
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0241 Site Address: Laburnum House Park Lane Cheadle Staffordshire ST10 1PD Cheadle Comments by: Cecily and Duncan Cowans

From:

6
Park Lane Close
Cheadle
Cheadle
Staffordshire
ST10 1PE

Phone:

Email:

Submission: Objection

Comments: We object to this application.

The fact that you refer to the proposed usage as ‘a residential property’ is incorrect as you will be establishing a business within the property with paid staff.

You also state that ‘the same or fewer people being present at the property’ and this is inaccurate as it is clear that, apart from two children/young adults, there will be a team of carers plus a visiting manager. At the moment, a couple with adult children reside at Laburnum House. We do not agree that this proposal will not adversely affect the traffic along this narrow road (where only one car can pass) that leads to an even narrower lane. Teams of carers, plus the manager and any other support staff and outside agencies, will not be able to park on the drive and off road parking is impossible. The photos that show the potential, in your words, for off road parking are evidence that no resident parks on the pavement. Funerals are frequent, as well as cars taking visitors to the graveyard and farm traffic going to and from the farm at the end of the lane. Any overflow of vehicles from the proposed home will cause some serious issues if they cannot be parked on the drive which is highly unsuitable for six cars, contrary to what has been stated.

Park Lane, and the adjoining Park Lane Close, makes up a very small, quiet, residential area. Observing the majority of properties, namely bungalows, it is evident that these are homes of mostly elderly people. Several of the properties are occupied by one person. Of all the properties in both roads, and in other properties along and off the lane leading to farm land, approximately seven are in employment and the rest of the occupants are retired. There are no families in the vicinity. This is not an environment in which to establish a residential care home. There is no park in easy walking distance and the fields at the end of the lane are farmed, containing sheep, cows and horses at different times of the year. Therefore, young children cannot play there. It is a sad fact that Cheadle has no facilities or amenities for older children. We believe that the children/young adults for whom you are responsible need an urban environment with facilities and good transport links. You are further inaccurate in stating that there are two bus stops within easy walking of Park Lane Close as neither are in use. You also mention the station at Blythe Bridge. There is no bus connecting the railway station with Cheadle. Of the Primary and High schools mentioned, they are all oversubscribed, particularly St. Giles’ and Painsley. We question how these children will find new schools. Such inaccuracies have led us to question how much research has been undertaken.

In conclusion, we both strongly object to this application as Laburnum House is not in a suitable location for children/young adults with the needs that have led to their being placed in residential care.

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