
From: Joanne Lowe <clerk@stantonunderbardonparishcouncil.gov.uk>
Sent: 08 May 2025 12:54
To: Planning Folder New
Subject: Planning Objection - 25/00362/FUL

Categories: Yasmin

Good Afternoon,

I didn't receive a receipt for the objection submitted by the Parish Council on the Planning Portal so I am also forwarding it to this email to ensure you receive it before the deadline tomorrow.

Following a resolution made at the Parish Council meeting on 7th May 2025, I am writing on behalf of Stanton under Bardon Parish Council, in my role as Parish Clerk, to formally object to planning application 25/00362/FUL. This application seeks to change the use of 3 Everard Way from a private dwelling (Use Class C3) to a residential care home for autistic children (Use Class C2). This objection is made solely on the basis of material planning considerations and relevant national and local planning policy.

Objections in reference to the National Planning Policy Framework

1. Impact on Residential Amenity

The National Planning Policy Framework (NPPF) highlights the importance of creating places that offer a good standard of amenity for both current and future users. The proposed use is likely to lead to more noise, increased movement of staff and visitors, and higher levels of outdoor activity than would normally be expected in a quiet residential street—particularly one with a large number of elderly residents. This would cause an unacceptable impact on neighbours' quality of life. It goes against paragraph 185 of the NPPF, which says planning decisions should avoid developments that create noise pollution harmful to people's health and wellbeing.

2. Impact on Traffic and Highway Safety

The NPPF stresses that development proposals must provide safe and suitable access for everyone (paragraph 110) and makes clear that planning permission should be refused if a scheme would have an unacceptable impact on highway safety (paragraph 111). The likely increase in vehicle movements from staff shift changes, deliveries, healthcare visits, and family visitors could worsen existing traffic conditions and pose risks to both pedestrians and drivers—particularly as the road is already narrow, on a tight bend, and used by mobility scooters due to limited pavement space.

3. Inadequate Parking

Adequate on-site parking is essential to avoid unsafe or inconvenient on-street parking. It is evident that the proposed parking area does not offer enough spaces for staff, visitors, and service vehicles. This shortfall would add to existing local parking pressures and could cause disruption and safety concerns for residents.

4. Not Compatible with the Character of Stanton under Bardon

The NPPF states that development should respect the local character and help maintain a strong sense of place (paragraph 130). The scale and nature of the proposed use—regular staff attendance and increased traffic—are not in keeping with the quiet, residential, rural feel of the area.

5. Overdevelopment of the Site

The NPPF implies that overdevelopment occurs when the scale or intensity of a proposal exceeds what the site can reasonably support, leading to harm to the local area. The property clearly lacks the space to comfortably accommodate the proposed number of children, staff, parking, and support services. This would likely result in overcrowding and overuse of the site.

Objections in reference to the Hinckley and Bosworth Local Plan

1. Unsustainable Location for Institutional Use – Policy DM1

Policy DM1 requires development to be located in sustainable areas with good access to services. Stanton under Bardon has very limited public transport, minimal local amenities, and no nearby healthcare or specialist support services like GPs or pharmacies. There is no clear plan for how staff or visiting professionals would reach the site sustainably, or how emergency and support services would be adequately provided in this rural setting.

2. Conflict with the Character of the Area – Policy DM10

Policy DM10 requires that development respects the character and appearance of the area. Everards Way is a quiet cul-de-sac made up of family homes, with no commercial or institutional activity. Even a small care home represents a significant change in the nature of the area, introducing shift-working staff, frequent vehicle movements, and service deliveries—none of which align with the current residential setting. The proposal would result in a noticeable and negative change in both the appearance and use of the property. The Local Plan also protects the amenity of existing residents. Care homes typically involve 24/7 activity, with staff shifts and support visits throughout the day and night. The proposed development does not include sufficient measures to prevent noise and disruption for neighbours.

3. Highway Safety and Parking – Policy DM17

Policy DM17 states that developments must offer safe and suitable access and enough parking. This application does not clearly demonstrate that there is adequate off-street parking for all users. Given the tight access via Everards Way and Everards Crescent, more on-street parking could cause blockages and pose safety issues—especially for pedestrians and emergency vehicles.

While the need to care for vulnerable children is fully recognised, this proposal would cause unacceptable harm to the local amenity, road safety, and the character of Stanton under Bardon village. It conflicts with both the National Planning Policy Framework and key policies within Hinckley and Bosworth's Local Plan.

Stanton under Bardon Parish Council therefore requests that planning application 25/00362/FUL be refused

Thanks

Jo

Joanne Lowe
Parish Clerk & Responsible Financial Officer
Stanton under Bardon Parish Council

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