

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 03 February 2025 19:10:57

Application Reference No. : SMD/2024/0546

Site Address: DERELICT PLOT OF LAND OPPOSITE EARL GREY INN Wood Street Leek Staffordshire

Comments by: C. Thomas

From:

6
Wood Street
Leek
Leek
Staffordshire
ST135LZ

Submission: Objection

Comments: I want to state that I am totally in favour of any type of anti pollution system but this particular site is not suitable for this specific application.

The reduction of two bays to one bay does not mean that there will be less traffic. It will intensify the number of vehicles waiting in the street outside No.3,5,4,6,8,7,9 &11 Wood Street for their turn. This will cause traffic congestion at the junction with Ashbourne Road as cars entering will not be able to get through. There is no provision for any waiting cars and it is obvious they will park outside residential properties blocking their drives. The road has double yellow lines and dropped kerbs. Residents must be able to enter and exit their property 24 hours a day and not have to wait for cars to move onto the site before they can leave their homes. Residents already receive abuse or refusal if they ask drivers to move so they can get out. If a resident enters Wood Street and there is an EV queue in front of their property there is nowhere else for them to as there is never any other parking available in the street.

I see from the traffic survey submitted to SMDC that shows a vehicle exiting Wood Street onto Ashbourne Road which is taking up most of the road to perform the manoeuvre. The swept path data shows using a small BMWi13 whereas the east and south elevation shows a large TeslaT saloon. The BMW turning space is 9.86m and the Tesla 11.6m. Can this or other large cars safely exit this site at almost the junction of Ashbourne Road? Currently 35% of EV cars have front charging points. If a car needs to reverse to use the charger at the rear of their car and there is a car already waiting in the reversing area there will not be enough room to manoeuvre without causing congestion on Wood Street. If a car exits right from the site along Wood Street it is obvious that they will turn on the drives in front of the adjacent properties rather than leave via Grosvenor Street or continue down Wood Street as both these areas have cars parked both sides of the road and are always congested with cars trying to avoid the traffic lights in town and use these streets as a rat run. Last week when work was being carried out at the Premier Inn traffic trying to avoid another set of lights grid locked Wood Street. This is a regular occurrence and any slight traffic problem in the town affects Wood Street.

The traffic survey done last summer to show how busy Wood Street is was not a realistic survey. It was done for one week only and when the Euro24 football tournament was on and during school holidays. It needs to be done again for a longer period when it will show accurately school runs, and morning and evening rush hour traffic.

This survey showed that when football matches were on the streets were practically deserted.

It is not clear what is happening with the wall between the site and number 4 Wood Street, whether it is removed or rebuilt shorter than at present. This will cause considerable noise pollution to all the residents. Although the electric cars are quiet the occupants are not. There will be door banging, radio and music noise with very loud base beats and talking and shouting from waiting cars. The site is open 24hours. Wood Street is a residential street and therefore residents will be disturbed throughout the night. The residents should be entitled to sleep at night without disturbances. This wall at the existing height also provides privacy and security and from people trespassing onto their properties. This wall must be left at this height to buffer any noise.

The pathway in front of the site will be unusable to pedestrians with cars entering, exiting and queuing to use the site. The opposite path in front of the Earl Grey is half the width of a usual path. It is very narrow now for prams, wheelchair users, joggers, children walking to school etc. it will be extremely dangerous if cars entering from Ashbourne Road as cars are trying to exit the site. There is no space for anyone using this path to escape to.

This area of Wood Street is in a Conservation area. What has changed to reconsider this site? What has changed for this application to be resubmitted.

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