

[REDACTED]

Sent: 31 December 2025 16:14

Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0475 Site Address: Laburnum House Park Lane Cheadle Staffordshire ST10 1PD Cheadle Comments by: Neil Brandrick Please Select

From:

2 Park Lane
Cheadle
Opposite Laburnham House
Stoke on Trent
Staffordshire
ST10 1PD

[REDACTED]

Submission: Objection

Comments: This application is largely a "copy & paste" of the previous application (0241) and as such contains the same errors, omissions and untruths which 0241 contained and which the planning process failed to recognise and address prior to it being approved.

It appears that Ofsted has instructed the applicant to make provision to have up to four care staff on site at any one time. This change has a significant effect on the operation of the site and its effect on existing residents. It is not a trivial change.

Firstly I point out that the application viewed on the SMDC website states up to FOUR carers but the notice posted on the lamp post states up to FIVE carers. Which is it ?

The application is recorded as being received by SNDC on 7/11/2025 yet the post was not put up on the lamp post until 23/12/2025. This delay in making the application public should not mean a reduced period for public consultation.

In the applicants statement I point out the following:

Item 10, the applicant themselves admits that Park Lane is "Narrow". This is important in what I say later.

Item 24, The property was NOT previously occupied by a family of FIVE. The Coates family comprised two adults and their two children, themselves young adults. This "error" made the previous application appear to be a reduction in occupancy which it wasn't. This new application is a clear increase in occupancy.

Item 40, The statement claims that street parking is available. This is not true. In item 10 the applicant themselves have stated that Park Lane is "narrow". Vehicles which do park in Park Lane do so with two wheels on the pavement to allow the passage of larger vehicles such as bin lorries and farm traffic. This parking is a nuisance to residents, obstructing the footpath and restricting their safe view when leaving their drives onto Park Lane.

Item 39, The application claims parking from Laburnham House will never overspill onto Park Lane. I believe this to be wrong. In the instance of their being four carers on site (=four cars) plus the resident "white Skoda company car" plus a visiting Managers car, that equals six, using up all the available on site parking. Then at shift changeover another two carers cars arrive, where are they going to park? I think we know the answer and it's not acceptable.

Before this application is approved the available parking at Laburnham House needs to be increased to at least eight.

Item 42, Despite the claim in the application, there are no operational bus stops at Town End. This is another helpful error carried over from the first application.

Item 44, Any idea that care staff might use public transport to come to work is pure speculation and more likely fantasy.

I trust that the Case Officer will consider these points and advise the planning committee accordingly.

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