

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: Gregory McGarr

Customer Details

Name: Mrs Christine Murgatroyd

Address: 28 Hamlet Road, Haverhill, Suffolk CB9 8EH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Parking issues
- Plan queries
- Residential Amenity
- Traffic or Highways

Comment: We would appreciate the following relevant comments to be added to this application.

Residents would legally challenge the access and use of the private back lane owned by Residents for commercial use. As per restriction on deeds.

In the planning application for 9 Tasman Road for the same use.

West Suffolk Council, Development Control Committee 6 September 2023

States:

Principle of development.

Paragraph (16) Policy DM23 sets out considerations specifically for special housing stating within that paragraph.

"not create an over concentration of similar accommodation in one area"

There are two care facilities of all nature within close proximity of this site and therefore would

create an over concentration of similar accommodation within this location.

Surely a precedent has been set in this statement within Policy DM23

Under section 22G of the Children's Act 1989, local authorities have a statutory Responsibility to take steps, as reasonably practicable, that ensure children in care are provided with accommodation that [a] is within the authority's area and [b] meets the needs of those children. This house and location do not meet those needs.

Rachel Maclean Minister of state - in March 2023 stated.

The Planning system should not be a barrier to these applications, but they should be the right homes in the right places.

Further Health & Safety Issues:

Two very large exceptionally overgrown trees in the front garden adjacent to the main road. Safety issues with children climbing.

Large Pond in the front garden. No secure front fencing to the boundary line of No 24.

Restricted disabled access in the rear garden due to steps. Modification for wheelchair access is questionable.

Refuse bin collection Is stated from the front of the property.

Bin collections for these properties are from the rear access.

The steps in the rear garden would require a Risk Assessment to be undertaken for staff when moving bins to the rear lane for collection