

Application Reference No. : SMD/2025/0397 Site Address: Shoetime 180 Uttoxeter Road Blythe Bridge Staffordshire ST11 9JR Stoke On Trent Comments by: Mr Paul PughCam-Tec Limited

From:

190
Uttoxeter Road
Blythe Bridge
Stoke-on-Trent
Staffordshire

Submission: Objection

Comments: We would like to preface the following comments by saying that we wish every success to the nursery, and that the job opportunities and childcare places it will provide can only be regarded as a good thing. However, we do have some concerns, which mostly centre around the disparity between the amount of parking space available and the number of vehicles requiring parking.

The only parking that belongs to the property is within the perimeter of the grounds, and can accommodate 2-3 cars. Swan Passage is an unadopted single-track road, and the land that it leads to is also unadopted. Over the 33 years we have been here, the small area of land has been useful for locals including but not limited to - parents picking up children from local schools, visitors to the hairdressers or newsagents (and of course ShoeTime), people using the train station, visitors to our business, and delivery drivers/couriers. Despite the many uses over the years, there is rarely any more than 2-3 cars at a time, often there are none, meaning that there is always plenty space for people to drive in and turn safely. Additionally, twice a day, a great many children pass through the area and down Swan Passage walking to and from school, as well as other pedestrians such as joggers or dog walkers.

The planning application lists 10 existing full-time employees, with a proposed 30 full-time employees. It's possible that each of these employees will have their own vehicle. The nature of the business being a nursery, which will accommodate a yet unconfirmed number of children, will undoubtedly bring with it many more vehicles with parents dropping off and picking up throughout the day.

Cam-Tec Limited has occupied 190 Uttoxeter Road for 33 years. We have an enclosed compound where we park our vehicles which is surrounded by a gated fence. From the perspective of our business, we require access to our compound through our gate 24 hours a day as we often work out of normal business hours. We have a large van and on occasion hire elevated platforms. The size of these vehicles requires adequate space to manoeuvre. If vehicles park in the vicinity of our gate, particularly opposite, it makes driving in and reversing out very difficult. Similarly, if vehicles park on the single-track passageway, it again means that it is difficult or sometimes not possible to pass through and access our building. With this sudden and significant increase in vehicles and traffic, our concern is that staff or parents will park vehicles in such a way that will limit the access and/or egress to our property. With the high number of different staff and parents, how can we be assured that our access will not be affected?

From a safety perspective, as mentioned previously, the area is used by a large number of schoolchildren as a cut through, and of course the nursery will now bring with it much smaller children. The council installed bollards onto the pavement outside ShoeTime in response to concerns for the safety of these children. Having so many additional cars now passing in and out, it raises the question of safety again. Should additional measures be put in place to

ensure that the traffic using Swan Passage travels at a safe speed? We have seen more than enough cars speeding up and down in a hurry to not feel comfortable that with so many new vehicles that all can be trusted to drive carefully.

The planning application states that it is currently unknown how foul sewage is to be disposed of. It should be noted that the previous residents had issues with overflowing sewage with only two people living there which Severn Trent have been out to several times in recent years. The overflow was so bad that sewage spread onto Swan Passage. Our concern is that the increase in sewage output may exacerbate a previously existing problem so this needs to be considered when configuring the waste system.

Finally, the gate at the entrance to the passage can be restrictive to larger vehicles – for example the bin lorry has collided with the gate on several occasions and subsequently refused to drive down, eventually leading to us having to cancel our bin collection. There have also been emergency incidents (vehicle arson, death) which have required emergency services. If there is no room for a fire engine or ambulance to enter, turn or exit this could be problematic. We were never consulted on the installation of the gate and we find it to be unhelpful, especially when leaving late at night to find we have been locked in.

We feel that the proposal may have an adverse effect on our business and our concerns need to be addressed. We look forward to hearing from you.

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