

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/24/3349985

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/24/3349985

Appeal By CARTA REAL ESTATE

Site Address
Stonehouse Farm
Ash Bank Road
Werrington
Staffordshire
ST9 0JR
Grid Ref Easting: 393839
Grid Ref Northing: 347258

SENDER DETAILS

Name MRS GEMMA KEIHER-KNAPPER

Address
1 Bannock Street
Stoke on Trent
Staffs
Staffordshire
ST3 6SL

Company/Group/Organisation Name Werrington Parish Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence

- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

The Parish Council were not notified that this application had gone to appeal. Werrington Parish Council objects to this application due to the additional access onto Ash Bank Road. It is felt that an access point in the position stated, onto a 40mph very busy road, would prove dangerous to both road users and pedestrians, and increase the likelihood of an accident. Since the application has been submitted there has been three accidents in that area. Queuing traffic would be increased, therefore decreasing the air quality, already an issue at Cellarhead cross roads further up the road (AQMA declared July 2019). With the majority of properties being on the opposite side of Ash Bank Road, many residents will need to cross in order to use the new retail facility. This will either require crossing the road in their car, either at the entrance to the development or further up Ash Bank Road, or by cycle or on foot. The current crossing at the cross roads with Washer wall Lane is not fit for purpose to allow safe crossing for pedestrians to access the proposed new development. There is currently no pavement between the crossroads and proposed access for this development, making it unsuitable for pedestrians. The provision of an additional crossing further up Ash Bank Road (outside Pennies Cabin), would allow both safe crossing for pedestrians to a paved part of the road, and slow down traffic approaching the access road from the east.