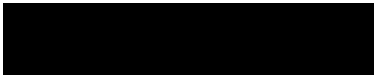




Application Reference No. : SMD/2026/0250 Site Address: John Munroe Independent Hospital Reacliffe Road
Rudyard Staffordshire ST13 8RU Leek Comments by: Suzanne Birch

From:

The Lodge Fairview,
Road to Biddulph moor
Rudyard
Leek
Staffordshire
ST13 8RU



Submission: Objection

Comments: To the planning officer in charge of this decision

I wish to strongly object to the application to change the use of John Munroe hospital from class C2 to C2A.

Planning point -Safety and security of local community /Effect on local people

In this area of Rudyard we have two well established and effective schools that have been part of our community for 60+ years. Between the two schools there are children from the age 3 to age 11 in attendance. Both schools are just metres away from the John Monroe hospital site. This means that for 48 weeks per year this area has the highest concentration of young children in a two/ three mile radius by road. However throughout the year we have more children in the area as well as individual homes with children / grandchildren , we have a Forest school (a few strides away from the John Munroe drive entrance) used by parents, toddlers and school children.and we have a playing field enjoyed by children and families. With this knowledge we surely cannot condone a C2A premises in the midst of all these young and vulnerable children and their families.

Planning point -Policy and guidance

Unfortunately the Heritage statement is misleading. I was shocked to see the first photograph as it has our house in view - we are affronted by this and wish to complain about its use. I can assure everyone concerned that this house has never been part of the hospital and has been a private residence for over 100 years.

The heritage statement also infers that The John Munroe Hospital had C2A status but the hospital only began in year 2000 and has never been or applied for C2A status. Also it refers to the Victorian building 'Fairview' as run down

before it was a hospital - this is not the case - the family lived there and raised their family there before turning it into a small nursing home.

Unfortunately the C2A application itself is not very informative - it does not tell us how many patients it will have, how many staff required, how many vehicle and truck movements that would affect local roads. I note according to the plans the kitchen has disappeared- will food be bought in involving yet more traffic movements?

Planning point-Landscape and ecology

If this C2A premises goes ahead it would involve the erection of high fences and night time floodlights outside. These go against the very meaning of a 'Conservation area'. They will be seen from the roadside and whilst the trees are in leaf now they will not be in a few weeks time and for most of the year the security fencing would be seen - what an eyesore this would be in this area that was designated an area of special beauty and landscape prior to it being designated a conservation area. The nighttime flood lights would affect the local nocturnal wild life and of-course the local people , who are in view of the hospital. This would be totally unacceptable for this beautiful rural area.

Many visitors come to the beautiful area of Rudyard and walk round the lake circuit - this forms part of the Staffordshire way and this runs directly below the rear of the hospital. This is a walk through the woods and often people walk alone here. How safe will they feel with the knowledge of a C2A premises so close by?

Planning point -Traffic issues

Local people are very aware of the traffic issues that were created by the John Munroe hospital,, these include :-

Bottlenecks on both ends of Dunwood lane -a single file road with passing places not a suitable road for the volumes of traffic the hospital creates

Noise and disturbance

Queuing traffic on the main road due to the hospital entrance being single track lane.

Near miss accidents due to cars reversing out onto the main road from the hospital drive due to traffic exiting the site.

Lastly when the John Munroe hospital closed after gaining successive inadequate reports from the CQC and one of the reasons for closure was cited as' inability to recruit and retain staff due to its rural locality. It largely ran on agency staff. This rural locality has still not changed and will still be an issue to any future facility here. In a C2A facility lack of staff and consistency of staff would be an even greater issue for the safety and security of the area.

I ask for this application to be refused.

Yours faithfully,

Suzanne Birch

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