From: planningcomments@staffsmoorlands.gov.uk
Sent: 30 December 2021 22:59
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0825 Site Address: Wardle House Churnet Manor Close Birchall Lane Leek Staffordshire ST13 5RY Leek Comments by: Donna Bridgwood
From:

Birchall Close
Birchall
Leek
Staffordshire
ST13 5RQ

Phone:
Email:
Submission: Objection
Comments: Please find objections below regard to the above application, whilst it is accepted and understand that Social services do need to look after our young vulnerable people, questions also need to be raised over the suitability of this application site for both the children and current elderly residents, as well as the potential adverse effects of a business being run in such a High Class Area. In this regard the Council Consultation period ends on 10th January. I only became aware of the application on Christmas Eve, when notices were received by residents in the Close, which didn¿t give us the clear 21 days notice we are entitled to (exclude Bank Holidays).

¿ On 9th Nov. this year, a new environment plan came into force in line with protections of the environment re climate change and air pollution, COP26. It states that any development or change of use needs to be addressed concerning the effect on global warming. This change of use will go against the steps being taken to reduce global warming/emissions into the atmosphere, cancelling out a lot of the good that is being worked on to save our planet.

¿ Contrary to the statement in the application, this would not be a normal family home, and it is not similar to those houses around which are not Children¿s Homes. I¿m sure that any vulnerable child would feel so far removed from the ¿normal life¿ experience they yearn for being raised in such a overwhelming property in such a peaceful tranquil surrounding (will the children residing there even be from the local area)? All current residents are retired, and lead very quite lives, there are no children coming and going, and little sign of life. This environment is totally alien to bringing up children as in a normal home setting which is being aimed at.

¿. Lack of fencing (contrary to Statement) and immediate drops from balconies to stream below and 3 meters drop to the garden, are totally unsuitable, even dangerous risk factors when undertaking the safe guarding of children.

¿ Attendance required re absconders into the 18 acre protected ancient woodland which immediately abuts the garden.

¿ Status of the young residents, what age and needs to be catered for in the neighbourhood. What assessment of the need for emergency services, including police and ambulance. Access way unfit for fire brigade etc.. Access/egress prohibitive in snow.

¿ The amount of manoeuvring of vehicles needed to back out the single track Birchall Lane with no lighting nor pavements, to let oncoming traffic continue on its way, and visa/versa, will create a back up from following traffic and create a hazardous situation.

¿ Refuse is collected in bags unsuitable for any clinical waste, - there are no bin collections.

¿ Existing access is restricted already. Roadway is single track, unlit, no pavements, no turning spaces, steep in sections, no gritting, nor road sweeping. SMDC have been denied permission to use the private driveway and this wouldn¿t change. This makes commercial waste collection untenable.

¿ access, parking and turning has not been considered in conjunction with the severe roadway inclines.

¿ Likelihood of blocking road and the need to reverse quite a length for commercial waste,

laundry linen and food provisions delivery lorries, not to overlook any critical emergency services access.

¿ Numbers of vehicles needed during shift - eight? say three staff, a manager and cleaner plus visitors or inspectors etc.

¿ Narrowness of road does not allow environmental waste collection via bins, instead blue bags are used. Not suitable for clinical waste.

¿ The road is a private road, unadopted, so anyone causing excessive damage can be made responsible for the repair by the residents.

¿ Increase of traffic is considered unneighbourly.

¿ Staffordshire police have not been consulted.

¿ No track record available as this is a newly formed business by the applicant, it being formed in July 2021 .

¿ It appears to be a financial investment business for profit gain without care experience. Is this truly acting in the best interest of the children that will be placed there?

¿ Extravagance and waste of tax payers money at the profit of investors due to inept social services?

¿. Birchall must collectively be one of the highest paying council tax bands in the area and resident may not be happy paying such a premium if a business of this nature is incorporated on their doorstep

¿ The recent approval for compass care homes at nab-hill house was referred to but this is not operational and without track record..

¿ Regard congregating outside by various peoples/staff/agencies, young residents etc. and associated noise, music and movement of traffic for shifts at all times, and delivery/services, the disturbance would be totally out of character with the retirement setting it is. It would be antisocial and to the detriment of the residents enjoyment of their property.

_____

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at https://www.staffsmoorlands.gov.uk/YourData

_____