

From: [John Miller](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Additional Comments Proposed Development - SMD/2024/0520 Smytheman Architectural Mr Carl Johnson
Peartree Farm Freehay Road, Mobberly, Cheadle
Date: 27 December 2024 17:13:57

Dear Planning Applications Committee,

Note in reply to Mr. Johnson's additional comments on 26th December 2024

1. The reduction in opening hours and extra signage up and down the lane will not alleviate the dangerous situation pulling off/on the main road into the lane. In fact, 15 car parking spaces with opening hours of 10am – 4pm and an average stay of 30mins per customer could increase the number of cars per day of using the lane of c.180 cars per day which is incredibly concerning for this amount of traffic movements from the road into the access lane, in fact 180 opportunities for a road traffic accident, 180x 4days opening 720 visits. I have just visited today, and it was foggy, and the entrance could hardly be made out upon approach. I understand this is unusual and not often, however, if the road is wet and it is raining, which does happen on a regular basis, the road is treacherous.
2. With 720 potential car movements up and down the lane from Thursday to Sunday, even if the spaces were not full all the time an expected 500 weekly movements are still significant. This will have a huge impact upon wildlife as set out in my previous comments, noise pollution and inconvenience to other residents using this idyllic quiet country track and I do mean track!
3. With customers most likely attending in more than 1 person per vehicle, if we set out 1.5 as an average, 15 spaces and 2 visits per hour there could be 45 people walking around the plant Centre talking and impacting neighbours' tranquility in their gardens where they have been living for over 55 years in relative silence except for bird song.
4. The tarmac from the road is perfectly sound, it turns to stone chatter c.5 meters from the entrance to Pear Tree Farm. If this is going to need replacement or repair every year this is a further impact and inconvenience to residents using the lane daily. The side part at the start of the lane is pretty much useless as invariably you have passed this when looking to pull out onto the road, if another car is behind you in the lane, you will not be able to reverse still leaving the incoming vehicles stranded in the dangerous road on a bad bend.
5. My final point which I didn't really cover in my first comments as I have run businesses for over 30 years and businesses need growth to survive and whilst there may not be plans for expansion, music, or a coffee shop now, all of these are wanted and moreover expected by customers, therefore expansion to ensure that the venture remains profitable in the future have a potential to happen.
6. I am surprised the Staffordshire Wildlife Trust have offered up little in their comments, is it possible to view their assessment of the area when they have visited and looked into the diversity of wildlife? I would be very interested in this assessment in detail.

Many Thanks
John Miller