

Application No. 18/00420/FUL
19 Arndale, Wigston, Leicestershire, LE18 3UF

Applicant/Agent's Representations – Mr R Aston

My name is Richard Aston and I am the sole Director of Aston & Co Estate & Letting Agents Ltd. Due to the Rose family being on holiday, they have requested that I briefly speak before you in their absence. I have advised and acted for the Rose family over the course of the last 2 decades with their property matters, including 19 Arndale.

For many years now, it has been apparent that the size and prominent location of the subject property lends itself more for the purposes of business than remaining a single residential dwelling. We have therefore had to assess how we can optimise the value and use of the property without creating something that upsets the local landscape as well as the neighbourhood. With the above in mind, we feel for many reasons that a boutique style residential care home and rest bite centre would be the best option. Our reasons include:

Location	On the edge of Wigston with views over rolling countryside and the rooftops of the new development would be calming for residents.
Noise	Care homes tend to be quiet businesses which will therefore be a benefit to neighbouring properties
Access	With the proposed access from Newton Lane, the majority of vehicles would access the property from Newton Lane rather than increasing the volume of traffic using Arndale which, again would be to the benefit of the neighbouring properties
Requirement for the service	After speaking with a number of care home operators, there is clearly a need for more residential care homes in the area. We are currently in talks with a local operator who would be interested in purchasing the property subject to planning consent being granted due to the comfortable accommodation and location of the property.

To summarise, having established a requirement for the service in the area and having a property which blends itself to the requirement there is a perfect match here. The proposed development would be a benefit both to the neighbourhood, due to reduced traffic and noise, and to the area allowing more local people to have access to residential care in their home town. We therefore recommend this application is supported by the Committee.