



Chairman: Dr Charles Pantin

Mr David Clarke
Planning officer
Stoke City Council

4th December 2018

Dr Charles Pantin
Chairman
Penkhull Residents
Association
c/o 1The Views,
Penkhull New Road
Stoke-on-Trent
ST4 5DG

Dear Mr Clarke,
63110/FUL | Demolition of existing garages and residential development of ten, one bed apartments over two storeys and associated parking | Land off Chamberlain Avenue, Stoke-on-Trent, ST4 5EQ

Thank you for informing the committee of the PRA of the amended drawings submitted to the planning department by the applicant. There are improvements in Security and openness.

The one obvious failure is to provide porches for the ground floor flats, which we continue to press for.

Otherwise our letter of 25th October 2018 below stands.

Thank you
Yours Sincerely,

Dr Charles Pantin
Chairman
Penkhull Residents Association

Letter of 25th October 2018

The committee of the Penkhull Residents Association (PRA) has discussed the application and heard views from several local residents. We list the points raised

General Points

- **Lack of initial consultation.** Trees cut down (legally as Directorate of Place acts as owner) but no mention of type of work to be carried out in letters sent round. This gives impression of a “ done deal to build on land whatever result of any later consultation.
- **Loss of greenery and trees.** Living is enhanced by green spaces large and small. The more green space, the better correlation with the health and wellbeing of the residents. Building on every spare plot has been shown to decrease the health of a neighbourhood



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Practical Points

- **Position of development.** It is sited in a cul-de-sac at the top of a steep road. Chamberlain Avenue is steep and has street parking on either side.
 - It is very slippery in bad winter weather when residents have to leave cars in Hunters Way at bottom and walk.
 - Access from the back entrances of houses on Rothwell Street and Colindene Grove needs preserving.
 - Drainage problems from Rothwell Street. The drains from Rothwell Street properties run into the site where the manhole is situated. A resident from Rothwell Street reports regular problems with back-up of drainage into Rothwell Street properties. Severn Trent regularly has to clear the drains from the manhole.
 - Water pressure is low in houses round the site report two residents in Colindene Grove
 - The site is on top of the hill. Rain must not run into the neighbouring properties

- **Parking.** Parking is a problem across Penkhull.
 - There must be enough parking for all residents
 - Extra spaces for visitors and residents in Rothwell Street need to be developed. This will relieve the pressure on the front of Rothwell Street where parking occurs on pavements.

- **Security and openness.** The PRA strongly supports the Police report and its measures to reduce the possibility of ant-social behaviour
 - Keep the site open with no closed fencing
 - The provision of at least one ground floor and first floor side window in the apartment block gable end facing west towards the elevated footpath and 'private parking' spaces to discourage unwanted activity along the footpath or to the side of the apartment block.

- **High Quality housing.** The site is next to the Penkhull Conservation Area,
 - The buildings must be of high standard to blend in.
 - The ground floor properties have entrances opening directly into the lounges. Porches are needed to stop dirt being walked into the lounge and to preserve heat, especially as the doors face the North East

The planning department has received further points at its two information events at Penkhull Village Hall on Thursday 18th October

Best wishes
Yours Sincerely,

Dr Charles Pantin
Chairman
Penkhull Residents Association