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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2025/0013

Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire ST11 9RD

Comments by: Dr Richard Talbot MBE (Secretary) St. Margaret's Church, Draycott

From:

Meadow House
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Fulford
Stoke-on-Trent
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Email: Submission: Objection

Comments: From: St. Margaret's Parish Church

PCC Secretary, Dr Richard Talbot MBE,

Meadow House, Meadow Lane,

Fulford, Stoke-on-Trent. ST11 9RZ

27th March 2025

Sirs

I write on behalf of the Parochial Church Council of St. Margaret's Parish Church which sits around half-way up Church Lane. Firstly, I would like to know why the decision was made by council officers not to include the church in the consultation process thereby not encouraging the church to make a submission regarding the changes at the bottom of Church Lane that will have a detrimental effect to the comings and goings of traffic to the church, graveyard and the church hall.

This road gives access to extensive churchyards, the church, and the church hall. Looking at the proposals I fail to understand why this application has been made as it would be inconvenient to the four immediate residents who would be affected but in addition those nearby who would have the inconvenience of traffic lights placed so near to their homes and the inconvenience placed on their daily lives.

The church wishes to object to the proposals on several grounds. By definition, the church is used for baptisms, weddings, and funerals as well as regular services held in the church and many other activities both in the church but also the church hall at the top of Church Lane.

With regards to the church and its use for funerals the installation of traffic lights would certainly cause intolerable issues.

The installation of this slip road together with of two sets of traffic lights at either end of the proposed slip road will cause considerable issues with the daily use of church held properties and land. The churchyard is frequently visited throughout weekdays for both residents and visitors to attend to the graves of loved ones all

of which use this lane, and the position of the proposed traffic lights would cause significant dangers as cars attempt to exit made impossible when the lights show red and then following the change to green as the buildup of traffic caused by the said lights causing long delays placing pressure onto drivers.

There is no mention how the traffic lights will affect the people living in the vicinity of the church as well. In fact, I fail to understand what material advantage their will be to residents as the proposals are fraught with issues that will transform the current junction into a danger area for drivers and pedestrians as they attempt to gain access to Church Lane from Utttoxeter Road.

Indeed, like many I believe this change to the current setup will only lead to significant traffic backup, potentially extending all the way to Villa Verde therefore causing obstructions at a difficult junction with a bend to negotiate within a short distance before that junction. This scenario could result in severe congestion, particularly in the event of road closures on the A50, exacerbating an already demanding situation now becoming more frequent.

Having viewed the recent planning application for a short layby to be created off Utttoxeter Road, Draycott immediately next to the entry/exit to both the Parish Church, the large graveyard and the Church Hall serious consideration must be given directly to the amount of traffic using Church Lane. There are frequent funerals at St. Margaret's and ask if consideration has been made to the use of the lane, and in particular the difficulties for a funeral cortège pulling out of Church Lane turning right to be immediately faced with a red light? If a funeral is not seeking burial in the churchyard, then they're either going to Carmountside or Stafford crematoria so turning right is the only way. It is predicted that the cortège would become divided as it leaves the lane as the lights turn red with insufficient for it to leave the site in one procession.

On the other hand, might impatient drivers heading in the direction of Tean use the slip lane to get past the lights then exit the slip road just as someone is exiting church lane? An accident waiting to happen! All this is a possible scenario with serious consequences.

The use of the church hall may well bring pressure at the junction for its many different uses, i.e. Voting days when there is a continual flow of traffic in both directions for something like a fourteen-hour period. The Parish Council also hold their monthly meetings as well as a number of public meetings in the hall, all gaining access via a car. Other functions which have a set time to finish there could be many tens of cars wanting to exit at the same time which would be governed by the settings of the traffic lights.

I feel that Church Lane which includes the church, hall and graveyard has been completely ignored in the proposals. It is not simply an unadopted lane with a few residential properties, it is used by the wider community on a regular basis. The hall is used by the parish council for regular meetings and also for elections. Access to Church Lane will be particularly difficult in the case of funeral procession.

It is the wish of the PCC that this proposal is dismissed as currently there is insufficient evidence to support this change and also no survey has been taken with regards to other users of the junction and lane to justify the proposals therefore ask that the planning committee dismiss this application.

Yours faithfully,

Dr Richard Talbot, MBE

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