

APPENDIX TO AGENDA
(LATE REPRESENTATIONS)

Application Number 126581/FU/2020 **Ward** Baguley Ward

Description and Address

Change of use from dwellinghouse (Use Class C3) to residential accommodation for disabled adults (Use Class C2). 6 Kempsford Close, Manchester, M23 1LH

1. Local Residents/Members of the Public

Two further letters have been received, the comments are summarised below:

- The report notes that the 4 parking spaces consist of 2 on the drive and 2 in the garage. It does not note that the 2 in the garage can only be accessed via the 2 spaces on the drive. This would require manoeuvring throughout the day which may prove detrimental to pedestrian safety.
- Given the 2 staff members (and shift change 4 staff members would be present) and 4 residents, the report states “It is also noted that there are high levels of off-street parking available for houses within the immediate vicinity”. This is incorrect – the property is close to 2 junctions with other roads and there are various driveways where cars can’t park across. This therefore creates very limited if any on street parking in the vicinity of the property.
- The report does not address the loss of a large 4 bed family property - there are shortages of such good sized family accommodation - and this planning application would reduce the pool of such properties.
- There are various errors or inaccuracies in the planning application - none of which are addressed or mentioned in the report:
 - On question 10, there are trees and hedges on the proposed site (they have answered no)
 - On question 18 it states proposed employment of 0 full time and 1 part time – then equivalent number of full time 3.
 - As noted above there are really only 2 parking spaces (unless the normal planning rules are being changed)
 - The documentation appears to be contradictory on ownership
 - It is questioned whether there would be permanent placements or emergency placements?
- The report states that the SNHG have raised no issues. Given that the latest filed accounts indicate that the company has no funds available - surprise is expressed at this comment and lack of due diligence.
- The SNHG also state “the provider has a good track record of providing services for this client group in Manchester” - surprise is expressed as this provider, to the objector’s knowledge, does not provide any similar residential services to this client group within Manchester.

- The waste requirements for the proposal have not been taken into consideration.
- The planning application was coded incorrectly as a full application when it is actually a change of use application.

2. Director of Planning – further comments and observations

The property has space for 4 vehicles to be parked off-street. Cars parked in the garage would require vehicles parked on the drive to be moved in order for them to leave the site, this is not unusual in this location. Given the size, limited number of staff and domestic nature of the care home this is acceptable.

Highway Services noted the high level of on-street parking available in the neighbourhood and have not raised any objection due to impacts on highway and pedestrian safety.

The loss of the use of the property as family accommodation is considered acceptable given the fact it would be used in the care of vulnerable residents and the public benefits that would result..

None of the trees that exist on the site are required to be felled to facilitate the change of use.

The applicant confirmed the number of staff to be present and this is detailed in the report - two full time staff would be present during the day shift and two during the evening shift.

The correct ownership was submitted with the proposal.

The future residents of the care home may be placed there on a temporary or permanent basis, depending on their care needs and family circumstances and this is considered acceptable in this case.

The financial details of the applicant are not a material consideration in the determination of the planning application and the use proposed is considered acceptable.

The Supported Needs Housing Group recognises the good track record this company has in providing care.