
From: planningcomments@staffs Moorlands.gov.uk
Sent: 03 July 2024 18:58
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2024/0241 Site Address: 4 Millers View Cheadle Staffordshire ST10 1XP Cheadle
Comments by: Mr Warren Horne
From:

Submission: Objection

Comments: I set out below my objections that I wish to be fully considered when determining this application:

1) HOUSING POLICY:

Change of use C3 to C2 results in the loss of 2nr dwellings. The local plan identifies the requirement for houses in Cheadle, in particular starter homes and dwellings for the elderly.

The previous planning decision SMD/2023/0139 linked with the current application was based on the basis of increasing housing stock.

2) PARKING:

Local Plan Appendix 2 Parking Guidance requires 7nr designated parking spaces and an ambulance space based on the occupancy stated in the application. This cannot be realistically accommodated on the site. Street parking is not feasible given the position of the property on a bend.

Manoeuvring of vehicles will be dangerous, necessitating reversing into and out onto the highway.

No consideration given to larger vehicles such as minibuses, vans etc.

3) HIGHWAYS:

Safety concerns regarding additional vehicle movement especially at busy changeover times and school runs.

Access for emergency vehicles and waste lorries will be compromised.

No footpath adjacent for safe pedestrian access.

NATIONAL POLICY FRAMEWORK states consideration for a proposal is safe & suitable access can be achieved for all users.

4) RESIDENTIAL AMENITY:

The change in use will have an adverse impact on existing residents and their entitlement to amenity.

Concerns regarding crime / anti-social behaviour need to be recognised. NPPF says planning decisions should aim to achieve places that are safe and accessible, so that crime and disorder and fear of crime, do not undermine the quality of life or community cohesion.

The change in use will increase the impact of noise and nuisance.

5) INSUFFICIENT INFORMATION :

The application cannot be properly considered and meaningful consideration applied based on the information in the application.

C2 is a broad classification. Permission will permit future uses different in substance from the current application.

No planning statement including 'Good neighbour' policy.

No management plans including risk assessments / mitigation strategy.

No Statement of Purpose.

No formal details of the registered Care Provider and relevant details.

6) LOCAL NEED:

No evidence is provided in the application to identify local need for additional child residential provision in the area.

Evidence from SCC Homes for children in our care report indicates considerable over supply of places to meet local needs. Moreover, other authorities place more children within our boundaries than our own authority.

Over provision does not build sustainable neighbourhoods and communities.

