

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Certificate of lawfulness

Application Number: SMD/2025/0475

Officer: Tracey Lunn

Date Received: 19/01/2026

Date: 06/02/2026

Particulars of Development: Certificate of lawfulness for a proposed non-material 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.

Location of Development: Laburnum House Park Lane Cheadle

CONDITIONAL

Site Visit Carried Out on 02/02/2026

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Park Lane within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background;

Park Lane (Road No. D1150) is an unclassified road subject to 30mph speed limit which is street-lit and has some footway provision leading up to the A521. Park Lane is public highway to the west up to the point it divides. The site is within walking distance to Cheadle Town Centre and a bus service.

The property is a 4-bedroom, detached property and benefits from off road parking for 6 vehicles (driveway), there is also a detached garage.

Planning History;

SMD/2025/0241 - Certificate of lawfulness for a proposed non-material 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 2 adult carers – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Certificate of lawfulness for a proposed non-material 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.

Comments on Information Submitted;

The application is for a Lawful Development Certificate for a non-material change of use of a residential dwelling (Use Class C3 (a)) to a residential home for up to 2 children with up to 4 adult carers.

Previous application SMD/2025/0241 was for a residential home for up to 2 young people aged between 3 and 17 cared for by up to 2 adult carers which was approved by Staffordshire Moorlands District Council.

However, as noted in Planning Statement item 4, Ofsted has advised that, for reasons of flexibility and to ensure the care needs of the resident children can be met in all circumstances, the Certificate wording should be amended to allow for a higher number of care staff to be present at the property if required. Following this recommendation, the proposed number of carers has been increased from 2 to a maximum of 4 adult carers.

It has been confirmed that 2 carers would be present at the home changing every 2 days however up to 4 carers may be needed. The shift pattern will be staggered; 2 carers will changeover each day between 8 - 8.30am. During the changeover with the maximum 4 carers present and the arrival of the replacement 2 carers, up to 6 vehicles may be parked at the property for approximately 30 minutes. After the changeover, the 2 vacated spaces will be available for visitors.

The Planning Statement states there is parking for 6 vehicles. No plan has been submitted detailing parking. However, it was noted at the site visit that there is sufficient space to park 6 vehicles on the current hardstanding. However, should additional vehicles need to be accommodated there is sufficient space with adjustment within the front garden, or the garage could be utilised.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0475) subject to the following condition:

The parking area shall be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

Note to Planning Officer;

It would be entirely possible and reasonable for 2 children to be living in a 4 bedroomed dwelling as part of a family group and could be used by a large or extended family under its current planning use.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority