



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:

Miss L Fresson C/O Agent Mr Rob Duncan, Rob Duncan
Planning Consultancy Ltd, 28 Ferndale Road, Lichfield,
WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20230622

District Reference: SMD/2023/0622

Date Received: 12-Dec-2023

Date Responded: 21-Dec-2023

Particulars of Development:

Change of use from dwellinghouse (Use Class C3) to care home for children (Use Class C2)

Location of Development:

Harplow Farm Harplow Lane Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Harplow Lane within 215 metres either side of the property accesses for the previous five years.

Background:

Harplow Lane (Road No. D1170) is an unclassified rural road with a derestricted 60 mph speed limit and has no street lighting or footways. Harplow Lane connects Draycott Cross Road (Road No. C0190) to New Haden Road and Huntley Lane (Road No. D1170).

Cheadle Town Centre is approx. 1.5 miles away and a bus stop is approx. 0.7 miles.

Previous Applications:

SMD/2022/0221 - Change of use from dwellinghouse (Use Class C3) to care home for children (Use Class C2) – Acceptable to the Highway Authority.

Description of Proposal:

Change of use from dwellinghouse (Use Class C3) to care home for children (Use Class C2).

Comment on Information Submitted:

Application is to change use of an existing dwelling to use as a children's home for three children between the ages of 8 and 17 (stated within the Planning Statement).

Harplow Farm is an existing 3 bedroomed dwelling. It is intended for 3 children to reside at the farm and there will be a minimum of two staff on site at any given time, operating in a shift pattern, during the day there will be an additional 2 staff.

Internal alterations are proposed to Harplow Farm. The existing garage is to be converted into an additional lounge, a 4th bedroom for staff will be provided on the first floor and the current sitting room will be converted into a 5th bedroom also for staff.

Access;

Harplow Farm is accessed off Harplow Lane via an existing private drive. No amendments are proposed to the access or the private drive.

Parking;

6 parking spaces are proposed as detailed on Drawing Nr. 2202/18/03 and meets with Staffordshire Moorlands Parking Standards.

Trip generation;

Trip generation profile may be different for a children's 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 adopted highway.

The proposal will not have a detrimental impact on the adopted highway. I therefore have no subject to the following condition:

The development hereby permitted shall not be brought into use until the parking areas have been provided in accordance with the approved Drawing Nr. 2202/18/03 and shall thereafter be retained as such for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Note to Planning Officer;

The proposal appears to be predominantly the same as previously submitted under SMD/2022/0221 which was withdrawn.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority