

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

Categories:

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

From:

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Submission: Objection

Comments: I request that this application be refused based on the following material planning considerations:

1. Highway Safety, Traffic Generation, and Parking DeficitA standard 6-bedroom family home typically generates predictable, low-volume domestic vehicle movements. In contrast, the proposed children's home will operate as a 24/7 commercial facility requiring a continuous stream of professional visitors. This includes:Multiple shift-rotation staff changeovers (often overlapping)Social workers, therapists, and multi-agency clinical professionalsOfsted inspectors and independent advocatesFamily contact visits and regular commercial delivery vehiclesThe application site lacks sufficient off-street parking to accommodate this high operational demand. Consequently, this will cause an overspill of vehicles onto [Insert Name of Street/Cul-de-sac]. This road is already [narrow / heavily congested / lacks pavements], and additional roadside parking will restrict emergency vehicle access, block pedestrian sightlines, and create a severe hazard to highway safety.
2. Loss of Residential Amenity (Noise and Disturbance)The introduction of a managed institution will generate a level of ambient noise and activity far greater than a standard household. The disturbance will be commercial in nature, characterized by frequent vehicle doors slamming and professional foot traffic during late-night and early-morning shift changeovers. This continuous pattern of come-and-go activity directly impacts the quiet enjoyment and residential amenity of neighboring properties, contrary to local development plans.
3. Material Change to the Character of the AreaThe surrounding neighborhood is a quiet, low-density, established residential environment. Converting a prominent 6-bedroom family dwelling into an institutional facility disrupts the cohesive character of this community. The property will no longer function as a home, but rather as a workplace and a managed facility, eroding the domestic and peaceful nature of the immediate area.
4. Poor Location Sustainability and Transport AccessThe application site is poorly located for a residential institution. It lacks sustainable transport links, meaning staff and professional visitors will be entirely reliant on private vehicles and taxis. Furthermore, the property is isolated from essential services, including local schools, therapeutic facilities, and public transport hubs. This commercial placement fails to meet basic sustainable development criteria.
5. Crime, Disorder, and Community CohesionUnder Section 17 of the Crime and Disorder Act 1998, the Council has a statutory duty to consider the impact of decisions on local crime and community safety. The applicant has failed to provide a robust, location-specific risk assessment to demonstrate how the intensity of this placement will be managed. Without rigorous oversight and evidence of multi-agency consulting, the proposed institutional use poses an unacceptable risk to local community cohesion.

Conclusion For the reasons outlined above, the proposal represents an overdevelopment of the site that will cause demonstrable harm to highway safety, residential amenity, and the character of the neighborhood.

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