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From: planningcomments@staffsmoorlands.gov.uk
Sent: 28 January 2026 15:50
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0481 Site Address: The Old School Canteen Shepherd Street Biddulph
Staffordshire ST8 6HZ STOKE-ON-TRENT Comments by: David ColcloughBiddulph Fencing Contractors

From:
C/O 5
Smokies Way
Biddulph
Stoke on Trent
Staffordshire
ST8 6TZ

[REDACTED]

Submission: Objection

Comments: The application provides car parking spaces at the front of each property directly from the adopted highway Shepherd Street, but also indicates 5 additional spaces to the side of one of the new builds. On the basis the planners require those additional 5 car parking spaces to approve the application, then I object to its approval. The applicant has failed to indicate to the planning authority, the means of access to those 5 side car parking spaces. This is because the applicant is well aware that I own the private access which adjoins the application site and the applicant knows they have no legal or prescriptive rights over my private access. The applicant has approached me for the grant of a legal right of way which is refused. Therefore the planning authority and highways must be fully aware that the applicant has failed to identify safe means of access to those 5 parking spaces. Without such means of access those spaces cannot be used which potentially means additional parking burden on Shepherd Street making it unsafe for such a busy narrow public highway. The applicant could have submitted a smaller scheme which included parking within the application site knowing full well there was no legal or other right over my private access, but has chosen to maximise the site and failed to be transparent to the authority regarding access to those 5 side parking spaces. For this reason the spaces cannot be used and should be taken out of consideration by the planning authority when considering this application.

I would also like the authority to take consideration of the retaining wall the applicant will need to build given the difference in level between the application site and my land to the rear which abuts. The width of any retaining wall needs to be included which is likely to reduce the garden space for each unit and this should also be taken into account.

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