

Blaby District Council

Planning Committee

Date of Meeting **6 October 2022**
Title of Report **Applications for Determination**
Report Author Group Manager – Planning & Strategic Growth

1. What is this report about?

- 1.1 To determine planning applications as listed in paragraph 3.2 below and detailed in the attached report.

2. Recommendation

- 2.1 That the recommendations listed within paragraph 3.2 below and detailed in the attached report be approved.

3. Matters to consider

- 3.1 To avoid unnecessary delay in the processing of planning applications, the recommendations included in this list must often be prepared in advance of the closing date for the receipt of representations. This list was prepared on **26 September 2022** and information of representations received will be updated at your meeting. This updating will also cover any other information which may come to hand in the intervening period. Closing dates are given where they fall on or after the day of preparation of the list.

3.2	Application No.	Page No.	Address	Recommendation
	22/0625/FUL	17	54 Narborough Road South, Braunstone Town	Approve

3.3 Appropriate Consultations

Details of organisations / persons consulted in relation to the applications are included in the reports for each individual application. Members will be aware that full copies of correspondence received are available to view on the respective planning file and through the planning portal <https://w3.blaby.gov.uk/online-applications/>

3.4 Resource Implications

There are no specific financial implications arising from the contents of this report.

4. Other options considered

These are included where appropriate as part of the reports relating to each individual application.

5. Background paper(s)

Background papers are contained in files held in the Planning Division for each application being considered and are available for public inspection.

6. Report author's contact details

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22/0625/FUL

**Registered Date
20th June 2022**

Mr Charles Chivi

Change of use from C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 3 children under the age 16 years old and the inclusion of bin store and cycle shelter.

**54 Narborough Road South, Braunstone Town,
Leicestershire LE3 2FN**

Report Author: Clementyne Murphy, Senior Planning Officer.

Contact Details: Council Offices. Tel: 0116 272 7692.

RECOMMENDATION:

THAT APPLICATION 22/0625/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

- 1) Statutory 3 year condition
- 2) Approved Plans
- 3) Maximum number of children at any one time to be 3 and under the age of 16 years only.
- 4) The dwellings use restricted to that of Use Class C2 only.
- 5) Vehicle parking to be provided and retained in perpetuity
- 6) Cycle parking to be provided and retained in perpetuity
- 7) Garage to be retained for parking in perpetuity.

NOTES TO COMMITTEE

This application has been brought before the Planning Committee at the request of Cllr. S. Maxwell under the Members Call-In procedure for the following stated reasons:

- Concern over the principle of establishing this form of care unit within Braunstone Town as similar permissions have been permitted within the ward which leads to changes of the cohesion/demography of the local community;
- Concern regarding access and egress from the site and concerns regarding parking;
- Proposed business will be out of keeping with other local businesses and could impact on/add to saturation of local services.
- Concern of the overall suitability of the property to house 3 children with trauma, given that such young people will require considerable support from many professionals, impacting on vehicular movement, noise, possible ASB, overnight disturbances, and numbers of adults required to give adequate supervision in what is a relatively small residential house.

Policy

National Planning Policy Framework (2021)

National Planning Guidance

Blaby District Local Plan (Core Strategy) Development Plan Document (February 2013)

- CS1 Strategy for locating new development
- CS2 Design of new development
- CS24 Presumption in favour of sustainable development

Blaby District Local Plan (Delivery) Development Plan Document (February 2019)

- DM1 Development within the settlement boundaries
- DM8 Local parking and highway design standards

EXPLANATORY NOTE

The Proposal

This application seeks planning permission for the change of use of the residential dwelling, no. 54 Narborough Road South, (Use Class C3) to a children's home to accommodate a maximum of three children aged between 8 and 16 years old (Use Class C2).

The proposal does not alter the visual appearance or structure of the existing building. It is solely the use that is proposed to be changed.

The Site

The site address is located on the western side of Narborough Road South, within the settlement boundaries of Braunstone Town as defined on the Blaby District Local Plan Proposals Map (2019).

No. 54 Narborough Road South is a detached, bay-fronted dwelling that provides off-street parking to the rear of the site, accessed by a side road from Cyril Street. The property benefits from a rectangular rear garden area and detached garage which is partially dilapidated to the rear.

Consultations

Blaby District Council, Environmental Services – Has no objections to this proposal.

Blaby District Council, Housing Strategy – Supports the proposal.

Braunstone Town Council – Initially commented as follows:

“Braunstone Town Council objects to the change of use application due to insufficient arrangements for staff and visitor parking and for deliveries.

While Braunstone Town Council supported the principle of accommodating children who were in care in the community, rather than in an institutional setting; the cramped nature of the site would result in staff, visitor and delivery parking on the highway, close to a road junction, which presented highway safety concerns. The applicant in their Planning Statement acknowledges there would be additional parking compared to a residential property by referring to the two spaces to the rear and then adding that parking is available in front of the property and on Cyril Street.”

Following the receipt of amended off street car parking plans, Braunstone Town Council have provided the following additional response;

Braunstone Town Council does not object to the application; subject to the parking, as set out in the amended parking plan, being:

- a) provided prior to the occupation of the property as a children’s home and thereafter being permanently available for use,*
- b) surfaced with a hard bound material, and*
- c) not obstructed by a barrier, bollard or chain*

Leicestershire County Council, Highways – Initially objected to the application due to the applicant only providing two off street car parking spaces.

However, amended plans were subsequently requested and provided to include three off street car parking spaces. As such, and further to a reconsultation with LCC Highways, they have no objections subject to the imposition of conditions.

Representations

The application as originally submitted received 16 objections, and their objection reasons have been summarised below: -

- The proposal will lead to an increase in noise, crime and disturbance for neighbouring residents;
- The property’s location is unsuitable for a children’s home due to its residential location and proximity to a busy highway and crime.
- The use of the property would lead to highway issues, including insufficient off street and on street car parking, issues with access and egress from the site and highway safety due to an increased volume of traffic.
- Uses that this application proposes have already been approved within the ward.
- The use of the property would have a negative impact on the adjacent businesses
- The proposal would negatively impact upon local services.

Following statutory consultee responses, the applicant and their agent provided amended plans to provide three off street car parking spaces within the site. Amended plans were received on the 25th July. Following a re-consultation an additional 4 objections were received. Objection reasons have been summarised below: -

- The proposal will lead to an increase in noise and air pollution, and crime and disturbance for neighbouring residents due to an increase in activity.
- The proposal will cause detrimental impacts on the immediate area.

A petition of objection was also received by the District Planning Authority. This petition contained 90 signatures of those residents residing within the immediate locality of the site. The petition raised similar concerns which have been outlined above.

Relevant Site Address History

84/0141/1/PX	Kitchen Extension & 2 New Bedrooms, Relocation Of Bathroom & New W C.	Approved
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Similar Application Decisions in the District

20/0874/FUL	12 Blake Court, Enderby <ul style="list-style-type: none"> • A semi-detached dwelling Change of use from C3 to C2 (Children's Home OFSTED) (max 2 children to be cared for)	Approved
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20/0797/FUL	116 Turnbull Drive, Braunstone Town <ul style="list-style-type: none"> • A detached dwelling Change of use of C3 dwellinghouse to C2 Residential Institutions accommodating a maximum of 4 children of 8 to 18 years	Approved
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19/1152/FUL	59 Jewsbury Way, Thorpe Astley, Braunstone Town <ul style="list-style-type: none"> • A detached dwelling Change of use from dwelling (class C3) to residential institution (class C2) including conversion of garage and external alterations (max 3 children)	Approved
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19/0536/FUL	192 Narborough Road South, Braunstone Town <ul style="list-style-type: none"> • A semi-detached dwelling Change of use from dwelling house (Use Class C3) to residential children's home for up to 2 children (C2).	Approved
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20/1269/FUL	17 Narborough Road South, Braunstone Town <ul style="list-style-type: none"> • A semi-detached dwelling Change of use from C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 3 children aged 8-18 years old.	Approved
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21/0349/FUL	23A and 23B Valley Drive, Braunstone Town <ul style="list-style-type: none"> • Semi-detached dwellings Use of dwellings currently under construction as C2 residential institutions (to use both houses as separate children's homes)	Approved
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21/0443/FUL	89 and 91 Narborough Road South, Braunstone Town <ul style="list-style-type: none"> • 81 a semi-detached dwelling 	Approved
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	<ul style="list-style-type: none"> • 91 a detached dwelling Change of use of two houses from residential dwelling (C3) to care home (C2) including extensions and alterations (Revised Scheme).	
21/0931/FUL	132 Narborough Road South, Braunstone Town <ul style="list-style-type: none"> • A detached dwelling Change of use of a dwellinghouse (use class C3) to a children's home for a maximum of three under 16 year olds at any one time. (use class C2).	Approved
21/1019/FUL	207 And 207A Blaby Road, Enderby <ul style="list-style-type: none"> • Detached dwellings Change of use from C3 (dwellings) to C2 (residential institutions) children's homes to accommodate a maximum of 4 children per unit aged between 8-16 years old.	Refused
21/1194/FUL	165 Little Glen Road, Glen Parva <ul style="list-style-type: none"> • A semi-detached dwelling Change of use of C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 3 children aged between 8 -18 years old.	Approved
21/1301/FUL	49 Henley Crescent, Braunstone Town <ul style="list-style-type: none"> • A detached dwelling Change of use from C3 (dwelling) to C2 (residential institution) children's home to accommodate a maximum of 1 child aged between 8-18 years old (retrospective)	Approved

Planning Policy

Section 38(6) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan unless there are other material considerations which indicate otherwise.

National Planning Policy Framework (2021)

The National Planning Policy Framework establishes the key principles for proactively delivering sustainable development through the development plan system and the determination of planning applications. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These objectives are:

- An economic objective
- A social objective
- An environmental objective

For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Blaby District Local Plan (Core Strategy) Development Plan Document (2013)

The adopted Core Strategy (February 2013) is part of the Development Plan for the District of Blaby. It is an up-to-date plan that is consistent with National Policy. Therefore, the policies of the Core Strategy should be given full statutory weight. The following policies are the most relevant to the proposed development:

Policy CS1 – Strategy for Locating New Development

Policy CS1 seeks to focus new development in the most sustainable locations in the district, primarily within and adjoining the Principal Urban Area (PUA) of Leicester. Lower levels of growth are allowed in Rural Centre's, Medium Central Villages and Smaller Villages. The policy encourages development of previously developed land (brownfield) and underused land and buildings.

Policy CS2 – Design of new development

Policy CS2 seeks to ensure that a high quality environment is achieved in all new development proposals, respecting distinctive local character and contributing towards creating places of high architectural and urban design quality. The design of new development should also be appropriate to this context.

Policy CS24 – Presumption in Favour of Sustainable Development

Policy CS24 reflects the overarching principle of the NPPF that the Government wishes to see in relation to the planning system, including housing delivery - with the golden thread running through the decision making process being the presumption in favour of sustainable development. Policy CS24 requires that when considering development proposals the District Council will take a positive approach and will

always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

Blaby Local Plan Delivery Development Plan Document (Delivery DPD) (2019)

The Delivery DPD was adopted on 4th February 2019 and full weight can be given to its policies. It sits alongside the Core Strategy to form part of the Development Plan for the District. The following Policies are relevant to this application;

Policy DM1 – Development within the Settlement Boundaries

Policy DM1 seeks to support suitable development located within the boundaries of existing settlements where the proposal meets a number of criteria. Development proposals consistent with other policies of the Local Plan will be supported.

Policy DM8 – Local Parking and Highway Design Standards

States that development will be required to provide an appropriate level of parking provision that complies with the most up to date Highways Design Guide and is justified by an assessment of the site's accessibility and the type of development proposed.

Planning Considerations

Planning applications must be determined in accordance with the provisions of the Development Plan unless there are material considerations which indicate otherwise, and whether those material considerations are of such weight that the adopted policies of the Development Plan should not prevail in relation to any proposal. The following are material planning considerations in the determination of this planning application:

- The principle of development
- Impact on Character and Appearance of the Area
- Impact on residential amenity
- Highway and parking implications

A number of issues tend to arise in respect of privately registered children's homes and whether or not planning permission is required.

The Town & Country Planning (Use Classes) Order 2015 (as amended) distinguishes a range of uses of buildings and specifically permits changes of use from one use to another within individual classes. Where activity results in a material change of use of a building to a use falling within a different use class then planning permission will be required.

Depending on the circumstances of each individual case, a children's home will either fall into Class C2 or C3.

Use Class C2 (Residential Institutions) of the above Order reads as follows:

- *Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).*
- *Use as a hospital or nursing home.*
- *Use as a residential school, college or training centre.*

Use Class C3 (Dwelling houses) reads as follows:

Use as a dwelling house (whether or not as a sole or main residence) by —

- *(a) a single person or by people to be regarded as forming a single household;*
- *(b) not more than six residents living together as a single household where care is provided for residents; or*
- *(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).*

A material change of use from Class C3 to C2 amounts to development requiring planning permission. There is therefore a potential requirement for planning permission to use a dwelling house as a children's home.

The starting point is to first establish as a matter of fact and degree, whether such a use would constitute a change of use from C3 to C2.

Class C3 (b) of the Town and Country Planning (Use Classes) Order as amended refers to "*use as a dwelling house by not more than six residents living together as a single household, (including a household where care is provided for residents).*" If a children's home was being run on this basis, with children being looked after by a permanent occupant of the dwelling, there would be no requirement for planning permission.

However, the matter is less clear when the care is based on shift patterns. In the North Devon District Council [2003] case Justice Collins made the point that children "*need to be looked after. They cannot run a house. They cannot be expected to deal with all the matters that go to running a home ... children are regarded as needing full time care from an adult, someone to look after them, someone to run their lives for them and someone to make sure that the household operates as it should.*"

The North Devon judgement confirms that it is unrealistic to expect children to look after themselves in a single household. It also clarified that carers who provided 24 hour care but were not resident could not be regarded as living together in a household. The concept of living together as a household means that a proper functioning household must exist and children and carer must reside in the premises. In such circumstances, the use cannot therefore be considered to fall within Class C3 (b). A children's home run on shift patterns could not be considered to fall within Class C3 (a), because clearly, this is not occupation of a dwelling house by a single person or people living together as a family.

Equally, C3(c) distinguishes groups of people living together as a single household, which could for example include people with lodgers, or student accommodation for

up to six individuals. Children's homes based on shift patterns would not be considered to fall into these criteria either. Following an assessment of case law and an Inspector's decision of 2010 at Stockport, use of premises as a children's home will generally be held to fall within Class C2 of the Order (Residential institutions).

However, despite the above, it has to be taken into consideration as to whether the change from C3 to C2 has amounted to a material change of use and if not, then it does not amount to development which requires planning permission. So it is possible to conclude that no material change of use has occurred if there is no material difference in activity to that which may be anticipated in the case of a conventional residential use.

Therefore, if the premises have the look and character of a conventional residential dwelling, and the use gives rise to no greater level of disturbance or amenity effects than could be generated by a C3 use, then no material change of use has occurred. Should the carers be living on the premises full-time, and have no other permanent address, the likelihood is this may amount to a C3(b) use even where substantial internal adaptation of the building has taken place.

With regard to this current application, it is considered that the proposed ratio of three carers (working in shift patterns) to three resident children would constitute a material change of use. Given that the carers are not residing at the property and are providing 24/7 care with comings and goings outside of what would usually be expected under C3(a), it is considered reasonable to arrive at such a conclusion.

The Principle of Development

Policy CS1 seeks to focus new development in the most sustainable locations in the district, primarily within and adjoining the Principal Urban Area (PUA) of Leicester (Glenfield, Kirby Muxloe, Leicester Forest East, Braunstone Town and Glen Parva). The application site is within the settlement boundary of Braunstone Town which is within the PUA and as such is considered to be in a sustainable location and compliant with Policy CS1.

Policy DM1 sets the principle for residential development within the Settlement boundary provided it has a satisfactory relationship with nearby uses and would not be significantly detrimental to the amenities enjoyed by existing and nearby residents. Given the residential nature of the proposal in this location it is considered that the principle of development has been established, subject to its impacts in terms of residential amenities and the character of the area.

Whilst concerns have been raised in the consultation replies in respect of the perceived saturation of Children's Homes within Braunstone Town, your Officers consider that as Braunstone Town forms part of the Principle Urban Area it follows therefore that, in broad principle terms, this is the most sustainable location for such uses to be located. As such, your Officers consider that the principle of the change of use of this existing residential dwelling into a children's home (Use Class C2) which is

sited within the settlement boundaries of Braunstone Town is acceptable and complies with Policies CS1 and DM1.

Impact on the character and appearance of the area

There would be no external changes to the building as part of this application, apart from the creation of off-street car parking and cycle parking. Your Officers have acknowledged that there is to be a bin store erected within the rear garden along with the cycle parking, however given the small scale of this addition along with its location, the residential character of the property will not outwardly change and therefore your Officers consider that there will be no impact upon the visual amenities of the street scene or wider character of the area.

Impact on Residential Amenity

Policies CS2 and DM1, in addition to enhancing the design of new development within the district, also set out criteria for development proposals to meet, to satisfy that the development works will not be significantly detrimental to the amenities enjoyed by existing or new occupiers of nearby uses. Development proposals that meet the criteria and provide a satisfactory relationship will be supported.

Representations have been received from local residents stating that this proposal will cause detrimental impacts on neighbouring residents from increased noise and disturbance. At present the application property is a dwelling house under Use Class C3 and could, now and in the future, be occupied by a traditional family unit that could include a number of children and therefore have the noise and disturbance associated with family life.

It is readily acknowledged, by your Officers, that the proposed use of this building could create some element of noise and disturbance. It is also readily acknowledged that the children to be placed within the home are unlikely to have a relationship to one another. This could lead to increased noise and disturbance when compared to a traditional family unit, however, your Officers have considered that three children within the property would not tip the planning balance that would mean the application would be considered for refusal.

The applicant has confirmed that there will only be one carer on site at one time, with the exception of shift change-over where there is likely to be two carers. Your Officers are of the opinion that the provision of two carers on site for a short period of time would unlikely give rise to noise or disturbance of that expected outside of a single family using the dwelling. Furthermore, your Officers have considered visitors to the property. The applicant has confirmed that should visitors wish to visit the property, this will be on an appointment basis only and will only consist of one visitor a day. The applicant has confirmed that;

“One Visitor will be on planned appointments only. These will be either a YP’s social worker or other professionals supporting them or a relative. These will be timed appointments in the house or outside the premises. On average professional visitor appointments can be once or twice a month as most

therapeutic appointments staff will take the YP to the appointment outside the premises.”

Furthermore, in having consideration to the concerns raised by residents and Cllr Maxwell in relation to disturbance, noise and air pollution and crime, your Officers have considered the fact the dwellinghouse could operate as a home of multiple occupation for up to six residents without the need for planning permission.

Members should also note that this application has been considered by the District Council's Environmental Services Department. Environmental Services Officers assessment on potential noise and disturbance concluded as follows:

“With regards to noise, the proposed change of use from C3 (dwelling) to C2 (residential institution) children's homes to accommodate a maximum of 3 children aged under the age of 16 years old is similar to the use of a C3. The dwelling will not require any internal or external works to be carried out to adapt the houses. Therefore, the noise impact from the proposed developments will not increase significantly above the levels expected in a family household with 3 children. However, the applicant is advised to take all relevant precaution to minimise the potential for disturbance to the occupiers of neighbouring properties. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise complaints be received.”

Whilst your Officers acknowledge the concerns of the neighbours and understand those concerns, the use carried out from the site address will continue to have the character and appearance of a conventional residential dwelling, will continue to be of a residential nature and be in context with a dwelling of this scale. In addition, the proposal seeks no extensions or alterations to accommodate these children. Therefore it is considered, on balance, that the proposed use of the building will not be significantly detrimental to the amenities enjoyed by the existing or new occupiers of nearby uses.

Highways and Parking provision

The application originally proposed two off street car parking spaces for the dwelling to which Leicestershire County Council's Highways Department did not consider to be sufficient;

“The Applicant has stated that there are two parking spaces available outside the property on Narborough Road South Service Road and also parking available on Cyril Street. The LHA acknowledge that there are no parking restrictions at both of these locations, however it should be noted that these spaces are not designated solely for the use of 54, Narborough Road South.

The LHA acknowledge that parking in these locations is unrestricted however given that the area is already subject to a level of on-street parking there is no guarantee that space will be available for parking for the proposed development. The LHA request that the Applicant considers providing a third

off-road parking space at the rear of the site to reduce the possibility of an increase in on-street parking on Narborough Road South and Cyril Street.”

The applicant submitted amended plans to ensure the existing garage provides an off street car parking space. Furthermore, an additional off street car parking space to the rear is proposed to be created in line with Leicestershire County Council’s Highways Department recommendation. Leicestershire County Council’s Highways Department are now satisfied with the amendments and have commented as follows;

“The LHA welcome the addition of a third off-road parking space as shown in drawing No.002 Rev.A created by 13 Architectural Consultants. The Applicant now proposes the provision of one single garage and two off-road parking spaces which the LHA can confirm accords with Part 3, Paragraphs 3.165 and 3.200 of the Leicestershire Highway Design Guide (LHDG).

The LHA are satisfied that the Applicant has proposed a suitable off-road parking provision to accommodate staff members and visitors and that the proposed development is unlikely to lead to a significant increase in on-street parking. The LHA are further satisfied that the provision of cycle parking and proximity to public transport links provides opportunities for the use of sustainable modes of travel.”.

Concerns have been raised by residents regarding access to the off street car parking at the rear of the property, the accumulation of cars within the vicinity and the impacts of this on highway safety. Leicestershire County Council’s Highways Department are satisfied with the access arrangement and that the use would not result in a concern for highway safety;

“Site Access

There is no existing or proposed vehicular access to the site on Narborough Road South Service Road (from number 2 to Parish boundary) which is an adopted unclassified road subject to a 30 mph speed limit. The LHA note that there are several small business' in the local area that have no off-road parking provision. The site is served by a vehicular access at the rear of the site via a private drive onto Cyril Street which is also an adopted unclassified road subject to a 30 mph speed limit.

The LHA are satisfied that the access on Cyril Street is safe and suitable to serve the proposed development.

Highway Safety

There has been one recorded Personal Injury Collision on Narborough Road South Service Road in the previous five years which was recorded as being 'slight' in severity. The LHA are satisfied that there are no patterns in the data which could be exacerbated by the proposed development.”

It is therefore considered, in the absence of a technical objection from the County Highways Authority, that this proposal is acceptable on highway grounds, and could not be resisted on highway safety matters.

Third Party Representations

Concern has been raised in some representations that the site address and the surrounding area are not suitable for such a use. Your Officers are aware of the issues such uses can cause in communities, however, it is more than likely many care-related uses run smoothly with no complaints in residential areas and generally, residential areas are the most suitable place for such uses. Officers agree with neighbours that in certain instances such uses should ideally be in larger detached dwellings, however, the level of accommodation that is required on an individual case by case basis comes down to a matter of fact and degree. This particular proposal is for a use that is very small scale, with a maximum of -three children being cared for at any one time. These uses are run as close to family units as possible in order to provide the type of care that will benefit the children. Should matters such as noise and disturbance occur, which can happen in any family situation and in any community, these matters will be dealt with by other statutory functions.

It has also been raised in representations that the applicant does not appear to have the experience or qualifications to run a children's home. However, the permitting of planning permission for a Class C2 use does not override the statutory functions of other governing and licencing organisations, who would undertake their own assessment of the applicants and their ability to run such an establishment at this specific location. The applicant's past experience and qualifications has no bearing on the consideration of the planning merits of this proposal.

Conclusion

The assessment of this application requires careful consideration and balancing of the need to protect the amenity expectations of residents in their communities against the need to ensure that vulnerable children are also appropriately accommodated. Given the limited amount of children to be cared for at the property and the fact there is to be one carer on site at one time, it is considered that this proposal would give rise to no greater level of disturbance or amenity issues than would be normally generated by a traditional Use Class C3 family home. Furthermore, the proposed parking arrangements are considered to be acceptable by the County Highways Authority.

On the basis of all of the above, and in the absence of any technical objections to this development, this application is accordingly recommended for approval subject to the imposition of the stated conditions.
