights along the track, and I do not grant permission for development. I urge for resolution of access issues as a pre-commencement condition. An feeling expressed by all residents of the track throughout the planning and development process is: WHY should we reduce our quality of life, parking spaces, bin space, and all other concerns listed above, for the profit of nobody but the developer? The developer's lack of community engagement further emphasizes their disregard for the impact on our community and site understanding.

Comments from Sam Depetrillo and Beth Groom. Owners/residents of 16 Bridge End.

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