

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

To: Development Control Manager,

Applicant:

Address:

Application Type: COU

Application Number: SMD/2025/0460

Officer: T. Lunn

Date Received: 12/03/2026

Date: 27/03/2026

Particulars of Development: Change of use to Residential Childrens Home for up to Six Children with Care Provided by up to Six Non-Resident Members of Staff and a Floating Manager (Class C2)

Location of Development: Little Ash Farm Ash Bank Road Werrington

Refusal

Site Visit Carried Out on 20/03/2026

Personal Injury Collisions;
Current records show that there was 1 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres of the access to the property between 31/12/2020 and 30/12/2023.

Background;
The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road and is subject to a 40mph speed limit, there are footways on both sides and streetlights. Ash Bank Road forms part of the primary route network connecting Stoke on Trent City to Staffordshire Moorlands.

Previous Applications:
SMD/2023/0424 - Lawful Development Certificate for a Proposed Use of Land as a Residential Children's Home for up to Three Children with Care Provided by up to Three Non-Resident Members of Staff (Class C2) – Highway Authority not consulted.

Description of Proposal;
Change of use to Residential Childrens Home for up to Six Children with Care Provided by up to Six Non-Resident Members of Staff and a Floating Manager (Class C2).

Comments on Information Supplied;
The proposal is for a change of use from C3 dwelling to C2 residential care home for up to 6 children.

Submitted document titled 2055 Supporting Change of Use Document under 3.4 states - ***The children would be looked after by six carers at a time. The carers would work 48-hour shifts, during which they would sleep and take meals at the property. At the end of their shift, they would be replaced by another six carers. There would also be a floating***

manager who would occasionally attend the property, alongside other similar residential children's homes, between 9am and 5pm. Outside of these hours they would remain on call.

Under 5.8 it states - Resident children would be accompanied at all times by six staff members during the day and by six staff members overnight. A manager responsible for several similar homes would visit three times per week. The maximum number of people in the property at any one time would generally be thirteen, and the applicant would have no objection to this being secured by condition.

There is also no clear indication as to the expected visitor numbers (visitors to the children/family/friends etc).

Access;

Access to the property would be via an existing vehicle access off Ash Bank Road. The access is shared with property No.250 Ash Bank Road.

Parking;

According to Staffordshire Moorlands District Council parking standards Class C2 requires 1 garage or parking space per resident staff, plus 1 space per non-resident staff present at peak working times plus 1 space per 3 bed spaces for visitors. An ambulance space should also be provided in a position which would not impede site access but located as close as possible to the main entrance of the establishment.

The submitted plan titled Site Plan identifies a parking area, it does not identify individual spaces, each space should be 2.4m wide by 4.8m long. Highways also require a minimum of 6m reversing space to enable a vehicle to safely turn and manoeuvre within the site to be able to egress in a forward gear, as Highways would not wish to see vehicles reversing onto an A class road. Given the parking is for working staff the parked vehicles cannot be blocked in by another vehicle and must always have the ability to move and leave freely. Staff and visitors will arrive and depart at different times, and they cannot be blocked in by other parked vehicles.

Given the above submitted information and the required parking standards the proposal would require providing x 6 car parking spaces for the staff on duty at any one time, x 1 per non-resident staff present at peak working times (floating manager) an additional x 6 car parking spaces for handover times and x 2 car parking spaces for visitors. Therefore 15 car parking spaces would be required in total for the smooth running of this site and to not create a highway safety impact on the neighbouring highway.

Refusal Recommendations:

This application should be refused for the following reason:-

The applicant has failed to demonstrate a sufficient level of parking for the childrens care home therefore I recommend this application is refused on highway safety grounds.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when;

- a plan demonstrating parking for the appropriate number of vehicles (each space being 2.4m wide by 4.8m long)

is included in the application.

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