

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 10 May 2021 18:35:15

Application Reference No. : SMD/2021/0265 Site Address: 177 Uttoxeter Road Draycott In The Moors
Staffordshire ST11 9AB Stoke-On-Trent Comments by: Louise Parks

From:

Uttoxeter road
Draycott in the moors
Staffordshire

Phone:

Email:

Submission: Objection

Comments: Hi there are several areas of concern with this application

1) there is insufficient parking for this to operate as a care home. There have been several complaints to Draycott Parish Council and the Staffordshire police around blocking the public highway and the risk associated to other residents in their lack of consideration to others. Please ensure you look at the Agenda items on February Parish Council meeting and the Police reports. This would put not only local residents at risk but also workers and care home people.

2) if they have operated for so long unlawfully I would question 1) the level of care and 2) the authorities for not picking this up. Where is the duty of care for these residents, they clearly have a void insurance policy and I am not sure how these financial gains have been put to HMRC as part of a legal tax return. I am also sure this would have impacted the council tax for the property changing the use from domestic to business rates as well as all utility bills and tariffs. With that in mind I would challenge the law abiding business and safety of this dwelling if it hasn't met utility regulations and fire safety standards. I would be concerned there is a duty of care for care vulnerable people which no one has been able to service without the knowledge of change of use

3) the SMDC have already committed to a planning strategy upto 2033. This is not included in this plan and we have already had to accept a 2 phase development (with a further 2 phases in plan) for additional housing to support the Staffordshire Moorlands needs. Converting this into a care home only adds to the housing issue. As this is outside the SMDC housing plan, if this were accepted how valid does it make this plan and what would be its intent and purpose?

4) the care home company strategy does not support residents of the local parish. So this would add no value to the current community.

I would be disappointed in the planning process if this were to be accepted considering it has been operating unlawfully and puts other vulnerable people at risk.

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