

IPSTONES PARISH COUNCIL

Clerk: Miss Judith Ward
Lower Shaw Walls
Foxt
Stoke on Trent
Staffordshire
ST10 2HS

11th January 2026

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Dear Sir/Madam,

APPLICATION NUMBER
LOCATION
PROPOSED DEVELOPMENT

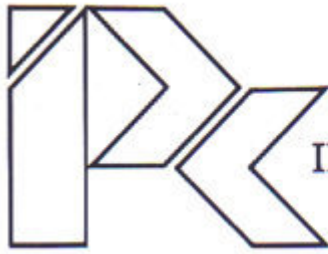
SMD/2025/0480
The Woodlands , Foxt Road , Foxt , Staffordshire , ST10 2HJ
Application for Lawful Development Certificate for a Proposed
Change of Use from Class C3(a) to a residential home for up to 2
young people aged between 3 and 17 who would be cared for by
up to 4 adult carers

Ipstones Parish Council considered the above application at the latest Parish Council Meeting

Following a full discussion Ipstones Parish Council decided to recommend refusal of the application for the following reasons

There are many errors in the application document, the main of these are as follows:-

- The Planning statement notes that the property is currently configured for a medium to large family and that a family of five is currently resident. Whereas it is understood the previous residents of the property were a family of four with two small children.
- There are errors marking boundaries outside of the property i.e. owned by another party making the grounds appear larger than stated. It is also understood that much of the garden is heavily overgrown with brambles and not suitable for children to use for playing.
- The small hamlet of Foxt does not have a range of shops, it has one public house, the nearest shop is in Ipstones around four to five miles away with no public transport links.
- There are no direct Public Transport links, the only bus that passes through the village is a school run bus which goes through at approximately 7.50am and returns around 4.00pm and note this is a bus which is aimed at school children.
- The nearest train station is located at Blythe Bridge which is around 7-8 miles away, this is a 2.5 hour walk away so not recommended, but again there is no direct public bus route to and from the Station. You would need to take a bus from Blythe Bridge to Cheadle a second bus to Froghall then walk up Foxt Bank which is steep and has no pavement.



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- There are no specific groups or activities within the village for young people, the nearest Scout group to the proposed home is Moorlands Villages Scout Group, which is in Waterhouses (ca 5 miles away). The nearest youth club is based in Ipstones (which 2.5 miles away) and is under threat of closure.

Further It would appear that the water supply is a shared supply and so there is a joint responsibility for any water leaks etc.

In addition, the use of the property as a care type facility would remove the property from the local housing stock for the hamlet.

Ipstones Parish Councillors also note that they were not directly consulted with regarding this application.

Would you please note this decision for your records.

Many thanks

Yours Sincerely

Judith Ward

Clerk

On behalf of Ipstones Parish Council