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From: planningcomments@staffs Moorlands.gov.uk
Sent: 10 September 2026 22:30
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : SMD/2026/0397 Site Address: 1 Parklands Biddulph Moor Staffordshire ST8 7JL Stoke-On-Trent
Comments by: Lambert
From:

Hazel Grove
Biddulph Moor
Biddulph Moor

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I strongly object to this application and ask the Council to carefully consider whether the proposed use can genuinely be regarded as having no material change from the existing residential use.

The applicant describes this as effectively a normal family home because only one child would live there. However, this is not ordinary residential occupation. The proposal involves 24-hour professional care, rotating staff every 2&3 days and a house manager attending daily. This inevitably creates additional staff movements, shift changes and vehicle activity which would not normally arise from a family dwelling.

There is also a lack of clarity in the application. Paragraph 1.3 states that two staff will be present during the day and overnight, plus a house manager daily, while paragraph 2.1 refers to a maximum of three care staff\ . It is therefore unclear how many adults could actually be present at the property at any one time.

The applicant acknowledges that material change is a matter of fact and degree. The Council should therefore consider the actual intensity and operation of this particular use, rather than simply the fact that one child would occupy the property.

Importantly, this same property has already had a planning application for use as a children's care home refused earlier this year. While I recognise that this is a different type of application, the previous decision and the Council's findings about this particular property are highly relevant and should not simply be disregarded.

I therefore ask the Council to require the applicant to clearly define the proposed operation and demonstrate, with sufficient evidence, why the 24-hour staffing, staff rotations, management presence and associated activity would not constitute a material change of use.

Unless the Council is satisfied that the precise use proposed is lawful without planning permission, I ask that the Lawful Development Certificate be refused.

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