

Comments for Planning Application 63110/FUL

Application Summary

Application Number: 63110/FUL

Address: Land off Chamberlain Avenue, Stoke-on-Trent, ST4 5EQ

Proposal: Demolition of existing garages and residential development of ten, one bed apartments over two storeys and associated parking

Case Officer: David Clarke

Customer Details

Name: Mr William Gallimore

Address: 10 Colindene Grove, Penkhull, Stoke-on-Trent ST4 5EH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:-Plans state that a 1.8m fence is to be erected around the boundary of the development. Our property has long established access via a back gate which opens on to the site, will this be honoured and accessible?

There are concrete steps leading from our gate to the proposed development site which are currently maintained by the council, when the site is transferred to Fortier Homes will this maintenance continue?

Due to the narrow road and limited parking on Colindene Grove, we require access through the back gate for building and maintenance work in order to prevent disruption for the rest of the cul-de-sac and therefore need to keep our access.

- In regard to "Application for planning Permission Town and Country Planning Act 1990", the form describes the housing category as "Social Housing" which contradicts what was told to us in the meeting at the Town Hall when representatives informed us they were aimed at "professionals through the private market". Has the aimed at demographic changed?

Also, if this is an error and they are aimed at "professionals", what is the time period set to deem if the development was a success at renting out to "professionals"? If some of the properties are still empty after a period, will they be re-classified as social housing?

-At the town hall, representatives mentioned that the property was aimed at single occupancy, which is the reasoning for only giving 10 parking spaces plus 3 extra allocated to the surrounding property. However, in the application, it states that two occupants will be in each property. Two "professional" occupants will require more parking space, adding to congestion. How will this be addressed?

-Our property is lower down than the proposed development. With the removal of trees from the site, will more trees be planted to replace the ones removed? If so, could these be planted in places to improve privacy for surrounding residents? We feel that because we are lower down we are being overlooked/overshadowed and would appreciate our privacy to be acknowledged.

-As mentioned by our neighbours, trees were removed prior to the "Arboricultural Survey". I understand that the trees which were removed were not listed but as a resident for several years at my property I have witnessed bats flying through those trees. Was an ecological survey carried out prior to the removal of those trees?