
From: planningcomments@staffsmoorlands.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: Margaret Peck and Thomas Wilson

From:

Glenshee
Park Lane
Staffordshire Moorlands
Cheadle
Staffordshire
ST10 1PD

Phone:

Email:

Submission: Objection

Comments: We strongly Object to this Application.

Park Lane is a quiet residential cul-de-sac with Older Residents, mainly Pensioners and Retired People, and this is not an appropriate location for a Children's Home.

Children with troubled backgrounds and challenging behaviour, aged 3-17, will require high 1-1 care which means planned/add hoc/emergency visits from Managers, Social Workers from all Council Departments and Outside Agencies and other Care Team Members attending Resident's needs.

Due to Staff to Children Ratio this points to the fact that these Children require high levels of care with constant Risk Assessment.

According to the Town & Country Planning 1987 - 25(b) in Simpatico Town Planning it states 'not more than SIX Residents living together as a single household where care is provided for Residents' this would mean that TWO more residents could be added to this figure in the future. Therefore TWO Residents could become FOUR.

We feel that the Residents living closest will suffer most due to possible noise and unpredictability of the Home Residents and of the Carers to control any issues which may arise. Putting local Resident's at risk to potential harm, vandalism and antisocial behaviour.

Also our properties will have a knock on effect of Devaluation/Resalable chances within the vicinity of the subject property.

PARKING ISSUES - Park Lane is a very narrow lane/cul-de-sac and in places only one Car's width.

There is no way the Laburnum House driveway can take Six cars and therefore any visiting cars will not want to park across its Driveway for fear of blocking in other cars which will be in constant use.

This means visiting cars will park in the Lane where it is at it's most narrowest and where cars have to mount the pavement to pass each other. The visitors will have no consideration to other residents or road users and park anywhere.

Either side of the proposed residential home 'Laburnum House' there are two driveways to properties (Church View and The Haven) which can't be blocked.

There are also Six other homes nearby with driveways which need to be kept constantly clear and not have difficulty getting in and out of their properties.

This Lane leads to the Cemetery and cannot be parked in as it is constantly used by Lorries/Bin Lorries/Tractors/Hedge Cutters/Farm Vehicles/Caravans/Funeral Cars and Mourners/Grave Digging Excavators/Royal Mail Vans and Delivery Vans.

Due to the Challenging Behaviour of the Home's Occupants and the potential risk to the safety and well being of the local elderly residents - this is not the Right location for a Children's Home.

We have worked hard to live in this nice area and don't expect to come across a situation like this - feeling unsafe in one's home.

A quiet residential lane with Elderly Residents is not the right location for a Children's Home full of Troubled Teenagers.

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