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From: [REDACTED]
Sent: 12 February 2026 17:28
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0523 Site Address: 1 Parklands Biddulph Moor Staffordshire ST8 7JL Stoke-On-Trent Comments by: Mr CG and Mrs EM Snow

From:
44 Farmside Lane
Biddulph Moor
Staffordshire Moorlands
Stoke-On-Trent
Staffordshire
ST8 7LY

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Submission: Objection

Comments: Dear Planning Officer,

I am writing to formally object to the above planning application proposing the conversion of a bungalow within a quiet cul-de-sac into a children's residential home (Use Class C2). My objection is based on several material planning grounds, which I outline below.

1. Incompatibility With the Character of the Area

The proposed development is fundamentally at odds with the established character of this cul-de-sac, which consists solely of low-density, single-family homes. The area is defined by its tranquillity, semi-rural setting, and domestic scale.

A children's home represents a significant intensification of use, with higher levels of activity, staffing, and vehicle movements than a typical C3 dwelling. This would materially alter the peaceful residential nature of the street.

2. Impact on Elderly and Vulnerable Residents

A large proportion of residents in the cul-de-sac are elderly, some with mobility issues or health conditions. These individuals rely on a quiet, predictable environment.

The introduction of a 24-hour staffed facility would bring increased noise, comings and goings, and general disturbance, resulting in a loss of residential amenity for vulnerable neighbours. This conflicts with planning policies that seek to protect the wellbeing of existing residents.

3. Unsuitable Location Due to Lack of Amenities for Young People

The village is semi-rural and offers no amenities for teenagers or young people. There are no youth facilities, limited public transport, and no structured recreational opportunities.

Children in care often require access to support services, higher than primary education, healthcare, and supervised activities – none of which are readily available locally.

This raises serious concerns about the suitability and sustainability of the location for a C2 use.

4. Traffic, Parking, and Highway Safety Issues

The cul-de-sac has, limited turning space, and no capacity for increased on-street parking. A children's home typically generates:

- Multiple staff shift changes daily

- Social worker and professional visits

¿ Family contact visits

¿ Deliveries and service vehicles

This level of traffic is inappropriate for a road layout designed for minimal residential use.

There is a genuine risk of obstruction, congestion, and compromised emergency vehicle access, which is a material planning concern.

5. Noise and Disturbance

A children's home operates 24 hours a day, unlike a standard family dwelling.

Noise from staff arrivals, late night activity, outdoor use, and vehicle movements would significantly affect neighbouring properties.

Given the cul-de-sac's enclosed layout, noise is likely to carry and cause a substantial loss of amenity.

6. Harm to the Rural Character and Countryside Setting

The property sits within a semi-rural village where tranquility, open views, and low density housing are defining features.

Institutional use may require additional lighting, fencing, or security measures that would urbanise the setting and detract from the rural character.

This conflicts with local plan policies aimed at protecting countryside environments.

7. Ecology and Wildlife Concerns

The surrounding area supports wildlife such as bats, hedgehogs, and nesting birds.

Increased lighting, noise, and activity can disrupt nocturnal species and break wildlife corridors.

If no ecological assessment has been submitted, the application is incomplete and cannot be properly evaluated.

8. Lack of Demonstrated Need for This Location

The applicant has not demonstrated why this specific site is appropriate for a children's home.

There is no evidence of:

¿ Adequate public transport

¿ Access to youth services

¿ Local healthcare provision

¿ Support infrastructure

Without this, the proposal is unsustainable and contrary to planning policy requirements for C2 facilities.

Conclusion

For the reasons outlined above, the proposal would result in:

¿ Loss of residential amenity

¿ Increased traffic and highway safety risks

¿ Harm to the rural character of the area

¿ Unsustainable placement of a C2 facility

¿ Negative impact on elderly and vulnerable residents

I therefore respectfully request that the council refuse this application.

Yours faithfully,

CG and EM Snow

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