



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:
 New Focus Child Care Limited C/O Agents, Mr Michael
 Askew, Knights, The Brampton, Newcastle under Lyme,
 ST5 0QW

Application Type: LAWFULNESS OF USE

Officer: Nawaz Malik

Our Reference: SMD20240534

District Reference: SMD/2024/0534

Date Received: 16-Dec-2024

Date Responded: 30-Dec-2024

Particulars of Development:

Certificate of Lawfulness Proposed change of use of dwelling to a care home for up to 5no. children

Location of Development:

173A Leek Road, Endon, ST9 9EF

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Dec-2024

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Leek Road within 43 metres either side of the property accesses for the previous five years.

Background

Leek Road is a classified road (Road No. A53) with a speed limit of 30 mph. Leek Road has footways on either side of the carriageway. The road is lit.

Description of Proposal

Certificate of Lawfulness Proposed change of use of dwelling to a care home for up to 5no. children.

Comment on Information submitted

The current use is as a dwelling with 7 bedrooms. The proposal will include for 5no. children bedrooms and 3no. staff bedrooms. The additional bedroom will the use of the existing study on the ground floor.

The proposal will provide care for 5no. children with a maximum of 5no. carers on-site during the day and 3no. carers on-site during the night and a visiting site manager attending the property on occasions during the week.

Guidance on parking for a Residential Care Establishments C2 states:

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. An ambulance space should also be provided in a position which would not impede site access but located as close as possible to the main entrance of the establishment.

According to the parking guidance 5 no. of parking spaces are recommended for staff. There is sufficient space for 5no. spaces on the drive and one in the single garage.

Recommendations



I have no objection (on Highway grounds) to the proposed development.

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