


Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

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

Application Type: COU

Applicant: Paul Tweedie,
Punchard Surveying Ltd
WARDLE HOUSE,
Birchall Lane,
LEEK,
ST13 5RY

Officer: David Plant

Our Reference: SMD20210825

District Reference: SMD/2021/0825

Date Received: 20-Dec-2021

Date Responded: 10-Jan-2022

Particulars of Development:

Change of use from a C3 Dwelling House to a C2 Children's home.

Location of Development:

WARDLE HOUSE, Wardle House, Birchall Lane, LEEK, ST13 5RY

Recommendation Summary: Acceptance

Site Visit Conducted on: 05-Jan-2022

NOTES TO PLANNING OFFICER

Application is to change use of an existing large dwelling to use as a childrens home for three children.

Wardle House is an existing 6 bedroomed dwelling. It would be entirely possible and reasonable for three children to be living in a 6 bedroomed dwelling as part of a family group.

No alterations or extensions are proposed to Wardle House. It could equally be used by a large or extended family under its current planning use.

6 parking spaces are existing and proposed. 11 staff working on a rota and on 12 hr shifts are expected.

The dwelling and its access off Cheddleton Road and Birchall Lane are existing. Birchall Lane is a private road which coincides partially with a Byeway Open To All Traffic. Churnet Manor Close is a private road. The red line does not connect to the public highway, but the access route is existing and clear. Churnet Manor Close is single vehicle width and has relatively steep gradients. This is the current situation and would be the situation for use as a residential dwelling or a childrens home.

Trip generation profile may be different for a childrens residential 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 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 Cheddleton Road within 120m either side of the Birchall Lane access in the previous five years.