FORM 2

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Directorate of Development Services

Additional Information required in respect of
Applications for Industrial, Office, Warehousing, Storage, Shops
or other Commercial Development
(Please answer questions relevant to the proposed development)

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, the type of plant or machinery to be installed and whether these are indoors or outdoors.	N/A
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.	N/A
3. (a) Is the proposal related to an existing use on or near the site? If "Yes" please explain the relationship. (b) Is this a new, a branch or a subsidiary establishment? Please specify.	NO YES – NEW OPERATION
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If "Yes" please give details including the location and gross floor area of such premises and state your intentions in respect of these premises.	NO

5. What is the amount of floor space on the site relating to the following uses:-

		Existing (if any) (sq.m.)	Proposed (sq.m.)	Total (sq.m.)
Industrial	(a)			
Office/Administration	(b)		NOT APPLICABLE	
Retail	(c)			
Storage	(d)			
Warehousing	(e)			
Other Uses	(f)			
What is the total floor space of all buildings (a + b + c + d + e + f)?	(g)			

6. How many staff are/will be employed in each of the following categories?

		Existing Total		Proposed Change		New Total	
		Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Office	(a)	NA		0		0	
Industrial	(b)			0		0	
Other	(c)			11		11	
All (a + b + c)	(d)			11		11	

7. What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right.

	Existing Vehicle Spaces	Proposed Vehicle Spaces	Total Vehicle Spaces
(a)	10	SEE PARKING LAYOUT	9
(b)			3 EXISTING
(c)			
(d)			12

8. What is the estimated maximum number of vehicles in each of the following categories based at and visiting the site in any one day?

		Based at Site			Visiting Site		
		Existing	Proposed	Total	Existing	Proposed	Total
Under 3 tons unladen weight	(a)		1			0	
Over 3 tons unladen weight	(b)		NONE			NONE	
All (a + b)	(c)		1			0	

9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NORMAL L.A.
10. Will the proposed use involve the use or storage of any of the materials of type and quantity listed overleaf. If "Yes" state materials and quantities in tonnes.	NO

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SUPPORTING INFORMATION INCLUDING DESIGN AND ACCESS STATEMENT - CHANGE OF USE OF BALLINGTON HOUSE, BALLINGTON GARDENS TO 10 BEDROOM RESIDENTIAL CARE HOME (CLASS C2) WITH ASSOCIATED COMMUNAL FACILITIES

ACORN CARE LTD.

1. **Introduction**

Ballington House is a substantial detached property on the southern edge of the town overlooking the open countryside beyond. It is described as being a fine example of Queen Anne architecture constructed in1889. The property enjoys accommodation on four levels including the basement and, as the existing floor layouts, indicate provided spacious 8 bedroom accommodation on the first and second floors with main living facilities at ground floor level. The garden features mature planting, various outbuildings, a substantial garage and a grotto. There are two vehicular entrances to the site, via Ballington Gardens and also off Westfields. A significant sized parking and turning area adjoins the main entrance which is off Westfields

It is the intention to convert the property to a 10 bedroom residential care home with the main communal facilities of a lounge, dining room kitchen and office at ground floor level, seven bedrooms at first floor and three bedrooms on the second floor. The basement would be used as a store and laundry. At any one time 11 staff would be employed during daytime hours, although the night staff would be reduced to a maximum total of three 3 between the hours of 10pm and 8am the next day. From past experience the applicants state they operate the business as if it were one large family home with staff carrying out all the shopping and other needs of residents. No commercial deliveries are therefore required. The applicants operate a small mini bus/ multi purpose vehicle for the use of residents and staff.

2 **Planning Policies**

Ballington House is situated within the town development boundary of Leek where there would be a presumption in favour of new development subject to there being no adverse effect on the amenities of nearby residents or the character of the area. There are no specific planning policies in the adopted or Review Local Plan which would govern the change of use of residential properties to uses falling within Class C2 of the Use Classes Order.

In these circumstances any proposal for change of use such as is now proposed would be considered on its merits, with regard to the effects, if any, on the amenities of the locality relating to residents, as previously mentioned, and highway issues where consideration is given to the means of access and parking requirements. In respect of the effect on the character of the area it would be little different form its previous use as a large family home, as no extensions or other changes to the external appearance of the property are proposed.

3. **Planning Considerations.**

Ballington House is situated on the edge of the built up area of Leek with easy access to all the services and amenities of the town. It is served by two access roads, Westfields and Ballington Gardens. The scheme proposes a change of use of the existing building with no extensions or alterations to the external appearance of the building. Some re-arrangement and alterations to the interior of the building are required to meet the standards applied to residential care homes. These changes are shown on the floor layout plans for the property. For a number of years up until early 2001 the property had been used as a residential care home.

Design Issues

At this stage the change of use and conversion of Ballington House to a ten-bedroom care home represents a viable commercial enterprise. Internal alterations proposed to meet normal care home standards would not insofar as can be established, require any alterations to the external appearance of the building. It is also anticipated that there would be minimal changes to the existing parking and turning area required to meet the Highway Authority's normal standards. A site plan showing the parking arrangements is included as an integral part of the application.

Access Issues

As previously stated Ballington House has two access roads, one off Westfields and one off Ballington Gardens. In their preliminary views on the scheme the Highway Authority considered that Westfields would be the preferred option for vehicular access. In their letter of the 21st December (Appendix 1) the highway Authority also stated that any final decision would be made on the basis of the scale of any re-development and the ability of the applicant to undertake improvements to either of the private access roads. It is contended that as the current scheme proposes only a change of use of the existing property and the traffic generation to a care home is not significantly different to that of a substantial dwelling, such improvement ought not to be justified.

In respect of parking requirements a plan showing staff and visitor parking arrangements forms an integral part of the application. 12

parking spaces are shown, which it is considered would be an acceptable standard based on the applicants past operating experience when many of the staff would be likely to walk or use public transport. As the property is close to the town centre and bus station it is considered that this is a reasonable basis to determine the overall requirement and that the parking standards of the Local Plan requiring provision for all 11 staff and 3 visitors can be relaxed slightly.

4. Conclusion

Ballington House although not listed is a large house with intrinsic merit for its period architecture. However such properties are often not attractive for a normal single-family occupation and as the previous planning history would suggest, are very suitable for conversion to care homes or similar type of uses. It is contended that as no extensions or other changes to the building are required there would be little or no effect on the character of the area or the amenities of adjacent residents. In locational terms the property is well situated with regard to all the amenities and services of the town centre which would assist in reducing movements of staff by car. Whilst the vehicular access is not ideal if it is restricted by condition to the use of Westfields, the effect on local residents would not be significantly different than if it were to continue in its present use.

APPENDIX 1

Staffordshire County Council

Development Services Directorate

Riverway
Stafford, ST16 3TJ
Direct Line: (01785) 276644
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E-mail: john.derry@staffordshire.gov.uk

Please ask for: Mr. J. K. Derry

Stephen Gower Associates,
29A St. Edward Street,
Leek,
Staffordshire.
ST13 5DN

My Ref. HoHNM/JKD/Leek General

21st.December 2007

Dear Stephen,

CHANGE OF USE TO CARE HOME – BALLINGTON HOUSE, BALLINGTON GARDENS, LEEK.

Thank you for your facsimile dated 11th.December 2007 concerning the above.

With regard access via Ballington Gardens, Ballington Gardens has a width of 3.7m, is formed of unbound material and has pedestrian facilities on the northern side. Westfields, the second means of access has an initial width of 5.75m that reduces to single carriageway, is also formed of unbound material and has pedestrian facilities on each side. This leads me to conclude at this stage that Westfields would be the preferred option for vehicular access to Ballington House.

However, factors that would influence any final decision include the scale of any proposed redevelopment and the ability or otherwise of your client undertaking improvements to either of the private access roads.

For your further information on 19th.February 2001 the County Council as Highway Authority was consulted on planning application SM0100159: Conversion of Old Persons Residential Home to Private Dwelling House. The Highway Authority did not object to the proposed development.

This advice is based on the brief information provided previously and cannot prejudice the outcome of any detailed planning application in respect of highway related matters.

I trust that this is sufficient for your present purpose.

Yours sincerely

John Derry

JOHN (JAKE) DERRY
Development Control Officer

IN VESTOR IN PEOPLE

0800 23 23 23 ROAD DEFECTS REPORT TO CLARENCE

Ron Hilton – Corporate Director (Development Services)

STAFFORDSHIRE HIGHWAYS Working together for you

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BALLINGTON HOUSE, LEEK, ST13 5LW.

LOCATION PLAN
Scale - 1:1250

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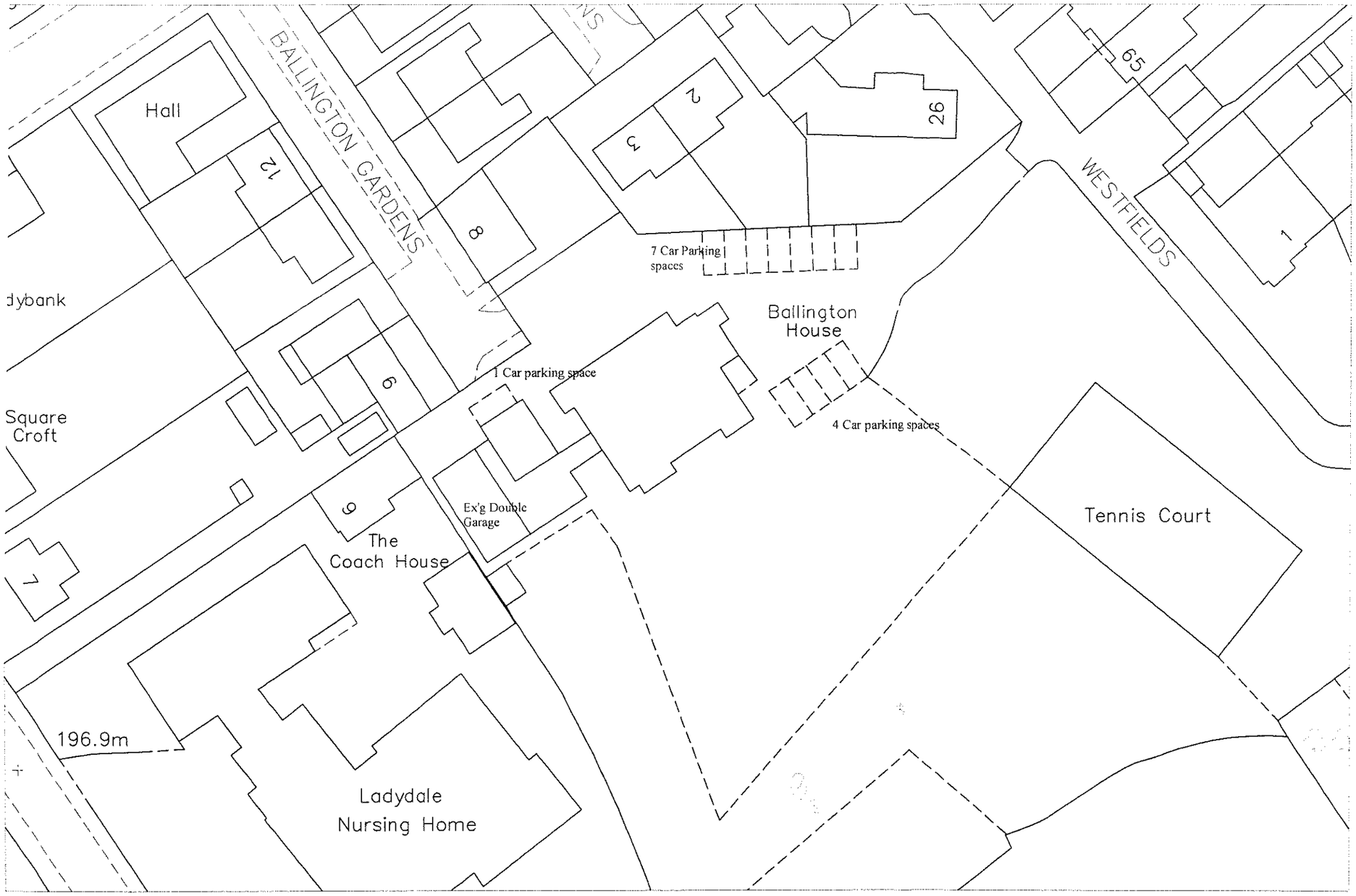

Project: BALLINGTON HOUSE, WESTFIELDS, LEEK.

SITE PLAN including car parking

Date: 28 February 2008.

Scale 1:500

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