

Application Reference No. : SMD/2021/0649 Site Address: Oak Lodge Sandy Lane Brown Edge
Staffordshire ST6 8QJ Stoke-On-Trent Comments by: Mr S. D. Cartlidge

From:

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Sandy Lane

Brown Edge

Stoke on Trent

ST6 8QJ

Submission: Objection

Comments: I object to the above application:

I live opposite Sandy Lane Community Centre; during the week this is a busy daily pre-school nursery and at weekends children's dance classes run during the day. The community centre also offers classes and activities during the evenings such as fitness and martial arts. The centre has parking for approximately nine cars. In addition, there are three hairdressing salons, a takeaway and another business due to open on the corner of Sandy Lane and High Lane.

The local supermarket entrance is also on Sandy Lane with several large vehicles delivering to the store each day, those, along with shoppers, enter and exit the car park on Sandy Lane. So already within 100 yards there are seven businesses which create a high volume of traffic. The supermarket car park has planning permission for several houses which will result in more traffic.

The traffic on Sandy Lane is impacted further by large HGVs delivering and collecting from businesses on Hough Hill several times a day. To allow planning permission for another business would increase the traffic to an unacceptable level in what should primarily be a residential street.

It is also worthy to note that traffic entering and exiting Sandy Lane onto High Lane do so on bend in a main thoroughfare from Stoke-on-Trent to Leek where there are already very real, major concerns regarding road safety; to create further traffic given the safety concerns of the local community is incongruous.

Pedestrian movement on Sandy Lane is already hazardous; there is no footpath on the side of the proposed children's home and a very small and narrow footpath on the opposite side of the road. During busy times, such as when the takeaway is open and dance classes are running, the traffic outside my home is chaotic and sometimes results in my drive being blocked and on one occasion

prevented me from getting to an older family member in a medical emergency. On other occasions I have been unable to access my drive when returning home.

I believe that the highway will become dangerous with the addition of another business. The increase in traffic will be caused by visitors to the seven day 24-hour facility including staff on duty, on-call staff in any emergency situation, management on duty, local authority social worker and other professional visits, visitors for any meetings involving the residents, any external agencies supporting the residents visiting, the residents' families visiting to spend time with their children, internal and external inspectors, maintenance, staff meetings, supervisions, training; this list is not exhaustive. It will increase the number of vehicles requiring access to and from the property. It will create further disruption and disturbance potentially at any time during the day or night. It will clearly also increase noise in the area throughout the day and night. The property's driveway is not suitable for use by multiple cars which will cause further congestion along Sandy Lane where small children are entering and leaving the community centre six days each week.

I believe that planning is not intended to deal with problems such as any potential anti-social behaviour, but it should take into account the effect that such a business will have on local residents that the increase of traffic, and traffic noise, in the heart of a small village will create. Any further disturbance by yet another business in Sandy Lane would be detrimental to the quiet enjoyment of the local population.

The application is very silent on the on the range of services and support that will be needed, and I urge the planning committee to view the property on site to see first-hand the problems already encountered at certain times of the day and evening with traffic and pedestrian movement in the locality of Sandy Lane.

The request to allow change of use of the property from a dwelling to a children's residential home is clearly changing the use of the property from residential to business and I believe that we already have too many businesses in Sandy Lane without adding yet another; another business will erode the character of the area and the village environment.
