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From: [REDACTED]
Sent: 27 June 2026 18:21
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

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

From:
Highfields
Clewlovs Bank
Bagnall
Stoke-on-Trent
Staffordshire
ST9 9LP

[REDACTED]

[REDACTED]

Submission: Objection

Comments: Objection to Planning Application SMD/2026/0254 & Proposed Change of Use of White Gates from Dwellinghouse to Children's Residential Home

I am writing to formally object to planning application SMD/2026/0254, which seeks permission for the change of use of White Gates from a private dwelling to a children's residential home. I have lived on Clewlovs Bank all my life and believe that this is an unsuitable location for the proposed development due to its likely impact on neighbouring residents, highway safety, the limited availability of local services, and the established character of the area.

In my view, the proposed use would result in a significantly higher level of activity than would normally be expected from a single-family dwelling. Staff changeovers, visitors, deliveries, professional appointments, and the day-to-day operation of the home are likely to generate increased noise, traffic, and general disturbance. This would have an adverse effect on nearby residents and would alter the quiet, semi-rural residential character of this part of Bagnall.

The location also raises serious highway safety concerns. White Gates is situated on a difficult bend on Clewlovs Bank, where there is limited pavement provision and limited street lighting. Additional vehicle movements from staff, visitors, and service providers would increase the existing risks at this location. These concerns are particularly acute during the winter months, when snow and ice can make Clewlovs Bank difficult or, at times, unusable.

The property was originally built and used as a single-family home, with an extension added to accommodate an elderly parent. The proposed change of use would represent a materially more intensive use of the site. This is of particular concern in a village such as Bagnall, which has no public transport provision, general shop, doctors' surgery, or school to support a more intensive residential use.

I am also concerned that approving this application could set a precedent for similar changes of use in the future. Over time, this could lead to a gradual erosion of the area's established residential and semi-rural character, while placing additional pressure on local roads and services that are already limited.

For these reasons, I respectfully ask the Council to refuse planning permission. In my opinion, the proposal would harm the amenity of nearby residents, give rise to highway safety concerns, place additional pressure on limited local services, and be out of keeping with the character and appearance of the surrounding area.

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