

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 01 March 2024 18:12:56

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

From:

5 Austin Close
Majors Barn
Cheadle
Staffordshire

Phone:

Email:

Submission: Objection

Comments: THESE COMMENTS HAVE BEEN SUBMITTED AS AN AMENDMENT TO PREVIOUS COMMENTS MADE ON 28 FEBRUARY 2024, AT 11:51AM. PLEASE DO NOT PUBLISH THE PREVIOUS COMMENTS.

Our home is directly behind this property, and we are not happy about the proposal and the problems that are likely to occur if it is given approval. We feel that we shouldn't have found out about this by chance and the Council should have informed us.

Having read the Good Neighbour Policy, the Planning Statement, and the Statement of Purpose, I have identified that there are many factual inaccuracies within the documents.

The application should be deferred until the correct and relevant information is available. Once this is available, it would be obvious that this property is not the right place for a children's home. I have highlighted some of the inaccurate information and potential issues below:

Good Neighbour Policy

The Policy states 'produced by neighbours' this is not the case as we were not consulted and our property backs onto 50 Coleridge Drive.

¿Know the Community and Obtain Information¿ - it is obvious that this has not been done.

¿Use and Support Local Facilities¿ - why are they proposing to use primary schools outside the catchment areas? This isn't realistic, as children would be unlikely to be considered for admission into schools when they don't live in the catchment area.

Planning Statement

2.10 - Staff to use public transport and no street parking.

There is a poor bus service that serves Cheadle, this is even worse at weekends. The workers will have to commute by cars, however there are only three parking spaces at the property which will be insufficient on the basis of one pool car, and three carers (per the Planning Statement).

Coleridge Drive is narrow, which would lead to cars parking partially on the pavement. This will make access for prams and the disabled difficult. This is already a problem which we have highlighted to the Council in the past.

2.15 states there will be a maximum of two children residing at the property, however the Planning Application is for four children to reside at the property. There is an inconsistency in the application.

2.18 - May have home tutor. This will potentially introduce another car at the property. This links with concerns around parking, highlighted above.

There is no mention of how they will occupy 16-18 year olds not in education.

We believe this can't be classed as operating like a family home due to the constant rotation in staff members.

Location of risk assessment

Many of the facts in the risk assessment are incorrect and / or outdated. These inaccuracies create concern

around the competency of the applicants; if the basic information is incorrect on the risk assessment, how can they be trusted to effectively run a children's home with minimal disruption on the neighbourhood?

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Good sized garden

We disagree that there is a good-sized garden and feel that within a very short time the children will be able to play on the adjacent play area. Over the years we have had to put up with anti-social behaviour, vandalism, drinking and bad language. Complaints to the police have been poorly dealt with, and at times we have felt very intimidated. Older children will rediscover the delights of drinking and drug taking on the disused railway line. These problems occur in cycles and at present the play area is being used how it should be: by young families.

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Location

The number of properties sold since 1995 is irrelevant, as many were built after this date and sold for the first time to long-term residents. Many properties have been occupied by the same families for over 10 years, and so there is a settled community.

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Public Transport

It is clear that some of these documents have been copied and pasted. The document refers to Pear Tree House - a complete lack of proof reading suggests a job carried out in a rush, and complete lack of professionalism. This

raises concerns about the company competency to run the home.

The bus service for Cheadle is poor, at best, and the stops mentioned in the Application do not provide a service which will be of any benefit to the users.

¿ Wedgewood Road is a bus stop for a town circular bus which runs during the day. The bus goes to the town centre; however the town centre is closer to 50 Coleridge Drive than the aforementioned bus stop. As such, this bus stop is irrelevant to the Application.

¿ The Sidings is also mentioned as a bus stop. However this is only used for school buses.

¿ Lid Lane/Dilhorne Road ¿ these buses only operate twice a day, therefore would be of little use to the staff of the children¿s home.

Railways

Trains no longer stop at two of the stations named (Barleston / Norton Bridge). This is another example of inaccurate information.

The remaining railway stations named are inaccessible from Cheadle, unless a car is used.

Health

The GP Surgery listed is rated by CQC as ¿Requires Improvement¿, with an ¿inadequate¿ Safe rating.

The optician listed shows the wrong name.

A walk in centre has not existed at Cheadle Hospital for the 25 years we have lived here.

There is no ambulance station and recent reports by the Staffordshire Moorlands Council have been questioning why the response is so poor for the area.

Places of worship

The nearest Methodist Church has been recorded as located outside of Cheadle, however there is a Methodist Church in Cheadle. This is another example of inaccuracy in the application.

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Leisure

Hammersley Hayes has been recorded as the nearest park. This is incorrect as there is one 20 metres from the house (see previous concerns). The next larger Park is the Cheadle Recreation Ground. More inaccuracies.

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The data supplied within the application is based on Stoke-on-Trent, however Cheadle is in the Staffordshire Moorlands which has a very different demographic. The data therefore cannot be relied upon for reliable decision making.

Health

Information has clearly been copy and pasted from a previous application, as it makes reference to Wallasey. This is 70 miles away on the Wirral and therefore irrelevant and inaccurate.

Crime figures appear out of date ; timing of these figures is not stipulated in the application. Crimes have been committed in recent weeks, and therefore these should be taken into account.

The distance from the house to schools is incorrect and doesn't take in the distance you travel through the one way system to get to them.

Statement of purpose

Our home; - 3rd paragraph from end states the home is close to the beach and New Brighton. As above, this has obviously been copy and pasted from a previous application as Cheadle is around a 2.5 hour drive from the beach and New Brighton. Another case of shoddy work that doesn't give you confidence in the company.

Further to all of the above Staffordshire County Council have expressed a view that they wish to open and run children's homes in the area, and not contract the business out to the third party care providers. So why are the Moorlands considering this as an option, unless the children are coming from outside the area? This goes against all the present day thinking about what is best for the child. It is also a very expensive solution, which does not represent value for money.

If this was allowed to be passed, we believe it will result in:

1. Increase parking on the road which on the approach to a bad bend.
2. An increase in noise, and a decrease in our quality of life. No one wants to not be able to sit in their garden with a constant noise from children being home schooled.
3. An increase in traffic if the children go to school as it is unlikely all will be admitted to the same school.
4. Potential for an increase in antisocial behaviour.

It is important that the company should be made to gather correct information so that they can see that that property is not the right location for this business.

Our main concern is that the documents which have been submitted for change of use are not up to a professional standard, and therefore this does not fill you with confidence that the home will be run correctly with no impact on our daily life. We do not want the disruption or worry to our lives that this home could bring.

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