

From:
To: [Planning Comments \(SMDC\)](#)
Subject: Objection letter for application SMD/2024/0241
Date: 08 July 2024 18:23:57

Dear Sir/Madam,

Re: Objection to Planning Application No. SMD/2024/0241

I am writing to formally object to the planning application submitted for the conversion of a C3 dwelling into a C2 Residential Institution at 4 Millers View, Cheadle, Stoke-on-Trent, Staffordshire ST10 1XP. I received notification of this application on 26th June 2024, dated 14th June 2024, which allowed only nine days for community response. This timeframe is insufficient for a proper evaluation and response from residents. Additionally, the public notice affixed on a lamppost near the property is dated 25th June 2024 and is obscured by overgrown bushes, further limiting public awareness and access to information. If residents hadn't investigated further we wouldn't have known we had from the date on the affixed signage.

Our neighbourhood is characterised by its quiet, residential nature, which is essential for the well-being and safety of the many children who live and play in the area. The proposed development is unsuitable for this location for several reasons:

- 1. Increased Footfall and Traffic:** The establishment of a residential home will significantly increase footfall and vehicle traffic in our area, posing a potential risk to the safety of children and other residents who are accustomed to the current low levels of traffic. The quiet nature of our community is one of its most cherished attributes, and this development threatens to disrupt that peace.
- 2. Insufficient Parking Space:** The application indicates that there will be a number of vehicles associated with the residential home. However, there is not enough space to accommodate all the intended vehicles, likely leading to parking congestion. This congestion will exacerbate existing parking issues and lead to further safety concerns on the narrow streets of our cul-de-sac with no pavements, which has only one exit and entrance. Never designed for the operation of a business.
- 3. Shift Work and Increased Activity:** The planned shift work staffing changes between 8:00 and 20:00 will result in continuous activity in the area. Visits from health professionals, residents' parents, increased food deliveries, and additional waste removal will further add to the noise and disruption, undermining the tranquillity of the neighbourhood. Additionally, the overlap of staff changing shifts will result in multiple cars being present simultaneously, further contributing to parking issues and traffic congestion.
- 4. Inadequate Public Notice:** The placement of the public notice in a far corner of the property, obscured by overgrown bushes, has limited public access and awareness of the proposed development. Proper notification is crucial for ensuring that all residents are informed and have the opportunity to voice their concerns.
- 5. Development Plans and Social Policies:** This development does not align with the community's needs for more suitable housing options. It does not support or help to meet the Local Plan policy SS7, which identifies Cheadle as suffering from underinvestment in its infrastructure and town centre, lack of housing, and a need for more education, health, and community facilities to serve the population while minimising the impact of development on the countryside and existing residential areas.

As a taxpayer, it is concerning that Staffordshire Moorlands Council has approved this

planning application thus far without seeking further consultations from residents. The lack of adequate notice and poor communication undermine the trust and cooperation that should exist between the council and the community.

In conclusion, I strongly urge the council to reconsider the suitability of this location for the proposed residential home. The potential increase in traffic, activity, inadequate parking facilities, insufficient public notification, and concerns over application transparency all present significant issues that could negatively impact the quality of life in our neighbourhood.

Sincerely,
Luisa Blando
3 Millers View
Cheadle
Stoke-on-Trent
Staffordshire
ST10 1XP