

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 05/07/2026 16:23:51

Application Reference No. : SMD/2026/0254

Site Address: White Gate CLEWLOWS BANK BAGNALL STAFFORDSHIRE ST9 9LP Stoke On Trent

Comments by: Paul Rooney

From:

Clewlows Bank
Stockton Brook
Stoke-On-Trent

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Dear Sir/Madam,

Re: Formal Objection to the Proposed Six-Bedroom Children's Residential Care Home

I wish to formally object to the planning application for the proposed six-bedroom children's residential care home.

My objection is based on the likely impact the development will have on highway safety, traffic congestion, parking, and the wellbeing of local residents.

The proposed property is located on a bend in the road where visibility is already limited. This section of the road regularly experiences congestion, with parked vehicles often restricting the flow of traffic and making it difficult for drivers to negotiate the bend safely. Introducing a six-bedroom residential care home at this location is likely to generate a substantial increase in vehicle movements throughout the day and night, including staff changing shifts, visiting professionals, deliveries, maintenance contractors, family visits, and emergency services when required.

The resulting increase in traffic and parked vehicles would significantly worsen an already challenging situation. Vehicles parked close to the bend would reduce visibility further, increasing the risk of collisions and creating additional danger for motorists, pedestrians and local residents.

Parking in the surrounding area is already under pressure, and there is little available space for additional vehicles. It is inevitable that staff and visitors will need to park on nearby roads, creating further congestion and making access more difficult for residents and emergency vehicles.

I also have serious concerns about the potential impact on the character of the neighbourhood and the possibility of increased anti-social behaviour. While I recognise the importance of providing appropriate accommodation and support for vulnerable children, the reality is that children's residential homes can generate increased activity within the local area. Residents have understandable concerns that this could result in greater levels of disturbance, including noise, loitering, damage to property, and increased police attendance.

To my knowledge, I have heard friends and family talk about their experience of living close to a care home and they have experienced incidents of anti-social behaviour, and residents have worked hard to maintain a safe and peaceful environment. There is genuine concern that introducing a large residential care facility in this location could place additional pressure on local services and negatively affect the quality of life for those living nearby.

Planning decisions should take into account not only the need for such facilities but also whether the proposed location is appropriate. In this case,

the combination of an already hazardous road layout, limited parking, increased traffic movements and the potential impact on neighbouring residents makes this site unsuitable for a development of this scale.

I respectfully ask the Planning Authority to give careful consideration to these concerns and to refuse planning permission on the grounds of highway safety, parking, residential amenity and the adverse impact the proposal is likely to have on the surrounding community.

Yours faithfully,

Paul Rooney

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