

92 North Street
Leek
Staffs
ST13 8DQ

25 June 2021

Mr Ben Hurst
Planning Officer
Staffordshire Moorlands District Council
Moorlands House, Stockwell Street
Leek, ST13 6HQ

Dear Mr Hurst

Planning application SMD/2021/0290 (Nab Hill House - Change of use from a dwelling house to a residential care home)

We have been notified of the above planning application, as our property is very close to Nab Hill House, and we wish to hereby object to it on the following grounds:

- **Traffic Issues/Noise** We note that the application is for up to six residents and a residential care home accommodating this number of residents will generate significantly more traffic than a private dwelling accommodating the same number of residents. This is due not only to staff arriving and leaving at the beginning and end of their shifts, but also to visits from professionals, maintenance contractors and family/friends of the residents. The access driveway runs directly above our rear garden and is approximately 15m from our property. It is unsurfaced and therefore the noise from traffic is amplified. It could be argued that the new owners will tarmac it to reduce the noise, but this would create another set of issues concerning water drainage into our garden, which is on a much lower level.
- **Loss of Privacy** Being a bungalow, our bedrooms are on the ground floor and all three are also at the rear. As mentioned in the above point, the access driveway runs directly above our property and so we have concerns over loss of privacy inside our property, as well as the obvious loss of privacy when we are in our garden. *
- **Impact on Health and Safety** Research on Compass Children's Homes, who are the prospective purchasers of Nab Hill House, has identified that residents will be experiencing "a range of behavioral/emotional difficulties". We are also aware that Compass residents attend their own school, which tells us that these issues will be severe. Mr Dumighan has previously worked for several years in social care, including a residential care home which accommodated just three residents with behavioral/emotional difficulties. It was a challenge to keep them under control with six members of staff on duty at all times and we therefore feel that the "two members of staff on site at all times" (mentioned in the application) is far too low and could lead to uncontrolled anti-social, even dangerous, behavior. We are therefore very concerned about the threat to the safety of our family. *

* Please refer to Appendix 1 for more information regarding these two points.

To conclude, we feel that Nab Hill House is an unsuitable location for a residential care home accommodating six residents and the fact that these residents will be experiencing behavioral/emotional difficulties makes it even more unsuitable. Neighbouring properties are far too close and it is insensitive to the residents of these properties, who have chosen to live here because it is such a peaceful area. There are several residential care homes of this nature in the Staffordshire Moorlands area and, to our knowledge, all are all located in rural locations where the risks of disturbance and danger to neighbours is minimised.

Yours sincerely

Mr Gary Dumighan and Mrs Fay Marie Dumighan