**Form X (i)**

**Staffordshire County Council**
**Town and Country Planning Act, 1990**
**Development Management Procedure Order 2015**

**To:** Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

**Applicant:** MR WILCOX

**Address:** 6 KIBBLESTONE ROAD
OULTON
STONE
ST158UW

**Application Type:** CHANGE OF USE

**Application Number:** SMD2016/0759

**Date Received:** 09-DEC-2016

**Road Number:** D1172

**Officer:** David Plant

**Date:** 06-JAN-2017

**Particulars of Development:**
CHANGE OF USE FROM C3 (DWELLINGHOUSE) TO C2 (RESIDENTIAL INSTITUTIONS). CONVERSION OF EXISTING GARAGE TO PROVIDE 2NO. SINGLE BEDROOMS AND SHOWER/WC. ALTERATION OF EXISTING DRIVEWAY TO PROVIDE 5NO. PARKING SPACES AND ADEQUATE TURNING AREA.

**Location of Development:**
7 NEW ROAD, WERRINGTON, ST2 9DY.

**REFUSAL:**

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**Recommendations:** This application should be refused for the following reasons:-

1 Insufficient information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recpommendation of refusal will not prejudice consideration of a further application at a later date when:

- details of the type of care provided;
- details of employment including numbers, shifts, shift overlaps etc;
- details of visiting arrangements;
- provision of appropriate vehicular access;
- details of overall parking requirements;

are included in the application.

NOTE TO PLANNING OFFICER

The application form states - 'Residential accommodation and care to people in need of care'. There is no detail of age range, level of care required/provided, whether or not they will have their own cars, number of staff, level of visitors etc.

The application proposes 5 parking spaces but there is no information on how this has been determined or whether it is adequate for residents, staff and visitors.
At the time of my visit, vehicles were parked in New Road, between Ash Way and the development site. Is 5 spaces adequate and if so, how was this determined? Has a parking survey been completed?

The access to the development has been constructed with too great an overall upstand from New Road. Blobs of concrete have been placed in the highway to make up for this difference. The access should be reconstructed as far as necessary to provide a reasonable upstand and the concrete removed from the highway.

**Commissioner for the Built County**
**on behalf of the County Council**
**as Highway Authority**