

Application reference No: SMD/2021/0290. Compass Children's Homes Ltd. Nab Hill House, Nab Hill Avenue, Leek.

Proposed development: Change of use from a dwelling house (Class C3) to residential care home (Class C2) for up to six residents.

Comments from Mr. & Mrs. David Bode, Oakwood Cottage, Kiln Lane, Leek, ST13 8LJ.

Dated 22<sup>nd</sup> June 2021.

We object to this planning application.

We live at Oakwood Cottage which is approximately 22m west of Nab Hill House. We share boundaries with Nab Hill House onto Kiln Lane which is a unadopted unmade track, unsuitable for vehicles and has access only to our property for vehicles. We have lived at the cottage since 1971 and also own the fields OS numbers 1381 & 1882.

Our property stands alone, it has been the target for theft, burglary and vehicle damage over the years. Kiln Lane has had several reports of sexual assaults, all these matters have been investigated by the Police. The lane is used by children walking from Macclesfield Road to school, walkers, cyclists and horse riders.

We object for the following reasons:

Loss of privacy. Nab Hill House overlooks our cottage, garden and land. Not shown on the Access Statement Site Location Plan marked in red (Ordinance Survey 2021) is a set of steps to a metal gate from Nab Hill House onto Kiln Lane adjacent to our property. Residents from Nab Hill House can use this as a short cut to Westwood Heath Road and the bus stop or Macclesfield Road.

The effect on the character of the neighborhood. This is a high-density residential area with several properties very close to Nab Hill House. The application for a change from Residential Class C3 to Class C2 would change the character of the area. We disagree that Nab Hill House is suitable housing for special groups (Staffordshire Local Plan 2020) Policy H1 para 7.49.

Compass is a commercial enterprise proposing an institution in a residential area for children with challenging behaviors and is unsuitable for this location. It is proposed that staff work on a shift basis which cannot be akin to occupation by a large family as stated in the Planning Statement by Tetra Tach April 2021 2.1.13. A registered Manager is not a substitute for parents who have consistent responsibility for the upbringing and discipline of their own children.

There is no mention in the Access Statement of the ages of these 6 young people or the reasons why they require residential care. Leek has very little to offer in terms of recreation for young people and public transport is poor- a town circular service 165 which has 5 buses a day from Westwood Heath Road.

Noise and disturbance. The change of use would undoubtedly cause noise and disturbance from 6 children with social and behavioral problems. The proposal would harm the amenities of nearby occupiers and intended occupiers, will pose significant transport and parking problems in Nab Hill Avenue and not result in community benefits. (Staffordshire Moorlands Local Plan (2020) Key planning consideration 4.1.2.