
From: planningcomments@staffs Moorlands.gov.uk
Sent: 29 April 2025 21:06
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0167 Site Address: Land adjacent to Lakeland Lodges Rudyard Road Rudyard
Staffordshire Comments by: Ian Weetman

From:

3 Lakeland Lodge
Rudyard Road
Rudyard
Leek

ST13 8PG

Phone:

Email:

Submission: Objection

Comments: The only reason that I became aware that a planning application may be submitted on the land adjacent to Lakeland Lodge was when diggers and machinery went on site to clear the ground and lay hard core. The six properties in Lakeland Lodge have received no communication from the local authority and nor has the local authority placed any notices in the immediate area to make other local residents aware of the application. This prevents meaningful consultation. As an owner of one of the Lakeland Lodge properties I should have been informed.

Highway safety is already challenged in the vicinity of the mini roundabout at the top of Rudyard Road. Cars park along Rudyard Road right up to the opening to Lakeland Lodge's drive on a very frequent basis which blocks visibility on exiting Lakeland Lodge car park. This is compounded by vehicle drivers coming up Rudyard Road who are focussing on the mini roundabout, rather than anticipating drivers exiting Lakeland Lodge car park, which has resulted in many near misses. The proposed application includes parking for 31 vehicles. The significant increase in vehicular ingress and egress in this location will negatively impact highway safety. In addition, the proposed application incorporates the public footpath which is regularly used by walkers. A significant increase in vehicle movement in this area reduces pedestrian safety.

The plans submitted encroach upon Lakeland Lodge car park and irradicate 3 existing car parking spaces along the hedge. The land registry title to our property includes one of those parking spaces and the applicant does not have right of way.

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