

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 12 July 2024 01:29:15

Application Reference No. : SMD/2024/0241 Site Address: 4 Millers View Cheadle Staffordshire ST10 1XP
Cheadle Comments by: Cllr Mike Haines Ward Councillor - Cheadle South East

From:

39

Dane Grove

Cheadle

Cheadle

Staffordshire

ST10 1QS

Phone:

Email:

Submission: Objection

Comments: I have reviewed the application and planning documents and spoken to residents about this application and I share many of their concerns especially in relation to the plans for parking, the quantity of off road parking spaces, vehicle movements and a legal covenant on the land preventing certain development. I object to the application for the following reasons:

1. Parking - the applicant claims there are a total of 7 existing off road parking spaces and the same in the proposed application. I dispute this calculation as in the officer's report or the previous application, to convert the garage to a bungalow (SMD/2023/0139), it was confirmed the bungalow has two car parking spaces. The amount of space for parking has not changed. The house also has two spaces (3 max if applicant removes front garden) resulting in total 5 spaces. The SMDC parking guidance Appendix 2 of the Local Plan advises that a C2 Residential Institution should have 1 space per carer and 1 per 3 rooms PLUS an ambulance bay. Therefore it requires at least 5 spaces PLUS an ambulance bay. If an ambulance bay took 2x spaces that would leave only 3 spaces (well short of the 5 required). There is very little on road parking available without obstructing emergency vehicles and residents.

2. The application if approved will generate a large number of vehicle movements throughout the day and into the evening. The proposed shift patterns and likely quantity of resident carers will mean at least 20 vehicle movements as cars come and go and shuffle parking positions. Health and social care visitors, taxis to school and management visiting throughout the day will generate additional vehicle movements on a small and quiet cul-de-sac and affect peace and privacy of neighbours.

3. I have been made aware that a legal covenant existing in the deeds to the property that prevents it being used for anything other than a single private dwelling house. Commercial operations are specifically excluded and children's homes are run as a business not as a private home. I understand that local residents are willing to take legal action to enforce the covenant should the application be approved and they have previously successfully done so elsewhere on the estate.

Please refuse this application for the reasons outlined above.

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