

19th June 2024Staffordshire Moorlands District
CouncilPlanning Department
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

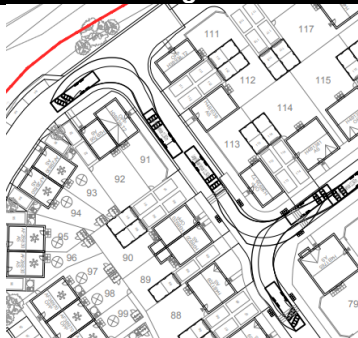
Dear Lisa Jackson (Case Officer)

RE: Objection response to the proposed development “erection of an insulated single storey timber building to be used for business purposes” under reference SMD/2024/0192

Following receipt of the proposed development letter dated 3rd June 2024 to our property via postal services. This letter is stating my intent to object to the proposal “SMD/2024/0192” based on issues stated below along with the associated information for the objection which we believe relevant to this planning application within the requested 21 days of the dated letter to consider our views at the end of public consultation on 1st July 2024 ahead of determination of the application.

1. The Site

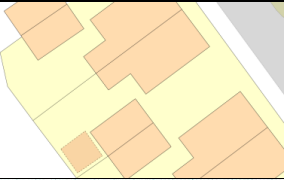
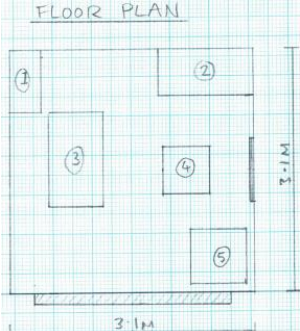
As per Staffordshire Moorlands original application number “SMD/2017/0512” by St Modwen Developments for a “Detailed Planning Application for the development of 118 dwellings” on the decision approved by Staffordshire Moorlands on 10th May 2018 with hereby reference to the following documents to inform a basis for item 2 grounds for objection;

Date	Description	Extracted Image
15/08/2017	02523-A-TRK01-P0 Vehicle Tracking Sheet 1 of 2	 Max Legal Length (UK) Articulated Vehicle (35.5m) Overall Length 25.00m Overall Width 2.550m Overall Body Height 3.81m Min Body Ground Clearance 0.81m Max Track Width 2.550m Lock to lock time 6.50s Kerb to Kerb Turning Radius (Spine Road Only) 6.50m Large Refuse Vehicle 11.347m Overall Length 11.300m Overall Width 2.550m Overall Body Height 3.81m Min Body Ground Clearance 0.304m Track Width 2.550m Lock to lock time 6.50s Walt to Walt Turning Radius 11.300m Dennis Sabre Fire Tender (LWB) Overall Length 7.700m Overall Width 2.435m Overall Body Height 3.512m Min Body Ground Clearance 0.381m Track Width 2.380m Lock to lock time 6.10s Kerb to Kerb Turning Radius 7.400m
15/08/2017	02523-A-TRK02-P0 Vehicle Tracking Sheet 2 of 2	
15/08/2017	Travel Plan inclusive of 2628 Transport Assessment, and parts 2 to 5.	5 Development Proposal 5.1 Development Mix 5.2 Access 5.3 Internal Arrangement 5.4 Parking Provision

2. Grounds for Objection

- The development under the original planning application was approved for housing / dwelling only and not for commercial purposes. In the event of considering a “change of use” to include and approve commercial unitson the wider housing development then this will set a negative precendant going forward which will ultimitley have a negative impact on the original approved travel plan and local infrastructure under the original planning application ““SMD/2017/0512”.

2. Noted from the proposal under the “proposed elevations” drawing submitted as part of the planning application “SMD/2024/0192” that the proposed business purposes is assumed to be a hair salon. As I understand this line of work can include unsocialable hours of operating for example from 9am to 9pm but not limited too subject to seasons (e.g. festive periods etc) as the hours of operation has not been stated or identified as part of the proposed planning application. As a result the parking on Travis Way and negbouring street(s) is already excessive for off street and on steet parking with the current properties, and its already difficult for lorrys and bin wagons to operate up and down the street with vehicles parked on both sides. Therefore, with an additional buisness being proposed is extremly likley to increase the number of vehicles and parking on a daily basis throughtout the day on the street(s) and not necassaily outside the visiting property.
3. Plans indicate a work station chair (4) and a customer chair (5) – Highly likley this will be two (2) number customers chairs that will be worked on simultainiusly which will inturn will impact on potental mimum of two lots of visiting customer vehicles attending the property. This will also impact the existing parking with no cummunal or local parking rpovsions in the immediate estate or local area. The current properties with designated off street parking along with parking vehicles on the street outside of their proertieds is already impactng on the condessed street(s) around Travis Way, Inskip Lane and Ridge Lane within Blythe Bridge housing development.

Date	Discription	Extracted Image	
03/06/2024	Location plan		
03/06/2024	Block Plan – Garden Workspace		
03/06/2024	Proposed Elevations	 	

3. Conclusion

I trust you find the above acceptable objections to consider in relation to increased parking and impact on infrastructure, and look forward to Staffordshire Moorlands planning department making an informed decision on the proposed development.

Yours sincerely

X _____

The Owner / Occupier
5 Travis Way, Blythe Bridge, ST11 9FD