
From: planningcomments@staffs Moorlands.gov.uk
Sent: 26 May 2022 08:33
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0221 Site Address: Harplow Farm Harplow Lane Cheadle Staffordshire ST10 1UD Stoke-On-Trent Comments by: John & Barbara Lawton

From:

Grotto Farm
Harplow Lane
Stoke on trent
cheadle

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Phone:

Email:

Submission: Objection

Comments: OBJECTION TO: SMD/2022/0221

Change of use from a dwelling house (class 3) to a residential care home (Class C2) for up to six residents (no external alterations proposed).

Serenity Care Children's Homes is to conduct a business within a long established residential zone, Harplow Lane is the residency mainly to persons in a similar status to ourselves, who've lived here for many many years and are retired and possibly vulnerable people.

I strongly endorse fostering within our community in support of our children. Should a family look to foster one or even two children at Harplow Farm, I would have no objection. Fostering works on a small scale, but this proposal speaks as a business and this leads us to increased concern. The scale and scope of the proposed 'fostering' is well outside the impact a residential zone should be expected to embrace, for a business to generate more profits.

Within the planning, it suggests 'an effective use of previously developed land'. How is eliminating a large residential property an effective use of developed land? This property has had interest from residential property buyers in the past and is arguably one of the few semi-rural detached larger properties in Cheadle. This property will be favorable to consolidated families with multiple generations; a far more common need. Re-assigning its use for 'commercial' use now means we lose a home for this purpose, whereas many empty pub sites with large car parks and grounds remain unused within the cheadle area and surrounds.

The change of use of the site will result in a daily operation which is practically indistinguishable to that of a 'dwellinghouse'.

How common is it for a large family to intentionally house several youngsters with severe behavioural issues?

Harplow Lane is a single track, indicative in the title. It's impossible to pass on the lane, as residents we manage this already,

The proposal for a children's home would only increase the visits. The driveway was not constructed for such frequent traffic, the limited number of members of staff will come and go similarly to a parent traveling to and from work daily and the children will have daily routines just like children living in more traditional family settings. This ignores visits from community services, maintenance, laundry and food deliveries.

A site visit would raise further questions about the right of access and maintenance of the driveway. As regular users of the driveway, would you not deem it essential or polite to have informed us of the plans and intentions? We live at the top of the driveway and the property concerned is at the bottom; this is truly neglectful. We're nearing the age of 80, our good neighbour (the hollies) is 90, do you think at our age we want the stresses of all of this?

Access off Harplow Lane onto Draycott Cross Road is the nearest route for residents to take into town, this junction is not suitable for constant usage, it's dangerous now without the additional traffic, it would mean a build up on the busy Draycott Cross Road, as Harplow Lane is not passable. Collisions are frequent now, we think it's a high probability the number of accidents will only increase.

Our water supply is in short need. We have suffered short supply since we've resided at Grotto Farm. We are aware that the water comes off Harplow Lane via a singular feed into the nearby field, and divides off three ways, already it's impossible for me to use several appliances at one time, ie the dishwasher and the washing machine, this is something we've managed for years, were extremely concerned that a further draw from the supply will leave us without a water supply at all.

As I've stated in the above, we're nearing the age of 80, and we've endured lots of life experiences. As a child we recall being inquisitive, within close proximity of Harplow Farm there are several businesses in operation, large machinery is in constant use and these are dangerous grounds, if a child was to escape and go and investigate, this would be inevitably an accident waiting to happen, on the doorstep we have a recycling firm, scrap merchants, garage and haulage collection yard to name only a few.

The application property is unsuitable for people with learning or physical disabilities given its age and location. A site visit would establish fire vehicles would struggle to attend incidents at the property. Were certain there would be more appropriate properties with existing infrastructure and appropriate zoning. In summary, this proposal is a commercial venture in an otherwise residential area. Other persons have made good points about safety, but setting that aside, what right does a commercial venture have to install itself and commence operating within such a well established C3 zone? There are more appropriate sites within Chedale to address any need. In light of the above, we trust that the Council will refuse planning permission for this proposal.

Yours sincerely

Mr and Mrs Lawton, Grotto Farm

Hazel, The Hollies.

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