Walsall Council

Planning Committee

Report of Head of Planning and Building Control

30 October 2025

Plans list item number

Item number: **5**

Reason for reporting to the planning committee.

1) A petition of 34 signatures has been submitted contrary to officers' recommendation, for the following reasons:

    1. Traffic and Highway Safety – St Ives Road is a small residential cul-de-sac with limited road width and turning space. The introduction of staff, service vehicles and regular visitors will significantly increase traffic and parking pressures, creating safety risks for pedestrians and residents, particularly children and elder people.
    2. Parking Congestion – On street parking is already heavily relied upon by existing residents. A commercial style use will bring additional cars at peak times causing congestion and obstructing access for emergency vehicles and refuse collection.
    3. Residential Amenity – The quiet character of the street will be serverly harmed by the comings and goings of staff, shift changes, deliveries and visitors at all hours. This will lead to noise, disturbance and loss of privacy for neighbouring households.
    4. Overdevelopment of the site – The property and plot size are unsuitable for conversion into a care facility. The scale and intensity of the proposed is far beyond what is reasonable in a small residential setting.
    5. Precedent for future inappropriate development – Granting this application would create a precedent for similar institutional uses in small cul-de-sacs across the borough, undermining the residential character of local neighbourhoods.

6. Conflict with Local Plan policies – The proposal is contrary to planing policies which seek to protect the character of established residential area, manage traffic impacts and ensure developments are approproate in scale, design and use to their location.

Application details.

Application reference: 25/0940

Site location: 43 , St Ives Road, Walsall, WS5 3EN

Application proposal: Full planning application for the change of use from dwellinghouse (Use Class C3) to a residential institution (Use Class C2) for up to two children and 3 staff.

Application type: Full Application: Change of Use

Link to application documents: https://go.walsall.gov.uk/planningapps?id=25/0940

Applicant: Goromonzi, Scarlet Care LTD Scarlet Care LTD, 303c, Lonsdale House, 52 Blucher Street, Birmingham, West Midlands, B11QU

Planning agent: Lovemore Goromonzi, Garnet Business Solutions, 303c, Lonsdale House, 52 Blucher Street, Birmingham, B11QU

Ward: Paddock, Pheasey Park Farm

Red line location

Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to:

1. No new material considerations being received within the consultation period;
2. The amendment and finalising of conditions;

Site and surroundings

The site comprises a 3-bed detached dwelling with rear garden and parking space for up to 2 vehicles on the frontage of the site plus an integral garage. The site is located at the end of a cul-de-sac within a residential estate.

The site is within walking distance, approximately 0.5km on foot, from Park Hall Local Centre and within walking distance of bus routes serving Walsall Town Centre and Brimingham City Centre.

The site is not within a Conservation Area, nor in the vicinity of any other heritage assets. It is in a Coal Development Low Risk Area and Flood Zone 1. There are no protected trees in the vicinity of the site.

Planning history

Planning applications

- No history.

Pre-application advice

- No history.

Enforcement investigations

- No history.

Relevant policies

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to

contribute to the achievement of sustainable development, in economic, social, and environmental terms, and it emphasises a “presumption in favour of sustainable development”. The NPPF is a material consideration in the determination of a planning application.

Human rights and reducing inequalities

The provisions of the Human Rights Act and principles contained in the Convention on Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols identified below were considered of particular relevance:

- Article 8 – Right to Respect for Private and Family Life
- THE FIRST PROTOCOL – Article 1: Protection of Property

Section 149(1) of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it (the Public Sector Equality Duty or 'PSED'). There are no equality implications anticipated as a result of this decision.

Walsall Council Development Plan

Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
Our Development Plan includes:

- Black Country Core Strategy (BCCS)
- Walsall Site Allocation Document (SAD)
- Saved policies of Walsall Unitary Development Plan (UDP)
- Walsall Town Centre Area Action Plan (AAP)

Planning guidance is published within a number of Supplementary Planning Documents. Those of relevance will be referenced in this assessment.

Public consultation has been carried out in accordance with the Development Management Procedure Order and the council's Statement of Community Involvement.

Consultee comments (planning officer's summary)

Environmental Health

No response received.

Environmental Protection

No objections.

Local Highway Authority

No objections. No conditions required.

OFSTED

No response received.

Public Health

No response received.

Social Services (Children's Services)

No response received.

Waste Management

No response received.

West Midlands Fire Service

No objections. This proposal does not appear to have any detrimental impact on B5 Access & Facilities, as such there are no adverse comments. Adherence to Building Regulations approved document B5 required – Note for applicant on Building Regulations.

West Midlands Police

No objections. Advisory notes for security provided.

Neighbour and interested parties' comments (planning officer's summary)

Objections

3 comments received objecting to the proposal for the following reasons:

- The development will lead to an intensity of use
- Additional noise and disturbance from traffic and comings and goings
- Does not meet the requirements of saved UDP policy GP2 – Environmental Protection
- The garage is too small to park a modern car in - there are only two parking spaces available on the property.
- Insufficient parking for stated visitors and not enough space in the cul-de-sac to incorporate this
- Reject the claim that other applications listed in the accompanying documents for children's homes in Walsall are similar. These properties are all in areas of denser population, on streets that are not cul-de-sacs, with a lot of thoroughfares.
- We note that no pre-application advice has been sought
- This is a residential area, for which we as property owners pay a huge premium to reside in.
- The fact that the whole street has not been consulted at the outset and yet our properties will be affected is not very transparent of the Council.

In addition, a petition of 34 signatured has been submitted objecting to the development for reasons set out at the start of this report.

Support

- No comments received in support of the application.

Determining issues

1. Principle of development
2. Design, layout, and character
3. Amenity of neighbours and future occupiers

4. Highways
5. Ecology and Biodiversity Net Gain
6. Flood risk / Drainage
8. Ground conditions and environment
9. Other planning matters

Assessment of the proposal

Principle of development

The application site is located on a residential street within a wider residential area. No external changes are proposed to the building. Internal changes include only the allocation of 2 no. bedrooms as designated children's bedrooms and the third bedroom to an office/staff room.

These alterations are required to facilitate the use of the building as a home for 2 looked-after children aged between 7 and 18 years of age. There would be a maximum of 3 staff on site at any time, the regular routine being 2 or 3 members of staff present during the daytime and one member of staff overnight working on 24-hour shift patterns.

It is accepted that the proposal could be considered to have elements of a residential and commercial nature. The presence of up to 3 regular adults and 2 looked-after children in is reflective of the numbers of people that could reasonably be expected to reside and come and go throughout the day in a 3-bed family dwelling. The nature of the staff carers being in attendance on a rota basis being more reflective of a commercial operation.

Notwithstanding that, the intention of such homes is to create as close to a family environment as possible and whilst it would not fall under the description of a dwellinghouse like the surrounding properties, planning use class C2 is still a residential use.

Paragraph 63 of the NPPF 2024 requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, and the description of these groups specifically includes 'looked after children'.

Paragraph 135 of the NPPF states that:
Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal accords with paragraph 135 in that there would be no changes to the external appearance of the existing dwellinghouse, therefore its appearance would remain sympathetic to the local residential character. It would also provide for inclusive and accessible housing for looked after children, addressing a national demand for the type of accommodation being proposed.

There are no specific policies relating to homes for looked-after children in Walsall's Development Plan but Walsall's Site Allocation Document policy HC3 states that the Council will encourage the provision of housing for people with special needs, including single people, the elderly, people with disabilities and any other groups who require specialist accommodation, in locations that would be acceptable for general housing. Such housing will be particularly encouraged in and close to centres, provided the sites are not required for centre uses. In this instance, the development would contribute to provision of housing for the specialist accommodation required by looked after children, and the site is approximately 0.5km from Park Hall Local Centre.

Saved UDP policy H6 relates to nursing homes and rest homes for the elderly, rather than homes for children, but contains advice about parking and the types of property that will be

suitable. Paragraph (b) VIII states that large, detached properties are the most obviously suitable for these uses. This detached property is a suitable scale for the proposed number of occupants. Paragraph (b)X states that the Council will take account of the accessibility of a property to local amenities and public transport. The site is within walking distance of Park Hall Local Centre with a range of convenience shops and services and bus routes into Walsall Town Centre and Birmingham City Centre.

A concern has been raised that the proposal does not meet the requirements of saved UDP policy GP2 – Environmental Protection. GP2 states that the Council will expect all developments to make a positive contribution to the quality of the environment and the principles of sustainable development and will not permit development which would have an unacceptable adverse impact on the environment. GP2 continues to list 20 factors that should be taken into account in the assessment of development proposals. All factors of GP2 that are relevant to the proposed development have been considered in this report.

Considering the above points, and subject to conditions detailed in this report, the change of use from one residential use to another residential use type, in this residential area is considered compatible and policy compliant and there are no material planning reasons that would warrant the refusal of the principal of the development in this instance.

Design, layout, and character

The change of use from a residential use to a different residential use reflects the existing residential character of the locality and is considered compatible.

Concerns have been raised regarding impacts on the character of the area if support of this proposed development sets a precedent for such applications. All planning applications are assessed on their own merits and the incremental impact of having a high volume of homes for looked-after children in an area characterised by family dwellinghouses would be considered in the event of a high number of such uses being applied for in any one locality.

From a visual perspective, there are no proposed changes to the external appearance of the building. From the perspective of the residential character of the locality, and the concept that a commercial business would be operating from the site, it should be acknowledged that the intention of such children’s homes is to create as close to a regular

family setting as possible. The regular number of people on site at the premises, 3 adults and 2 children, is reflective of the number of occupants that could be expected to reside in a 3-bed dwellinghouse.

The applicant has specified that on occasion the manager may visit the site to provide a more senior oversight and input. Other visitors have not been specified but the nature of children's homes means it is likely that there will be other infrequent visits from social workers or other professionals. It is considered that likely visitors to the property would reflect of the number of visitors that could reasonably be expected to visit the existing residential dwelling. The accompanying planning statement advises that staff members would accompany the children to school and other appointments. Therefore, there are no other vehicles expected to attend the site for the purpose of transporting the children.

Given that there are no significant proposed changes to the external appearance of the existing dwellinghouse, and the number of regular occupants and visitors is unlikely to intensify the use of the site above and beyond that of the existing residential character, it is considered that the proposed change of use would have limited impact on the appearance or character of the site in accordance with the requirements of the Black Country Core Strategy policy ENV2, saved UDP policies GP2 and ENV32 of Walsall's Unitary Development Plan as well as the SPD Designing Walsall DW3. A safeguarding condition preventing any external advertisements to the property should be attached to any permission that may be granted to retain the residential character of the site.

Amenity of neighbours and future occupiers

The properties surrounding the application site are in residential use. The application site would continue to be in use as a residential building occupied on a regular basis by 2 children and up to 3 adults and it is considered that this level of occupancy is reflective of what could be expected for the existing 3 bed detached dwelling, the building itself providing the same level of visual amenity and relationship to neighbouring houses as existing. It is not anticipated that the level of regular occupancy of up to 3 adults and 2 children would generate any higher footfall than the existing use or a significant increase in vehicle movements beyond what could be expected for the existing residential dwellinghouse.

The internal space demonstrates compliance with the requirements of the Nationally Described Space Standard for internal accommodation area and bedroom sizes which are considered to provide a suitable level of amenity for occupants of the care home. There is a private garden in excess of 68m^2 at the rear of the site, which meets the requirement for the area of private amenity space for new residential development that is set out in the Supplementary Planning Document Designing Walsall Appendix D. In addition, the site is located next to an area of public open space with a park. This area is therefore considered to provide sufficient outdoor space for the 2 child occupants of this proposed home.

Concerns have been raised that the scale and intensity of the proposed use is far beyond what is reasonable in a small residential setting. The site is proposed to operate for all intents and purposes as a dwellinghouse with 2 regular child occupants, the only difference being that care providers would be present on a rota basis rather than being permanent residents. Concerns have also been raised regarding the potential for noise, disturbance and loss of privacy created from staff movements and additional comings and goings at the site. The level of noise is anticipated to be no greater than for the existing use of the site, where the 3-bed dwelling could reasonably be expected accommodate 2 children and 3 adults, as is proposed for the converted dwellinghouse. There is no evidence to suggest that there would be any significant increase in movements to and from the house, where the staff carers acting as parents would take the children to and from school and other activities in the same fashion as parents would transport children at a residential dwellinghouse. There are no reasons for the proposed use would generate additional deliveries, service vehicles or commercial waste services compared to use as a regular residential dwellinghouse. With that in mind, there is no reason that the proposed use would have any greater impact on neighbouring privacy than if it were occupied as a residential dwellinghouse.

It is considered reasonable to impose a condition limiting the number of child residents on site to a maximum of 2 and the number of staff on site at any time to a maximum of 3, to limit the volume of comings and goings as well as the potential for additional noise that could be generated by larger numbers of occupants.

On consultation, West Midlands Police have expressed support for the proposed development with no objections and acknowledge the applicant’s commitment to being regulated and inspected by Ofsted, their consideration of parking arrangements and the

provision of details relating to the security and lighting enhancements that they are committed to implementing to the dwelling. A few comments were provided that are non-material to the assessment of this application. Advisory notes regarding security have been provided and would be included as a note for the applicant.

A point raised about the potential negative impact on house prices in the locality is not a material planning consideration for the purpose of this assessment.

It is considered that the proposed use would provide a suitable living environment for the child residents of the house and not cause any significant additional harm to the amenity of neighbouring occupants above and beyond that which could be expected in a residential area for the existing 3 bed dwelling Subject to conditions to limit the number of occupants, the proposal would accord with the amenity requirements of saved UDP policy GP2.

Highways

The site benefits from an existing dropped kerb access point with St Ives Road. No concerns would arise in relation to the use of this access following the changes to the property. The internal site area is sufficient for the purposes proposed. Visibility is not a concern as the property is located at the end of a cul-de-sac. Walking is supported with footways.

Saved UDP policy T13 requires 1 parking space per 3 bedrooms for care facilities. The applicant proposes to create up to two car parking spaces on the frontage of the property and one within the garage. A concern has been raised that the garage is not suitable for a modern sized car. The Local Highway Authority have reviewed the proposed parking arrangement and have confirmed it is acceptable and considered sufficient to accommodate the needs of the proposed development.

A further concern is that there is insufficient parking for stated visitors and not enough space in the cul-de-sac to incorporate this. It is acknowledged that visitors would likely need to park on street, which is the same situation as for visitors to the existing residential property at times when the driveway is already occupied by vehicles. There is sufficient space on the highway in front of the dwelling to park at least one additional vehicle without blocking access for any other vehicle using the street due to it being at the end of the cul-de-sac. Concerns have been raised regarding a commercial style use bringing additional

cars at peak times causing congestion and obstructing access for emergency vehicles and refuse collection. It should be acknowledged that the scale of activity related to the proposed development is akin to the scale of activity for any 3 bed dwelling in the area, with regular movements such as arriving and leaving for work and taking children to and from school and other activities. The Local Highway Authority confirm that based on the number of staff that are anticipated to be working at the site per shift, it is unlikely that the proposed change of use will generate any increase in vehicle trips.

There would be no requirement for service vehicles. There is no reason why the use would generate any more vehicles at peak times, or other times above and beyond the existing potential. Being located at the end of the cul-de-sac further reduces the potential for access issues along St Ives Road.

The highway authority has no objections to the application which is compliant with the NPPF paragraph 115 and saved UDP policy T13.

Ecology and Biodiversity Net Gain

There are no ecological implications. The site is exempt from the requirement of Biodiversity Net Gain as the proposed development would impact on an area of less than 25m^2 of onsite habitat it is below the de minimis threshold.

Flood Risk / Drainage

The works do not propose any increases in impermeable surfaces, and the site is located within flood risk zone 1. As such, no significant concerns are raised in respect of drainage / flood risk and the development is compliant with SAD policy EN3 and saved UDP policy ENV40.

Ground conditions and environment

As the application premise is a detached property, and given the information provided within the Planning Statement, Environmental Protection are of the opinion that there should not be any significant environmental impacts that require controlling in accordance with saved UDP policies ENV10 and GP2.

Other planning matters

A point was raised by a member of the public that no pre-application advice has been sought. There is no statutory requirement to seek pre-application advice so that is not material to the assessment of this application.

One representation raised concerns that three approved applications for similar homes in Walsall, as highlighted by the applicant in their supporting documents, are not reflective of the application site. Whilst there are some similarities and some differences between the application site and the examples of other homes approved by the Council, the listing of these sites in the application has not influenced the assessment of this application in any way, as each site is assessed on its own merits.

A concern has been raised regarding a lack of transparency by the Council in the fact that the whole street has not been consulted. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order, 2015 (as amended), Part 3, Article 15, the Local Planning Authority has a responsibility to publish the details of the planning application:

> (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or
> (b) by serving the notice on any adjoining owner or occupier.
>
> And
>
> The following information must be published on a website maintained by the local planning authority—
>
> (a) the address or location of the proposed development;
> (b) a description of the proposed development;
> (ba) in the case of EIA application accompanied by an environmental statement, that statement;
> (c) the date by which any representations about the application must be made, which must not be before the last day of the period of 14 days 21 days, or in the case of an EIA application accompanied by an environmental statement 30 days, beginning with the date on which the information is published;

(d) where and when the application may be inspected;
(e) how representations may be made about the application; and
(f) that, in the case of a householder or minor commercial application, in the event of an appeal that proceeds by way of the expedited procedure, any representations made about the application will be passed to the Secretary of State and there will be no opportunity to make further representations.

All neighbouring sites that share a boundary with the application site were sent a letter notifying them about the planning application and the required details were published on the Council website. The Local Planning Authority has therefore fulfilled its statutory duty regarding publication of this planning application.

A final point raised that residents pay a huge premium to reside in the area in terms of Council Tax is not material to the assessment of this application.

Conclusion and reasons for decision

On balance, this application is considered acceptable when assessed against the local and national planning policies and guidance as set out in this report. The site building and the proposed use is considered would have no greater impact on the amenity of neighbouring occupants above and beyond the existing building and use.

Consideration has been given to the impact of the proposed use on parking availability at the site and in this instance the proposal is compliant with local planning policy requirements for parking. The Local Highway Authority do not have concerns about the impacts of parking from the proposed use on highway safety.

Taking into account the above factors it is considered that the application should be recommended for approval.

Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to:

1. No new material considerations being received within the consultation period;

2. The amendment and finalising of conditions;

Conditions and reasons

1: This development must be begun not later than 3 years after the date of this decision.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2: The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans, details, and documents:

- Existing Plans and elevations, drawing no.CR 00/12/01, submitted 13/08/2025
- Proposed Plans and Elevations, drawing no. CR/00/12/02, submitted 13/08/2025
- Car Parking Plan, drawing no. CR 00/12/03, submitted 13/08/2025
- Planning Statement, prepared by Garnet Business Solutions, submitted 13/08/2025

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: The development hereby permitted shall not be carried out otherwise than in accordance with the approved details of a residential care home in planning use class C2 for a maximum of two children between the ages of 7 and 18, with a maximum of three staff carers on site, and for no other purpose (including any other purpose in Schedule 1, Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To protect the amenity of neighbouring occupants and to control the level of parking demand and vehicle movements at the property in accordance with saved UDP policies GP2, T7 and T13 and in the interests of highway safety.

4: The development hereby permitted shall not be carried out otherwise than in accordance with the approved details and there shall no advertisement(s) displayed to the frontage of the property at any time.

Reason: In the interests of maintaining the character of the area in accordance with saved UDP policies GP2 and ENV32.

Case specific notes for applicant

West Midlands Police - Security

- **Secured By Design -** For any future changes and/or enhancements, I would encourage and recommend the applicant refers to the Secured By Design Residential Guide 2025. The link for this can be found below.

  securedbydesign.com/images/RESIDENTIAL GUIDE 2025 27325.pdf

- **Lighting –** For any future changes and enhancements to the lighting arrangements (Lighting is a proven deterrent to crime as it removes offender anonymity), I would encourage and recommend the applicant refers to the following links;

  pcpi_lightning_guide_web.pdf (securedbydesign.com)
  LightingAgainstCrime.pdf

West Midlands Fire Service

This proposal will need to meet all the functional requirements stated within B5: Access and facilities for the fire service of Approved Document B Volume 1: Dwellings, 2019 edition incorporating 2020, 2022 and 2025 amendments – for use in England.
These sections deal with the following requirement from Part B of Schedule 1 to the Building Regulations 2010.
Access and facilities for the fire service B5
(1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.
(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.
Volume 1: Dwellings
As stated within this guidance, 'fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions'.
It should be noted that West Midlands Fire Service (WMFS) appliances require a minimum height clearance of 4.1m and a minimum carrying capacity of 15 tonnes.

Section 13: Vehicle access

Provision and design of access routes and hard standings

13.1 For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

Every elevation to which vehicle access is provided should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building.

13.2 For flats, either of the following provisions should be made.

a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose. Every elevation to which vehicle access is provided should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building. Door(s) should be provided such that there is no more than 60m between each door and/or the end of that elevation (e.g. a 150m elevation would need at least two doors).

b. Provide fire mains in accordance with paragraphs 13.5 and 13.6.

13.3 Access routes and hard standings should comply with the guidance in Table 13.1 along with those listed above.

13.4 Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.

Water

Water supplies for firefighting should be in accordance with ADB Vol 2, Sec 16 and “National Guidance Document on the Provision for Fire Fighting” published by Local Government Association and WaterUK: https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf

For further information please contact the WMFS Water Officer by email on Water.Officer@wmfs.net.

First page of submitted petition

Petition to Walsall Council
Planning Application Ref: 25/0940
Address: 43 St. Ives Road, Walsall WS5 3EN
We, the undersigned residents and concerned members of the local community, strongly oppose the above planning application for the change of use of 43 St. Ives Road into a care facility.

Our objections are based on the following planning grounds:
1.**Traffic and Highway Safety** – St. Ives Road is a small residential cul-de-sac with limited road width and turning space. The introduction of staff, service vehicles, and regular visitors will significantly increase traffic and parking pressures, creating safety risks for pedestrians and residents, particularly children and elderly people.
2.**Parking Congestion** – On-street parking is already heavily relied upon by existing residents. A commercial-style use will bring additional cars at peak times, causing congestion and obstructing access for emergency services and refuse collection.
3.**Residential Amenity** – The quiet character of the street will be severely harmed by the comings and goings of staff, shift changes, deliveries, and visitors at all hours. This will lead to noise disturbance and loss of privacy for neighbouring households.
4.**Overdevelopment of the Site** – The property and plot size are unsuitable for conversion into a care facility. The scale and intensity of use proposed is far beyond what is reasonable in a small residential setting.
5.**Precedent for Future Inappropriate Development** – Granting this application would create a precedent for similar institutional uses in small cul-de-sacs across the borough, undermining the residential character of local neighbourhoods.
6.**Conflict with Local Plan Policies** – The proposal is contrary to planning policies which seek to protect the character of established residential areas, manage traffic impacts, and ensure developments are appropriate in scale, design, and use to their location.

For these reasons, we respectfully urge Walsall Council to refuse planning application 25/0940

NAME	ADDRESS	POSTCODE	SIGNATURE
[redacted]	4, ST Ives Road	WS5 3EN	[redacted]
	2. St Ives Rd	WS5 3EN	
	7 ST Ives Road	WS5 3EN	
	21 St Ives Road	WS5 3EN	
	25, St. Ives Rd	WS5 3EN	
	27, St. Ives Rd	WS5 3EN	
	10 ST IVES RD	WS5 3EN	
	6 ST. IVES RD	WS5 3EN	
	3 St Ives Rd	WS5 3EN	
	16 ST IVES RD	WS5 3EN	

End of report