



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: FULL

Applicant:

Ms Desley Beaman MOORLANDS REHABILITATION (STAFFS) LTD, HAREWOOD PARK NURSING HOME, Harewood Park Nursing Home, Leek Road, Cheadle, ST10 2EE

Officer: David Plant

Our Reference: SMD20240063

District Reference: SMD/2024/0063

Date Received: 20-Feb-2024

Date Responded: 08-Mar-2024

Particulars of Development:

Erection of three units of accommodation for semi-independent living in conjunction with supported living services provided.

Location of Development:

MOORLANDS REHABILITATION (STAFFS) LTD, HAREWOOD PARK NURSING HOME, Harewood Park Nursing Home, Leek Road, STOKE-ON-TRENT, ST10 2EE

Recommendation Summary: Acceptance

Site Visit Conducted on: 28-Feb-2024

NOTES TO PLANNING OFFICER

Application is for 3 containerised accommodation units for supported living.

Site is an existing supported living complex. Access is existing and in current and regular use. Site is approximately 1km from Cheadle town centre. Footways of varying standard are present. Streetlighting is present.

Overall site already has 36 beds. 2 additional staff are proposed for the additional accommodation. Application form states that there is no parking available within the site which is clearly incorrect. Parking is available within the site. Technically two additional spaces are required by the application. There is adequate space within the site for parking and space to provide additional parking should it become necessary. It is unlikely that vehicles will park on the A522.

2 additional staff are unlikely to have a severe effect on the highway.

Current records show that there was 1 personal injury collision (PIC) on A522 Leek Road within 120metres either side of the access in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

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