

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 10 November 2021 19:43:17

Application Reference No. : SMD/2021/0649 Site Address: Oak Lodge Sandy Lane Brown Edge Staffordshire
ST6 8QJ Stoke-On-Trent Comments by: Denise Wheat - Parish ClerkBrown Edge Parish Council

From:

3 The Island
Teaen
Staffordshire Moorlands
Stoke-on-Trent
Staffordshire
ST10 4JE

Phone:

Email:

Submission: Objection

Comments: Mr B. Haywood

Lead Planning Officer

Moorlands House

Stockwell Street

LEEK

ST13 6HQ

10th November 2021

Ref: SMD/2021/0649

Dear Mr Haywood,

It has come to the attention of Brown Edge Parish Council, of an application for a Lawful development certificate for a proposed Change of use from Class 3 (dwelling house) to Class 2 (residential institution) at property Oak Lodge, Sandy Lane, Brown Edge, ST6 8QJ.

The Council have not been informed of this application and it appears to not be open to public consultation.

The information was found on the SMDC weekly list after the press published it on social media. As Clerk to the Parish Council surely, I should have been informed of this and circulated through Council channels to be transparent and to keep Parish Councillors informed on all levels?

The Council debated this application at a meeting of the Full Council on Wednesday 3rd November, and they resolved to ask the District Planning Department why the Parish Council and the local community have not been consulted? The Council feel appalled that they are not part of the statutory process for Planning consultation on such an important application as this.

There are several points of objection which have been raised by the Council for the urgent attention of the Planning Committee:

¿ Brown Edge Parish Council Neighbourhood Planning Committee have had a housing needs survey done as part of their Neighbourhood Development Plan and this indicated no need for a facility of this kind in the village. The National Planning Policy Framework states that housing should be relevant to the area it is proposed. No survey has identified this need in Brown Edge including the latest housing needs assessment carried out by AECOM. Therefore young people housed in the facility will certainly be from outside the area. Thus depriving Brown Edge of a quality residential house that the AECOM report did identify as being needed.

¿ There is already a residence for this purpose in a detached property near to Tinster¿s Wood which is a much better location and a detached residential care home for adults with learning disabilities at Hill Top.

¿ The proposed property is Semi Detached and residents in the adjoining and facing properties will be overlooked by workers and residents with potential noise and disruption to normal village life. This is a residential area. There will be potential of 24-hour disturbance.

¿ There is only car parking for residential use. Several staff and other support workers will not have room to park, this will cause obstruction on Sandy Lane and disruption at all different times of day as staff shifts change over.

¿ The Council debated that this application is purely for profit of the owners in the fees they will receive, and of no benefit to the Moorlands or the village of Brown Edge.

¿ There are no regular public transport links to take them into Leek or Stoke-on-Trent. Bus services are very limited. Links to bus timetables <https://bustimes.org/services/8b-hanley-norton-brown-edge-schools> & Stanton¿s Timetable attached.

¿ Staff needing to travel to work by public transport as promoted in the Planning Statement would also struggle with the current transport available.

¿ Brown Edge village has no facility to entertain young people. There is no Youth Club provision

¿ Police officers attending the meeting on 3rd November, informed us that reported incidents of anti-social behaviour in Brown Edge had increased by 3% already.

¿ This could have a negative impact on village life Brown Edge young people will become influenced and potentially fall into bad relationships.

¿ Brown Edge elderly generation could become subject to abuse as the young people get bored of their village surroundings.

¿ Parents have expressed concern for safeguarding of their children, business owners from Busy Bees Nursery at the Sandy Lane Centre are worried about the detrimental effect it will not only have on their businesses but on the viability of Sandy Lane Centre itself.

We trust that the Planning Department will take the Parish Councils objection into account as they speak on behalf of the local residents of the Parish.

Please could you send a response to clerk@browndedge-pc.gov.uk

Yours sincerely

Mrs Denise Wheat

Parish Clerk

On behalf of Brown Edge Parish Council

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