



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

Applicant:
 Nicola Sothern and Tony Ennis Empower & Endeavor Care
 Ltd (E&E Care), Unit C Blackett Street, Manchester, M12
 6AE

Application Type: LAWFULNESS OF USE

Officer: Tracey Lunn

Our Reference: SMD20240076

District Reference: SMD/2024/0076

Date Received: 08-Mar-2024

Date Responded: 22-Mar-2024

Particulars of Development:

Application for a Lawful Development re: use of a C3a dwelling as a children's home for a maximum of four children, with up to three carers, two of whom will sleep overnight, working on a rota basis (C2)

Location of Development:

50, Coleridge Drive, Cheadle, Staffordshire, ST10 1XA

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Mar-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Coleridge Drive within 50 metres of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Coleridge Drive (Road No. D1150), which is subject to a 30-mph speed limit and benefits from footways and streetlights.

There are no parking restrictions along Coleridge Drive and parking on the highway was observed at intervals along the length of Coleridge Drive as is typical of residential developments.

Description of Proposal:

Application for a Lawful Development re: use of a C3a dwelling as a children's home for a maximum of four children, with up to three carers, two of whom will sleep overnight, working on a rota basis (C2).

Comments on Information Submitted:

The application is for a Lawful Development Certificate for the use of a residential dwelling (Use Class C3) as a children's home for a maximum of 4 children (Use Class C2).

The Planning Statement states that up to 4 children would live at the house, with 2 carers working on a rota basis sleeping overnight and a further carer/ manager will also attend most weekdays. There will be no more than 3 carers at the house at any one time except at changeover times.

The property is a 6-bedroom, detached property situated on Coleridge Drive. The property benefits from off road parking for 4 vehicles (driveway and garage) and will consist of 4 young people's bedrooms and staff bedroom on the first floor, a 2nd staff bedroom with an office is on the second floor.

No extensions are proposed to the property.

Parking;

The existing use class is C3 dwellinghouses the proposed use class would be C2 residential institutions.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms (use class C3) requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. As residential use class C3 3 spaces are required.

Staffordshire Moorlands Parking Standards state for Residential Care Establishments (use class C2) - 1 garage or parking space per resident staff, plus 1 space per non-resident staff present at peak working times, plus 1 space per 3 bed spaces for visitors.

There will be a maximum of 4 children, with up to three carers, two of whom will sleep overnight, under the Parking Standards use class C2 4.3 spaces are required.

The Planning Statement states there is parking for 3 vehicles and a garage. No plan has been submitted detailing parking. However, it was noted at the site visit that there is sufficient space to park 3 vehicles on the current hardstanding and with the removal of the planting area a further vehicle could be accommodated. A total of 4 or 5 off highway parking spaces are available/could be provided (inclusive of the garage). It is considered there to be sufficient parking spaces in accordance with the Parking Standards.

Whilst on site I also noted the parking area does not have a dropped kerb to the full extent of the parking area and therefore vehicles accessing the parking area would/are driven over a full height kerb. This is unacceptable to the Highway Authority. The kerbs will require modifying (dropping) to facilitate access to the full extent of the parking area.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0076) subject to the following conditions:

The garage shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior permission of the Local Planning Authority.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

Important Informative;

Please note that work to widen the access crossing will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer;

It was noted at the site visit that the vehicle access crossing (dropped kerb) requires widening to the full extent of the property frontage to facilitate access to the off-highway parking.

It would be entirely possible and reasonable for 4 children to be living in a 6 bedroomed dwelling as part of a family group and could be used by a large or extended family under its current planning use.

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

