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**From:**  
**Sent:** 09 January 2022 20:42  
**To:**  
**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: R & K McDermott  
From:

Rivendell Lane  
Birchall  
Leek

Phone:  
Email: rob@dearbarber.com  
Submission: Objection  
Comments: Dear Sir / Madam,

We wish to object to the planning application SMD/2021/0825: Proposed Development: Change of use from a C3 Dwelling House to a C2 Children's Home. Location: Wardle House, Churnet Manor Close, Birchall, Leek on the following grounds:

1. Churnet Manor Close and the adjoining Birchall Lane are both adopted private roads that are without pavements and streetlights. Churnet Manor Close is a single-track lane that winds over and down a steep peak with limited visibility of oncoming traffic and no turning or passing space (unless encroaching on private property). The planning statement suggests 2 12 hour shifts per day between the 11 staff members, which would suggest up to 5-6 cars parked at the house with another 5-6 cars arriving to swap over every 12 hours. How can this lane be expected to facilitate the arrival, turning, and exit of up to 11 cars (not including any other residents of the Close and service vehicles for the proposed Children's Home)? Access to the property for 11 vehicles and the various additional service vehicles, emergency service vehicles etc that may be required through the life of a children's home is not suitable.
2. Due to the difficulty of access on this lane for larger service vehicles there is no standard bin-lorry collections provided by SMDC. It is difficult to see how the additional commercial waste requirements of such a business can be met and any additional private waste collection vehicles will only add to the issues arising in point 1.
3. The planning application refers to the applicant's company being 'relatively new' which has 'good funding'. What confidence does this give the planning committee that an approval would lead to a well-run, long-term, sustainable business? And what implications would there be for the property and the surrounding area if the Children's Home was not well-run or ended up failing as a business? Similarly, the site is said to have been selected

due to it fits with the location of the Manager of the home. What happens if that employed manager no longer works for the business or changes location for any number of reasons?

Although the application claims that no external or internal changes to the property will be made this may well only mean changes that require planning permission. Therefore, other material changes to the property that could convert it from ever being considered as a normal residential property in the future cannot be ruled out and the potential long-term impact of this on the property and surrounding area should be seriously considered.

In summary we would like to object to this application due to the unsuitability of the proposed site for the proposed new use, and also, because of the large unknowns about the impact that any such change of use will have on the property and the surrounding areas in the future.

Regards,

R & K McDermott

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