

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

Applicant: MRS JAN JONES
ESLAND GROUP
SUITES 1&5,
BELPER
DE560RN

Application Type: COU

Officer: David Plant

Application No: SMD2021/0471

Date: 24-SEP-2021

Date Received: 06-SEP-2021

Road No: C0202

Particulars of Development:

PROPOSED CHANGE OF USE FROM C3B DWELLING TO C2 RESIDENTIAL CARE

Location of Development:

MEADOWSTILE FARM TOWER HILL ROAD
BROWN LEES

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

NOTES TO PLANNING OFFICER

Meadowstile Farm already appears to be a registered childrens home for up to 2 children. This application is to add one more child.

Meadowstile Farm is an existing 4 bedroomed dwelling. It would be entirely possible and reasonable for three children to be living a 4 bedroomed dwelling as part of a family group.

No alterations or extensions are proposed to Meadowstile Farm. It could equally be used by a family under its current planning use.

The dwelling and its access off Tower Hill Road are existing.

Trip generation profile may be different for a care home when compared to a dwelling, with adults/staff visiting the home rather than leaving it. However, that does not equate to an increase in trips that could be considered severe. Children/young persons would need to be transported whether part of a family or residents of a care home. Visitors are likely, as they would be for a family home.

Regardless of the trip profile, the effect of use of an existing dwelling as a residential care home for one additional child (over existing permitted) could not be described as having a severe effect on the highway.

It is situated in an existing residential area.

Current records show that there were no Personal Injury Collisions on Tower Hill Road within 50m either side of the property access in the previous five years.

Site visit 22/09/2021

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**