



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: COU

Applicant:

Egret Care Ltd C/O Rob Duncan Planning Consultancy Ltd,
28 Ferndale Road, Lichfield, WS13 7DJ

Officer: Nawaz Malik

Our Reference: SMD20240537

District Reference: SMD/2024/0537

Date Received: 13-Dec-2024

Date Responded: 30-Dec-2024

Particulars of Development:

Change of use from dwellinghouse (Use Class C3) to care home for children (Use Class C2)

Location of Development:

1, Woodlands Avenue, LEEK, ST13 7BY

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 Woodlands Avenue within 43 metres either side of the property accesses for the previous three years.

Background

Woodlands Avenue is an unclassified road (Road No. D1106) with a speed limit of 30 mph. Woodlands Avenue has footways on either side of the carriageway. The road is lit.

Description of Proposal

Change of use from dwellinghouse (Use Class C3) to care home for children (Use Class C2).

Comment on Information submitted

The current use is as a dwelling with 7 bedrooms. The proposal will include for 3no. children bedrooms and 2no. staff bedrooms.

The proposal will provide care for 3no. children with a maximum of 2no. carers on-site during the day and 2no. carers on-site during the night and a visiting site manager attending the property daily.

The proposal includes for 5no. spaces.

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