
From: planningcomments@staffs Moorlands.gov.uk
Sent: 31 December 2023 12:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0553 Site Address: Hugo House Residential Home Hugo Street Leek
Staffordshire ST13 5PE Comments by: Dale White

From:

7
Hugo Street
Leek
Leek

ST13 5PE

Phone:

Email:

Submission: Neither

Comments: As residents of 7 Hugo Street our house runs along Dampier Street parallel with Hugo House Residential Home. Having lived in the house for the best part of 50 years we feel we have extensive knowledge of the impact that unsympathetic use of Hugo House Residential Home has on the local community.

May we start by saying that in principle we have no objection to the change of use and welcome a diverse community.

We would like to point out that traffic will become a huge issue if adequate parking facilities are not built into the plan. A reduction of parking spaces to only three is concerning many of the neighbours. Parking is very difficult in the streets, however for a residential care/nursing home this will highly impact the business if not resolved. The parking will increase on the roads, this in turn will impact the business as large delivery or emergency vehicles are unable to make the turnings into Dampier Street. As the parking for these vehicles are compromised by this, they tend to block the street, adding impact to those trying to get to work or to appointments and life in general. The majority of staff parking on Hugo Street block the pavements with their cars, if they don't other larger vehicles cannot access the Street. I would appreciate the planning history for the original application that changed the building from residential to a business to be revisited as the parking was one of the key factors at the time of the application being allowed.

Secondly the previous owners asked that there would not be deliveries on the street prior to 8.00am, as the noise of reversing vans, door slamming, shouting and loud discussions prior to this time has an enormous impact on the mental health of those around trying to sleep or rest as it occurs on a 24/7 basis. Access to the car park at the rear has always had an inadequate gate width for vehicles to enter the car park. If other cars are parked around the street, it requires several manoeuvres to access the area, again adding to noise and disruption. Door slamming, raised voices, loud car music have all added to the huge disturbances to everyday life on the street and impacted sleep times and weekend leisure times during shifts change. We would ask that the new owners are aware of this and manage their staff to act respectfully in our residential area so that the living conditions for all are appreciated and not just the business.

Steve Williams (original Planning Officer) dismissed the impact that we put forward in 2006 that are very similar to the concerns we are raising today. All of our concerns are based on the actual and not surmised impacts. At times some of the impact that the direct neighbours had to endure caused mental health and environmental health issues. We were unable to use our outdoor spaces at times to socialise due to the noise of the residents and staff during the day and through the night and added to this the street noise and congestion issues.

We would also like to work with the new owners on these issues and for our concerns to be discussed, appreciated and seen in the spirit they are intended, to make the unit a valued and appreciated neighbour.

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