
From:
Sent: 05 March 2024 13:10
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2024/0076 Site Address: 50 Coleridge Drive Cheadle Staffordshire ST10 1XA
Cheadle Comments by: D. Alexander
From:

Austin Close
Staffordshire
Cheadle

Phone:

Email:

Submission: Objection

Comments: In addition to my initial misgivings regarding the proposed change to 50 Coleridge Drive this was further compounded by the inspection of the initial application. It appears to have be poorly collated and is littered with grammatical errors and inconsistencies.

Empower care appears to be located in Birmingham with the associated Acorns to Oaks in Northwich. The process of buying and running a supported accommodation for young people with complex needs within a well-established family estate feels detached and remote when operated initially from such a distance. Aspects of the application feel copy & pasted en-mass with little thought to the actual surrounding residents. I am very surprised that there wasn't more awareness raised prior to or during this application. Should any problems arise it appears the current residents would shoulder the issue as opposed to some remote Ltd company based in Birmingham.

The proposed location is a quiet well established estate that caters for both older retired residents and young families. You don't often hear anything beyond 8pm. I would assume the majority identified the area as an appropriate place to live due to its quiet location. All poses a vested interest in keeping the area quiet and peaceful as many live here with a view to a long term residency in the area.

Naturally there are concerns that a property that supports young people with complex needs would disrupt the natural life of many in the vicinity. I appreciate that there would be a consistent staff presence at the home but again this relates back to a vested interest in the immediate area. The nature of the proposed accommodation lends itself to a higher turnover of both staff and young people that probably wouldn't have a connection to the local area long term and due to this might not treat the area with the same level of care that the established residents do. Management of behaviour may prove problematic as to an extent you're limited in your abilities as to what you can control with a young person in their mid-teens. Due to how quite the area is even a slight elevation in noise would disturb many.

Comings and goings (3.9.)

I appreciate that many of the potential objections have attempted to be addressed however I feel that these are idealistic rather than representative of what would materialise in reality.

Parking is another concern that has been highlighted. The roads in and around the estate are narrow. And where the house is situated is close to a bend. Extra vehicles would be problematic to both current residents but also to young children whom currently reside on the estate. Additional support workers and staff changeover would mean extra noise and disruption to many nearby.

Behind the property there is a small family park which is often used by small children due to the nature of the equipment. Maintaining this family orientated provision is important as quickly these areas can turn into hot spots for anti-social behaviour which is hard to manage and once established hard to dismantle. Even low level talking on the park echoes around the estate during the summer months.

3.21.

11. The fear of crime is a material consideration in the determination of the appeal. However, the weight that can be attributed to it depends on whether or not the evidence shows that the potential risk of crime is shown or expected to be high and the consequences for the community and individuals are serious. Whilst it is acknowledged that the incidents cited by the local residents would cause upset, they are not altogether unusual occurrences in modern society. Some of the incidents raised issues relating to the running of the home which have the potential to be overcome by changes to the management of the site. None of the evidence suggests that the potential risk from crime is shown or expected to be high or that the consequences for local residents are serious.

This doesn't take into consideration this specific location. As noted, Coleridge Drive and the surrounding areas are unusually quiet for a semi-rural estate location. The above paragraph appears vague and almost expects some form of disruption but it may not be deemed 'serious' enough to reject the application. That in itself is concerning and speaks of a potential known change to the immediate area. Although there are clearly houses on the estate that have young children residing there. It would be highly unlikely that you would have four young people with varying ages and a variety of complex needs within the same residency. By the very labelling of 'complex needs' there will be complex challenges all faced within the same property and proximity of the property as this is impossible to contain within the four walls of the property. The scale and consistency of this disruption is hard to predict but it would be highly likely that there would be disruption for as long as the property accommodated young people with complex needs. This represents a constant pressure cooker scenario.

1.2. The home will be registered as an Emotional and Behavioural Home. Children will undergo a stringent impact risk assessment to ensure they integrate with the local community. This considers the home, the environment, the community, plus peers groups and assesses against each child as an individual prior to admission into the home.

It feels an inappropriate placement for a home that will house young people with very specific emotional and behavioural needs in the middle of a quiet residential family estate. It appears that the house fits the criteria first and the area is an afterthought. Where it's understood that assessments will take place prior to placement the reality would differ as it would be a situation of supply and demand. Young people without additional behavioural or complex needs can be hard to manage, with the added dynamic and four young people in close quarters would certainly be a consistent challenge.

Should a problem arise one would assume that to address that issue it would take an extended period of time to address as is the natural order of things. During this period and potential ongoing disruption would be felt by many in the area. What is the benchmark for too high a need? As this is a property for young people with emotional and behavioural difficulties it appears that this is probably the only suitable location which again feels like an inappropriate placement within a quiet residential area. Although the property is of a reasonable size it isn't extensive by any means. Other properties that I am aware of that house a similar amount of young people with additional needs are far more sizeable and offer more self-contained outdoor space as opposed to relying on the public and communal spaces that it surrounds.

2.15. The proposal is to register the property as a registered children's home for a maximum of two children aged from 8 to 18 years. They would be looked after by two carers sleeping overnight working on a rota basis, with a further manager/ carer visiting during the day.

The above is inconsistent to the opening remarks relating to four children 7-17 years of age.

The home is situated close to the beach and lots of other attractions. It is close to local amenities, shopping centres, cinemas, bowling alleys and New Brighton is a short journey away which is full of fun packed activities to do.

Incorrect geographic location on supporting information.

In addition to the points mentioned above the application sites other locations in reference to potential concerns I don't see this as a useful comparison as every location is unique. Adopting this approach doesn't take the uniqueness of each individual location and its residents into consideration. It appears to be a one size fits all application.

Due to the above I reject the application.

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