

Comments for Planning Application DC/24/0123/FUL

Application Summary

Application Number: DC/24/0123/FUL

Address: Airedale 26 Hamlet Road Haverhill Suffolk CB9 8EH

Proposal: Planning Application - change of use of dwelling (class C3) into children's care home (class C2)

Case Officer: Savannah Cobbold

Customer Details

Name: Mr Martin Page

Address: 20 Hamlet Road, Haverhill, Suffolk CB9 8EH

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments [REDACTED] of the Planning Application

Comment Reasons:

- Parking issues
- Residential Amenity
- Traffic or Highways

Comment: Parking

Whilst I appreciate that there is parking provision for 4 vehicles at the rear of the property with this application, I question whether this will be sufficient. The application states 8 proposed full-time equivalent employees overall. Inevitably there will be staff handovers, regular visits from various therapists, family members plus support and regulatory bodies. The use of Hamlet Road for free town centre and existing resident parking will also allow little opportunity for additional parking at the front of 26 Hamlet Road. The parking provision at the rear of the property is served by a narrow single-track lane used by existing residents who would continue to need full access. Residents are also responsible for the upkeep of the lane.

Traffic

The Tudor Close and Manor Farm Close developments which total just under 150 dwellings and require access from Hamlet Road have markedly increased the roads vehicle movements in recent years.

Hamlet Road is also used as free parking for the town centre, is on a bus route (with a bus stop adjacent to this property) and is used regularly by commercial vehicles delivering to and from the Wisdom warehouse in Colne Valley Road. In more recent times it has provided easy access to the

Home Bargains / Lidl estate from some parts of the town. The result of all of this is that there are often right of way/give way issues in Hamlet Road when drivers try to negotiate the additional traffic and large number of parked vehicles.

The change of use of this property (along with the recently approved children's home at nearby 40 Hamlet Road - which is yet to open) will exacerbate the traffic problems in Hamlet Road through extra use of the road and likely overflow parking.

Residential Amenity

Hamlet Road has traditionally been a residential area with a small amount of business activity. If this application is approved the following 3 commercial enterprises will be located within 250 metres.

Heazeworth House, 17-19 Hamlet Road, Haverhill, CB9 8EE

Sanctuary Supported Living -this is supported housing comprising of nine bedrooms and a studio flat for adults aged 18 or over, who are homeless or at risk of homelessness.

Area Camden Childrens Home - 26 Hamlet Road, CB9 8EH

This application - a children's home for up to 4 children.

Area Camden Childrens Home - 40 Hamlet Road, CB9 8EH

A children's home for up to 4 children which has already been approved.

I would suggest that the proximity of these three facilities to each other is not suitable for the area or in the best interests of residential amenity.