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Sent: 21 January 2026 21:30

Subject: Comment Received from Public Access
[REDACTED]

Application Reference No. : SMD/2025/0532 Site Address: Stonehouse Farm Ash Bank Road Werrington
Staffordshire ST9 0JR Stoke-On-Trent Comments by: Lisa Daniels

From:

25
Spindlestone Close
Werrington
Stoke-On-Trent

ST9 0FG
[REDACTED]

Submission: Objection

Comments: Formal Objection to Planning Application 2 Proposed Co‑op Store and Car Park Adjacent to
Residential Properties

1. Introduction

I am writing to object to the proposed development of a new Co‑op store and associated car park directly behind my home. My property borders the site, and my garden, patio doors, kitchen window, and children's bedroom windows all face the proposed development. The impact on my family's privacy, security, wellbeing, and residential amenity would be unacceptable.

2. Failure to Notify Residents Listed for Consultation

My property is listed on the official consultations list for this application, and the statutory 21‑day consultation period began on 6th January. However, as of 21st January 2026, I have still not received any formal notification of the proposed development. This is extremely concerning, given the significant and direct impact this proposal would have on my home and family.

Proper notification is a fundamental part of the planning process, ensuring that affected residents have a fair and reasonable opportunity to comment. The lack of timely notification has limited the period available for me to

prepare and submit my response, and raises questions about whether all neighbouring households have been adequately informed. Given the scale of the impact on the homes directly bordering the site, it is essential that the consultation process is carried out correctly and transparently.

3. Response to Applicant's Reference to Previous Application and Appeal

The applicant states that the previous application (ref: SMD/2022/0438) was refused solely on design grounds and that 'all other matters have been confirmed to be acceptable.' I strongly disagree with this assertion. The issues raised by the residents most directly affected by this proposed development – including those whose gardens, kitchens, living rooms, and children's bedrooms face the site – were not adequately addressed or taken into account during the previous application or appeal.

The fact that the refusal and subsequent appeal focused on design does not mean that all other impacts were acceptable; it simply means that design was the only matter formally tested at appeal. The significant concerns relating to privacy, noise, overlooking, anti-social behaviour, late-night disturbance, and the proximity of a commercial car park to residential boundaries remain unresolved and continue to be of serious concern to the households immediately bordering the site.

It is therefore misleading for the applicant to suggest that these matters have been 'confirmed to be acceptable,' when in reality they have never been properly assessed in the context of the severe and unique impact on the homes directly adjoining the proposed development.

4. Rebuttal to Point 2.24 of the Applicant's Planning Statement

The applicant claims that the 75 new dwellings recently completed to the east of the site justify the development of an enlarged convenience store. This argument is flawed for several reasons:

- New housing does not justify placing a commercial development directly against existing residential boundaries. Planning policy requires protection of existing residents' amenity, which this proposal fails to achieve.

- The applicant's claim that the store will 'complement' new residents is not accurate. The six new houses facing the proposed store do not want to look out from their patio doors and bedroom windows onto a large retail unit and car park.

- The area is already served by the existing Co-op on Washerwall Lane, which is within easy walking distance for both existing and new residents and in fact the majority of residents live on the side of the current store. It is also concerning that a lot of children visit the current site from the primary school and high school, if the store was to move to the proposed site, a lot of children would have to cross the busy main road to access it.

- The proposal ignores the harm to neighboring households. Planning decisions must balance need with impact, and here the impact is overwhelmingly negative.

5. Loss of Privacy and Residential Amenity

My home would directly overlook the shop and its car park. This represents a substantial loss of privacy and would materially harm the enjoyment of my property.

- My patio doors, rear windows, and kitchen window would face directly onto the development, allowing people visiting the store or using the car park to see straight into my home.

- Cars would be parked directly on the other side of the fence at the bottom of my garden, bringing headlights, conversations, and vehicle movements right up to my boundary.

- My children's bedroom windows look directly towards the entrance of the proposed store. They have already expressed concern about children and teenagers gathering outside the existing Co-op, looking up at their windows, and shouting.

- There is a clear potential for children and teenagers to gather or 'hang around' the shop and car park, from where they would be able to look directly into my kitchen, garden, and children's bedrooms.

6. Noise, Disturbance, and Anti-Social Behaviour

The car park would sit directly at the end of my garden, creating unavoidable noise and disturbance from vehicles entering and exiting between 7am and 11pm.

- A store operating until 11pm is not necessary for this area and would increase the likelihood of anti-social behaviour late into the evening.

-For the safety of store users using the car park, bright lighting would need to be used. Again, this lighting would cause light pollution around the site and would directly affect my children's and neighbours bedrooms at the rear of our properties. There is already a lot of light pollution in this area caused by the lights from the prison.

- Convenience store car parks are known to attract littering, loitering, and disruptive behaviour, especially during later hours.

- There is a real risk of litter being thrown over the fence into my garden and my neighbours' gardens due to the close proximity of the car park to our boundaries.

-I also fear that discarded food and litter will attract vermin.

7. Delivery Noise and Operational Disturbance

The proposal would introduce significant noise from delivery operations:

- Air-conditioning and refrigeration units run continuously and produce a persistent low-frequency hum.

- Delivery trolleys and cages create sharp, disruptive noise when wheeled across hard surfaces.

- There will be multiple fresh-goods delivery vehicles, not just Co-op lorries. I already see bread and fresh-goods lorries turning down Washerwall Lane to service the existing store.

8. Surface-Water Drainage Concerns

I am seriously concerned about the impact of a fully tarmacked car park on drainage:

- Replacing permeable ground with tarmac could cause less drainage from our properties.
- This raises the risk of water pooling and garden flooding for the houses directly bordering the site.

9. Impact on Outlook and the Character of the Area

One of the key selling points of my property & those of my neighbours & was the attractive outlook to the rear. Our homes currently face a small field area, a beautiful stone cottage, the church, and the library. These features contribute significantly to the character, charm, and peaceful setting of our properties.

The proposed development would replace this pleasant, open view with a large, visually intrusive commercial building and car park, eroding the rural and historic character that makes this location so desirable.

10. Impact on the Desirability and Long-Term Value of Nearby Homes

The proposed store would sit extremely close to the boundaries of several residential properties, including my own.

- Increased noise, late-night activity, loss of privacy, and overlooking would make these homes less desirable places to live.

- While house prices are not a direct planning consideration, the factors that affect property value & amenity, privacy, noise, and outlook & are.

11. Pedestrian Safety and the Uncertain Provision of a Crossing

The Planning and Retail Statement refers to a signalised pedestrian crossing at the corner of Ash Bank Road and Salters Lane, stating only that such a crossing &should& be provided. This wording offers no certainty or commitment.

Residents would require reassurance that this crossing will be installed, not merely suggested. It is concerning that pedestrian safety is presented as conditional, particularly given the increased traffic movements a store of this scale would generate.

Also concerning is that visitors to the store who wish to cross from the store over to the church side is that there is no pavement at all on the corner of Ash Bank Road and Salters Close.

12. Request for Extended Tree Planting Along Residential Boundaries

Should the development proceed despite the significant concerns raised, it would be essential for the landscaping proposals to include an extension of tree/shrub planting along the full length of the boundary behind my property and those of my neighbours to create an extra barrier between the fence at the bottom of our gardens and the car park. This would create extra security and prevent damage to our fences.

13. Closing Summary

For all the reasons outlined above, this proposal would have a severe, direct, and unacceptable impact on the six homes that border the site – including my own. The development would result in a significant loss of privacy, increased noise and disturbance late into the evening, heightened risks of anti-social behaviour, drainage concerns, and a substantial deterioration in the outlook and character of our residential environment.

I therefore respectfully request that the Council refuse this application in order to protect the amenity, privacy, safety, and wellbeing of the families who live directly alongside the site.

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