
From:
Sent: 27 October 2021 23:24
To:)
Subject: Comment Received from Public Access

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

From:
Chapel House
Sandy Lane
Brown Edge
Stoke-on-Trent

ST6 8QJ

Phone:

Email:

Submission: Objection

Comments: We have lived for the last 34 years in the property directly attached to Oak lodge and strongly disagree with the proposed change of use. It's preposterous that such a material change can be made so easily from a domestic dwelling into a residential care home for children when some may see it as a profit-making business. Whilst Brown Edge has reached the target on the Neighbourhood Plan in terms of approved planning applications, this is yet to be satisfied and this change is yet another loss of domestic dwelling to a business premises. All this with no legal requirement for consultation or consideration to direct neighbours.

Over time businesses within the lane have changed and moved location or closed with some newer additions more recently. All the businesses are concentrated towards the junction of High Lane and Sandy Lane and the junction with Hough Hill. Within this short stretch of road there are several businesses and the access to the main carpark to Keith's convenience store located on High Lane, which commands a steady flow of traffic in and out of the site from both directions in Sandy Lane. There are three Hairdressing establishments with various opening times that have visiting clientele and a Chip Shop that opens for evening trade at which times there can be several cars pulling up for collections and orders. Directly opposite is the Sandy Lane Centre (Formally Methodist Chapel Hall) is only used for worship one Sunday per month for approx 1.5 hours.

However, for most of the time this is the home to Busy Bees Day Nursery looking after toddlers through to school age during the day and other children's activities including J Gang, Taekwondo & Karate in the late afternoons and evenings along with children's parties on Sundays. Further activities include Ladies total fit, Aerobics plus children's Dance classes on Friday and Saturday. The delivery and collection of children from the site increases the traffic load in this short section when many of these activities clash with business opening times and the junction of Sandy Lane and Hough hill is used as a turning point. Although there is a small car park situated to the front of the Sandy Lane centre this is used during the day by some Busy Bees staff, residents, and visitors to the other businesses. However, at night this is also used by residents with limited parking from both High Lane and the narrower parts of Sandy Lane for overnight parking due to no access or available parking near to their own properties. Additional parking is roadside only with many cars straddling the pavement and blocking and reducing access to resident driveways generally to the detriment of pedestrians who must walk in the road to pass by. This incumbers more elderly village residents who visit the Convenience store for daily provisions and must step into the road to get by. This also reduces the road width meaning many cars are travelling on the right-hand side of the road when passing this property travelling into Sandy Lane or up Hough Hill. It should be noted that there is no pavement on the side to Oak Lodge.

It is stated in the application that there will be a maximum of 3 additional vehicles. However, on shift changeover the number of vehicles will increase. Although the size of the driveway will accommodate 4 vehicles the possibility of manoeuvring is impossible within the confines of the driveway. This will cause additional chaos and noise especially at 6.30am and 10.30pm. The Planning statement states capacity for 1 vehicle in the garage. This is incorrect as it would be impossible to exit the car once inside due to the width and since the garage was built no car as ever been housed.

The care staff do not generally maintain the building structure or garden so additional teams will also attend periodically to undertake these duties so again more vehicles and noise.

The application Item 4.7 states:

“It is entirely reasonable to expect a high proportion of staff to typically commute to the site via public transport”

With transport timetables in rural communities being cut due to demand and the higher level of personal transport this statement cannot be substantiated as neither the early morning, late night or any weekend changeovers can be covered by this service. I do not feel that the company having only inner-city experience with the setting up of such a facility appreciates a lifestyle and the travel requirements of living on a village. With transport links so limited the necessity to transport these residents is understated and generally requires additional unit/pool vehicles to facilitate. Hence if this is to be the case the car numbers for Oak Lodge would increase further.

The company at this stage are vague regarding the needs of the residents. Based on similar residence in surrounding areas this includes antisocial behaviour in both the residence and surrounding location, visits from the Police, Social workers and statutory bi-annual visits from Ofsted which could easily be more based on resident behaviour and complaints from village residents.

It is essential that the Planning committee attend site at Peak times to look at the situation and location of the property, in relation to existing residents, other businesses and increased traffic and disruption this will cause to an already busy location central to the village.

Although these children have had an extremely challenged start in life and as a society we need to provide a safe and balanced environment in which they can develop, we all are aware of the reality from reports of similar institutions around the area and we all know someone that works in this sector and hence the question remains that is a semi-detached property suitable for such an establishment when the noise level and disruption to an adjoining neighbour will be greatly increased.

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