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From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : SMD/2026/0254 Site Address: White Gate CLEWLOWS BANK BAGNALL STAFFORDSHIRE
ST9 9LP Stoke On Trent Comments by: Susan Cliff

From:

Beech Haye
Clewlows Bank
Bagnall
Stoke on Trent
Staffs
ST9 9LP

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I have lived on Clewlows Bank for close on 40 years.

Main points that I would like to raise when considering this application:

1. BUS SERVICE

There is no bus service to and from Bagnall. This service was stopped some years ago. To access a major bus route one would have to walk at least 2 miles to either Milton, Baddeley Green or Endon.

2. PAVEMENTS

Whichever direction you choose to walk from the property, one would ultimately run out of pavements to walk safely. Pavements stop in whichever direction you walk. Vehicular traffic is particularly heavy at peak times, as Clewlows Bank and Bagnall Road is used as a 'short-cut'. I strongly consider that walking from the property to local amenities is particularly dangerous.

3. SCHOOLS

The nearest schools are in access of two miles away, at Endon or Milton.

4. AMENITIES

Bagnall is devoid of amenities. When I first came here there was a village shop/Post Office and Youth Club. In the passing of time, these are no longer in existence. There is a football pitch and there are some swings. That is all, oh apart from St Chads Church and the pub. The nearest shops are in excess of two miles away. What happens to the children during school holidays? Will they not be isolated in this property? There are no community services in Bagnall without being 'driven' out of the village..

5. STREET LIGHTING

There is no system of street lighting on Clewlow's Bank. The nearest street light is situated at the junction of Clewlow's Bank and The Green by the churchyard. Clewlow's Bank is in complete darkness at night, apart from individual residences who choose to illuminate their homes.

6. HEALTH SERVICES

The nearest doctors surgeries are at Baddeley Green, Milton and Endon.

7. WINTER MONTHS

A minor somewhat annual event is during winter, when there is a heavy frost/snowfall. Upon reaching Bagnall, which sits on the top of a hill, the temperature drops by at least 1 degree. When this happens Bagnall and in particular Clewlow's Bank is 'cut-off'. In the past, Clewlow's Bank has been mentioned on the local radio when there were at least four road accidents one evening, caused by drivers attempting to drive down Clewlow's Bank when it had snowed.

Bagnall is sited on the cusp between Stoke on Trent City Council and Staffs Moorlands Council. The 'gritter' lorry's, having travelled up Bagnall Road from Milton, turn around by Bagnall Heights, without driving into Bagnall village. Personally, I have been stranded in my home until the snow has cleared or have had to rely on friends with suitable four-wheel vehicles to take me to civilisation, or so to speak. This is a somewhat minor infrequent issue but worthy of note, and whilst I am covering this point, , White Gate is situated on a narrow part of Clewlow's Bank, on a bad bend with access to this property via a really steep driveway.

I appreciate that additional parking is planned but access to this parking, in adverse weather conditions would be inaccessible.

IN SUMMARY

I appreciate that the aim of this application is to provide residential accommodation for 6 x 4-12 year olds. However, I wish to refer to CHILDREN'S Homes (ENGLAND) REGULATIONS 2015 which clearly states:

ACCESSIBILITY

The location must allow children to safely, and independently access community resources, local schools, public transport and health services.

POLICY CONTENT

Promoting healthy and safe community social infrastructure and community services.

As I have outlined above, Bagnall per se does not meet these requirements.

In addition:

STAFFING LEVELS

3 staff during the day and 2 at night on a rota basis. Considering the points that I have raised previously, all staff would need vehicular transport. Does this not restrict/discriminate the workforce who may not have appropriate transport to the proposed address?

In conclusion, having regard to all the points that I have raised, i do not consider that this Change of Use Planning Application be approved.

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