

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 06 January 2022 20:12:57

Application Reference No. : SMD/2021/0825 Site Address: Wardle House Churnet Manor Close Birchall Lane
Leek Staffordshire ST13 5RY Leek Comments by: Mr and Mrs Townsend

From:

Three Ways
Birchall Lane
Birchall
Leek
Staffordshire
ST13 5RA

Phone:

Email:

Submission: Objection

Comments: I would like object the proposed change of use for a number of reasons:

As a resident of Birchall Lane I am concerned about the increased traffic and noise that would come about due to this property being used as a children's home. The planning application states that 11 members of staff will be required on rota and this will drastically increase the traffic. In addition there will be visitors, school transport (for up to 3 different schools), waste management, therapists and social workers. This is a significant change from the family home for which planning was originally granted. Birchall Lane is a quiet private road, currently if two ordinary cars pass they regularly encroach on and damage residents gardens. If change of use is granted this problem will get much worse and damage the character of Birchall Lane.

Churnet Manor Close is single track and has very severe inclines. It is adequate for normal residential traffic but it would create severe problems for the other residents on Churnet Manor should Wardle House become an active business. Due to the location of the property, it is highly unlikely staff members will arrive on public transport. I am concerned it will not be possible to accommodate all staff vehicles, especially during staff change over. There is likely to be overspill into Churnet Manor Close or Birchall Lane. This will cause nuisance to the residents of Churnet Manor and loss of amenity. It is not neighbourly.

The current application specifies accommodation for 3 children, but if this change of use is permitted, I cannot see how the number of children and therefore staff members and visitors can be controlled. This is a 6 bedroom property and Ultimate Investment Properties will surely act in it's commercial interests increasing the number of residents.

The property was chosen as a typical family home and the desire is for the children to be able to explore their community and feel at home. This property is not typical and this quiet cul de sac is tucked away. The children are unlikely to come across other families easily. Even leaving the property will be difficult for them as pedestrian access is limited due to lack of pavements. This would be totally unsuitable for any child with disabilities. I fear the children would feel very isolated.

This is a situation where the benefits do not outweigh the adverse impacts. This would be a bad fit for both the residents and the children and a more suitable location should be sought out.

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