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**APPLICATION DETAILS**

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<b>Application No:</b>	<b>20/0623/FUL</b>
<b>Location:</b>	<b>24 Church Lane Acklam Middlesbrough TS5 7EG</b>
<b>Proposal:</b>	<b>Change of use from dwellinghouse (C3) to residential institution (C2 - Children's Home)</b>
<b>Applicant: Company Name:</b>	<b>GAC Family Services Ltd</b>
<b>Agent: Company Name:</b>	<b>Mr Graham Northern Northern Town Planning Ltd</b>
<b>Ward:</b>	<b>Acklam</b>
<b>Recommendation:</b>	<b>Approve with conditions</b>

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**SUMMARY**

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The applicant is seeking planning permission for the change of use of 24 Church Lane from a dwellinghouse (C3) to a children's home (C2 use). The site is a semi-detached four bedroomed property located on a corner plot at the junction of Church Lane and Thirlmere Avenue. The property is sited within a predominantly residential area of Acklam.

The proposed children's home will provide accommodation for a maximum of three children between the ages of 8 and 18 years with 24 hour adult support, provided on a shift basis. Two members of staff will be present at the premises with an Ofsted registered manager living close by. There will be no external alterations to the property with an existing detached garage located within the curtilage of the property and a large area of hard standing located to the east side of the property.

Internally the ground floor layout will provide a lounge, sitting room, open plan kitchen and say room and a wet room with the first floor providing four bedrooms and a bathroom. One of the bedrooms will be utilised by staff as overnight accommodation.

The application is supported by a Design and Access Statement.

Following the consultation process there have been 46 letters of objection received. The objections relate to highway issues including increase in the volume of traffic and off-street parking, noise, light, privacy, litter, anti-social behaviour/ crime, impact on character and appearance of the street scene and the community, not suitable location for the use, no requirement for the facility, devaluation of properties, wider consultation should take place and not in accordance with the National Planning Policy Framework (NPPF) and local plan policies.

There were 2 letters of support received for the proposal which related to the proposal being a worthwhile cause and good for the community in helping out children and keeping them safe from harm and abuse with high quality care and support in education and healthcare.

Given the scale of the proposed use with a maximum of three children and two staff present and the fact there will be no structural changes to the property or the existing parking provision, the proposal is considered not to have a significant impact on the amenity of the neighbours properties and will not result in a significant impact on highway safety.

The development is considered to be in accordance with the requirements of Local Plan Policies CS4, CS5 and DC1.

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## **SITE AND SURROUNDINGS AND PROPOSED WORKS**

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The application site is a four bedroomed semi-detached property located on a corner plot at the junction of Thirlmere Avenue and Church Lane. The frontage of the property faces Church Lane with the vehicular access being to the rear off Thirlmere Avenue. To the west is the adjacent semi-detached property at 22 Church Lane and to the rear is 17 Thirlmere Avenue with a private driveway to detached double garages located in between. Directly opposite the property to the south is the highway junction of Oldford Crescent and 19 and 21 Church Lane.

The property has a traditional double bay window frontage with a front garden area. To the rear of the property is a single storey extension and two-storey off shoot with a detached garage located within the rear garden. To the east side of the property the vehicle access and a large area of hard standing.

The proposal is for the change of use of the dwelling (C3 use) to a children's home (C2 use). The proposal will involve no external changes to the property with the internal layout providing a lounge, sitting room, open plan kitchen and day room with wet room and four bedrooms and a bathroom on the first floor.

The age range of the children will be between 8 and 18 years and there will be two members of staff at the property 24 hours a day and an Ofsted approved manager within the local area. The staff will operate on an 8 hour shift rota which will be between 7:30 to 15:30, 15:30 to 23:30 and 23:30 to 7:30 with sleep in or awake carers overnight.

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## **PLANNING HISTORY**

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Previous planning permission for the property include the following :-

M/FP/1205/12/P - Single storey extension to rear, approved with conditions, 9th January 2013

M/AMD/1205/12/P- Non-material amendment to M/FP/1205/12/P to include 2No velux windows to roof of approved extension, approved with conditions, 28th May 2014

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## **PLANNING POLICY**

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In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as

amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

#### Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).

#### National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

CS4 - Sustainable Development  
CS5 – Design  
CS18 - Demand Management  
CS19 - Road Safety  
DC1 - General Development

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.  
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

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## CONSULTATION AND PUBLICITY RESPONSES

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Following the consultation and the site notice there have been 47 individual letters of objection received and an objection from Councillor Sheila Dean and 2 letters of support. The comments can be summarised as follows:-

### Objection comments (summarised)

#### Highways

- a. Increase in traffic from visitors, tutors, deliveries, family members for 3 children, staff on three 8 hour shifts and business use
- b. Volume of traffic on 20mph road and parking issues.
- c. Traffic in Church Lane increased already in last 3-4 years with development at Acklam Hall, Sanctuary Close and Tees Valley Hospital and MBC has acknowledged this with the barrier to St Marys Walk, this development will increase the traffic.
- d. Road closure trial on Church Lane/St Marys Walk is increasing traffic at junction of Thirlmere Avenue/Church Lane and becoming a rat run and creating issues existing Olford Crescent
- e. 2 accidents in last 18 months within 20 yards of junction of Church lane and Thirlmere Avenue.
- f. Petition to reverse the road closure
- g. Traffic increase will make it more dangerous for primary and secondary children walking to school
- h. Off road parking obstruct pedestrians, particular issues with wheelchair access from the Woodlands Care Home residents 100 metres away.
- i. Parking issues as vehicle entrance on a narrow side street with joint driveway access not acceptable for a business.
- j. Application states 4 car parking spaces that can only occur if cars moved in and out.
- k. Insufficient parking for staff and off street parking limited due to the corner plot location.
- l. Access on a bend and poor visibility so potential for road accidents
- m. Previous issues on Oldford Crescent with private driveways being used for business and blocking pavement which were addressed by the Council.
- n. Traffic issues in the area mean not safe place to house vulnerable children which is Council duty of care to be placed in safest location.
- o. Impact on access for emergency vehicles

#### Business use

- p. Not a residential home but a 24 hour business with staff shift changes creating noise, light, disturbance and disruption
- q. Precedent set for future business use applications
- r. Provider does not appear to be part of the ne12 framework which the 12 Local Authorities have made a commitment to provide high quality service and no quality control in place to ensure safety of the young children apart from Ofsted.
- s. Lack of information provided to make a decision, no details of experience of the applicant to operate a home

- t. Planning Authorities under change of use applications should consider this development as improving economic, social and environmental conditions of the area and no evidence to support or achieve this.
- u. Accountability – premises run by private firm for profit and if problems no course of redress. Is need for children’s homes if they are owned and run by the Council.

### Character and Appearance

- v. Change to the character of the residential area with a business use
- w. Design, appearance and materials
- x. Details of a security mesh fencing provided which will not fit in with the character of the area and heightens perception of anti-social behaviour.
- y. Lack of clarity on the proposed fencing means would request further consultation time to comment.

### Amenity

- z. Increase in noise, particularly to the adjacent semi-detached property as not very thick party walls
- aa. Increase in litter
- bb. Environmental impact
- cc. Property layout with hard standing and 4 metres from pavement to the main entrance means no space for children to play and no green spaces within the immediate vicinity.
- dd. Overlooking from children looking out of windows
- ee. Not a stable environment which can lead to crime and no guarantees of safety of residents
- ff. Inadequately trained staff so high turnover
- gg. Devaluation of house prices in the area, already impacted on a potential sale
- hh. Section 20 of the Childrens Act referred by the applicant gives reasonable cause to believe that there is an immediate and serious risk to the health and welfare of a child which necessitates them being placed in care. As such probable that proportion of children will be disturbed or erratic, anti-social or delinquent behaviour which may impact on residents.
- ii. Increase in anti-social behaviour/criminal damage to area already a dispersal order in place
- jj. Unrealistic that home for 3 children without parent supervision would be equivalent to a family home
- kk. Intensification of the use of the property result in an adverse effect on the neighbouring residents
- ll. Mental state of the children who will be mixing in local parks unsupervised
- mm. Impact on the local children and wider community
- nn. Public House within 300yds and shop parade 350yrd and if not unsupervised children will congregate at the shops causing nuisance.
- oo. Destroy the community atmosphere which makes Acklam stand out
- pp. Neighbour works with young offenders who may be accommodated at the property and raises concerns they will be made aware of the neighbours address

### Need for development

- qq. No justification of the need for the change of use and this is a relevant material planning consideration
- rr. Already two Care Homes within 5 minutes drive which bring crime related problems and devalue house prices and communities

### Policies

- ss. Applicant relies on para 38 of the NPPF which is irrelevant as this relates to ‘development’ and there is no development in the sense used in para 38 as this is a

change of use. Does not satisfy para 117 of the NPPF as it would not promote the effective use of the property.

- tt. Breach the Council's Interim Policy on conversion or subdivision of properties as the amenity of nearby properties would be unduly affected which is a material planning consideration

#### Consultation and Legalities

- uu. Legalities of the application consultation period
- vv. Restrictive covenant on the property to not be used as a business
- ww. Will take the issue further legally if this application is approved
- xx. Wider consultation should have been undertaken

#### Support comments (summarised)

- a. It will be a good thing for the community and great for children in need
- b. Happy for the proposal to be approved to help needy children and is a worthwhile cause
- c. Keep children safe and free from harm and abuse can only be a positive and meaningful and provide high-quality care, support in education and healthcare.

#### **Public Responses**

Number of original neighbour consultations	23
Total numbers of comments received	49
Total number of objections	47
Total number of support	2
Total number of representations	1

Objections were received from :-

1. 9 Church Lane
2. 11 Church Lane
3. 12 Church Lane
4. 14 Church Lane x 2 individuals from this address
5. 16 Church Lane
6. 18 Church Lane
7. 20 Church Lane
8. 21 Church Lane x 4 individuals from this address
9. 22 Church Lane
10. 28 Church Lane
11. 31 Church Lane x 2 individuals from this address
12. 32 Church Lane
13. 33 Church Lane
14. 38 Church Lane
15. 40 Church Lane
16. 43 Church Lane
17. 44 Church Lane
18. 47 Church Lane
19. 49 Church Lane
20. Embleton Avenue x 2 individuals from this address
20. 1 Heather Drive
21. 11 Heather Drive x 2 individuals from this address
22. 26 Heather Drive
23. 63 Oxford Road x 3 individuals from this address
24. 15 Oldford Crescent x 2 individuals from this address
25. 16 Oldford Crescent

26. 19 Oldford Crescent
27. 23 Oldford Crescent
28. 26 Oldford Crescent
29. 28 Oldford Crescent x 2 individuals from this address
30. 29 Oldford Crescent x 2 individuals from this address
31. 43 Oldford Crescent
32. 55 Oldford Crescent
33. 46 Hayfield Way, Ackworth, Pontefract, WF7 7RH

Support comments received from;

1. 30 Church Lane
2. 6 Oldford Crescent x 2 individual comments

### **MBC Highways**

The proposed change will not have a material impact in demand for car parking, nor will it in terms of the level of traffic generation when considering the existing use of the property, which could continue without the need for further planning consent. As a result, we have no objections.

### **MBC Waste Officer**

No comments

### **MBC Environmental Protection**

No Comments

### **Cleveland Fire Brigade (in summary)**

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

### **Cleveland Police (in summary)**

Checks of Police systems on both the premises and the surrounding areas. No concerns have been identified.

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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1. The applicant is seeking planning consent for the change of use of the dwelling house (C3) into a children's home (C2) use. The key issues to be considered are the principle of the development, the impact on amenity, character and appearance, highway safety and any other issues.

### **Principle of the development**

2. The National Planning Policy Framework (NPPF) was most recently revised and published by the Government in February 2019, and is a material consideration. The NPPF states that, where a planning application conflicts with an up-to-date development plan, permission should not usually be granted (para 12). In determining planning applications due weight should be given to local planning policies in accordance with their consistency with the revised Framework, with greater weight given to those policies which are closer to those in the Framework (para 213). As a

starting point, the proposal should be assessed against policies set out in the Development Plan.

3. The application site is located within a residential area of Acklam with Core Strategy policies CS4 (Sustainable Development), CS5 (Design), DC1 (General Development), H1 (Spatial Strategy) and H11 (Housing Strategy) being relevant.
4. Policies H1 (Spatial Strategy) sets out the need to increase the supply of housing to meet the aspirations of the economically active population and to consolidate and build on the success of popular neighbourhoods. Policy H11 emphasises the need to ensure a quality of life is maintained through protecting the existing high qualities of areas by ensuring that new development should be of a high quality.
5. Core Strategy CS4 (Sustainable Development) and CS5 (Design) sets out that new development should be high quality and located so that services and facilities are within walking distance to encourage sustainable transport methods.
6. The application site is located within a residential area of Acklam. The site is considered to be within a sustainable location with the Acklam Road/Mandale Road local centre and main bus routes being sited along Acklam Road approximately 170 metres walk from the property. The property is within walking distance of both Acklam Grange School on Lodore Grove and the Outwood Academy on Hall Drive.
7. The proposed use will result in the loss of a single dwelling house in the Acklam area. The loss of one housing unit is considered not to have a significant detrimental impact on the Council's overall housing delivery strategy.
8. A comment has been made that the change of use is not development so paragraph 38 of the NPF quoted within the Design and Access Statement does not apply and that the proposal does not satisfy paragraph 117 of the NPPF in terms of being an effective use of the property.
9. In planning terms the change of use is considered as a form of development and paragraph 38 is considered relevant. Paragraph 117 relates to planning policies and decisions promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed change of use will utilise an existing building whilst providing an additional use and so does fulfil the criteria of paragraph 117.
10. Overall, the proposal is considered to be located within a sustainable location and the loss of a single dwellinghouse is considered not to have a significant impact on the Council's Housing delivery strategy. The proposal therefore accords with Core Strategy Policies CS4, H1 and H11.

### **Amenity**

11. Core Strategy Policy DC1 (c) - General development requires all new development to consider the potential impact on the amenity of the occupants of the neighbouring properties.
12. The proposed change of use will provide no external alterations to the property which would impact on the amenity of the neighbouring properties.
13. Objection comments have been raised regarding the potential noise generated from three children being accommodated within the house to the adjacent semi-detached property and the intensification of the use. Particularly as there will be no parental supervision, so the proposed use cannot be considered comparable to a family home.



14. The application is for a children's home for a maximum of three children between the ages of 8 to 18 years with two members of staff in attendance 24 hours a day. There will be an element of noise which will be generated from people within the property and utilising the garden areas. However, the number of children accommodated within the property will be a maximum of three with two staff present and the potential noise levels that would be generated will be similar to a family which occupy a four bedroomed property. The Council's Environmental Protection Officers have assessed the proposal and have no comments. To ensure the level of use of the building a condition will be placed on the application that limits the use to a three person children's home and no other use within the C2 planning use class.
15. Objection comments have been made relating to the loss of light generated from the proposal and the environmental impact. There will be no external alterations to the property and therefore no additional impact in terms of potential loss of light to the neighbouring properties or potential environmental impact.
16. Concerns have been raised regarding the lack of outdoor garden space available for the number of children within the building, given the hard standing and the proximity of the property to the highway. The property has an enclosed garden area to the rear of the property.
17. Objection comments have been received regarding the loss of privacy from children looking out of the windows. The proposal includes no additional windows within the property and the current occupants have the ability to look out of the windows and therefore the impact in terms of privacy will be the same as the existing situation.
18. Concerns have been raised regarding the increase in litter from the proposed use. The current building has adequate bin storage provision for the number of occupants and the Council's Waste Officer has no objections to the proposal.
19. Comments have been made that the proposal will breach the Council's Interim Policy on conversion or subdivision of properties as the amenity of nearby properties would be duly affected. The Interim Policy relates specifically to the conversion of properties into smaller residential units which does not apply to this proposed change of use.
20. Objection comments have been received regarding the potential children's home use generating anti-social behaviour particularly given the proximity to a public house and local shops, criminal damage, concerns on the safety of residents and their children and the wider community if the children will be unsupervised in local parks with a dispersal order already in place.
21. Whilst these comments are noted, there will be two members of staff present at the property with the staff members working 24 hour shifts and only three children being within the property. Consultation has taken place with Cleveland Police who have raised no issues with the proposed change of use and therefore given the number of children within the property and the staff present the change of use is considered not to have any associated impacts in terms of crime/anti-social behaviour.
22. Given the scale of the proposed use being for a maximum of three children with two adults being at the property at most times and the fact the potential noise levels would be similar to a family dwellinghouse use and a family residing at the property, the change of use is considered not to have a significant impact on the amenity of the neighbouring properties and accords with the guidance set out in Core Strategy Policy DC1 (c).

## **Character and Appearance**

23. Policies CS5 and DC1 along with the Middlesbrough Urban Design Guide state that all new development should be a high quality in terms of layout and contribute to the character of the area.
24. The change of use will provide no external alterations to the property. An administration error did result in a set of incorrect fencing plans being registered temporarily on the website for the application, which has resulted in objection comments on the impact of the fencing and the design, appearance and materials of the proposal on the character of the street scene. There will however be no external alterations to the property through the change of use and as such the proposal is considered not to have a material impact in terms of the character and appearance of the street scene and accords with Core Strategy Policies CS5 and DC1.

## **Highway Safety**

25. The application site within the curtilage of the property has a detached garage within the rear garden and a larger area of hard standing which is just over 20 metres in length located along side of the property and the rear garden area. The hard standing area to the side of the property has two vehicle access points off Thirlmere Avenue with one located to the side of the main building and the other towards the rear of the property.
26. The proposal will involve a maximum of two staff at the property at any time with the staff working on 24 hour shift rotas and an Ofsted manager being present off site.
27. Objection comments have been raised regarding the increase in the volumes of traffic and on street parking that will be generated from the change of use within a 20mph road where traffic has increased due to the temporary closure of St Marys Walk/Church Lane and generated issues exiting Oldford Crescent, thus creating highway and pedestrian safety issues.
28. Concerns have been raised regarding the current access to the hard standing parking area being unsuitable and inadequate for the proposed use with poor visibility with it being on a bend and the possible prevention of emergency vehicle access. Comments have been received relating to previous issues with business use on Oldford Crescent and off street parking.
29. The Council's Highway officers have assessed the proposal and commented that the proposed change of use will not have a material impact in terms of the demand for car parking or in terms of the level of traffic generated when considering the current use of property as a four bedroomed family dwelling could continue without any further planning consent. The Council's Highway officers have no highway objections to the proposal.

## **Other Issues**

30. Comment have been made that the legalities of the consultation and that wider consultation should have taken place. Consultation for the change of use is only required of the neighbours around the immediate boundary of the site. Further neighbour consultation was undertaken than required to properties several houses on either side of the application site and a site notice placed outside the property for wider consultation.

31. Objection comments refer to a restrictive covenant on the property preventing business use. A restrictive covenant is a legal obligation on the property and is not a material planning consideration which can be assessed.
32. Objections have been raised that this change of use will set a precedent for similar change of uses in the area to business uses which will affect the character of the area. Each planning application is considered on its own particular planning merits and will not create a precedent for any future applications.
33. Comments have been made that as the application references Section 20 of the Childrens Act that there is reasonable cause to believe there is an immediate and serious risk to the health and welfare of a child which necessitates them being placed in care and as such probable the proportion of children will be disturbed or erratic, anti-social or delinquent behaviour which may impact on residents. The background of the children who will be accommodated within the property is not a material planning consideration in terms of the assessment of the change of use of the building.
34. Objection comments have been received that the provider does not appear to be part of the ne12 framework which the 12 local authorities have made a commitment to provide high quality service with no quality control in place to ensure the safety of the children apart from Ofsted. The planning permission material considerations for assessing the change of use is separate to the process for registering and monitoring the care home facilities, however the applicant has commented an application will be submitted for the children's home to be Ofsted registered.
35. Comments have been received objecting to the lack of information and experience of the applicants to run care homes. The applicant has stated within the Design and Access Statement that they will be Ofsted registered and the experience of the applicant is not a material planning consideration which can be assessed.
36. Objection comments have been received that the change of use will devalue the neighbouring properties and currently impacted on property sales, will lead to neighbours who work in young offenders possible having their addresses known by the children, inadequately trained staff so high turnover, children home is a profit making business and if not ran by the Council then no course of redress and that there is no justification for the use given several children's homes in the area. These points are noted but are not material planning considerations which can be assessed as part of the planning application.
37. Comments have been made that the change of use will destroy the community atmosphere which makes Acklam stand out. The proposed change of use will provide accommodation for three children within the property which could be apparent within a standard family home and as such is considered not to have a detrimental impact on the community.

## **Conclusion**

38. The proposal has been considered against national and local policy. It is considered that the proposed use is acceptable in this area of Acklam and the loss of a single dwellinghouse will not have a significant impact on the Council's Housing Delivery Strategy. It is considered that the level of the intended use as a three person occupancy children home and the fact there will be no external alterations to the property means the proposed change of use will have no significant impact on the character and appearance of the area or the amenity of the neighbouring properties and accords with the guidance in policies DC1 (c) and CS5 (c).

39. The condition on the proposal which will limit the use of the property to a three person occupancy children's home and no other use within the C2 use class will ensure there will be no significant impact on the amenity of the neighbouring properties.
40. The proposed change of use is considered to be acceptable for the site and is in keeping with the relevant policies. It is the Development Control view that the proposal will not have a detrimental impact on the amenity of the occupiers of the surrounding properties and visual amenity of the street scene

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## RECOMMENDATIONS AND CONDITIONS

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### Approve with conditions

1. **Time Limit**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990

2. **Approved Plans**

The development hereby approved shall be carried out in complete accordance with the following plans:-

- a. Location plan dated 16<sup>th</sup> October 2020
- b. Existing floor plan drawing 01 dated 16<sup>th</sup> October 2020
- c. Proposed floor plan drawing 02 dated 16<sup>th</sup> October 2020

3. **PD Rights Removed No Change of Use**

The premises shall be used for a three person children's home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order with or without modification), without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the use of the site having regard to the nature of the site and the particular circumstances of the application to protect the amenity of the area and in the interests of resident's amenity having regard for policies CS4, CS5, DC1 and section 12 of the NPPF.

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## INFORMATIVES

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Case Officer: Debbie Moody

Committee Date: 15<sup>th</sup> January 2021

