

Supplementary Agenda



Meeting name	Meeting of the Planning Committee
Date	Thursday, 4 April 2024
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH
Other information	This meeting is open to the public

Meeting enquiries	Democratic Services
Email	democracy@melton.gov.uk

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Email from Duncan Shores, received on 25 March 2024.

Dear Ms Smith,

Unfortunately, my family and I are not able to attend the Planning Committee on 4th April. Hence, and in addition to my comments on the Melton Planning Portal with regards to this application, we'd like the following points to be made available to the Committee in our absence.

In relation to the MBC Planning Guidance for Children's Care Homes (adopted at Cabinet - 6th March 2024, relevant clauses noted in parentheses), it's clear that:

- Redmile is a small, rural village with around 120 houses in total. With two C2 Residential Institutions already operating without any planning consent, converting this property will exacerbate an already "undue concentration of children's homes in that particular area" (2.1.3, 7.2.4 and 10.2.3); particularly given The Chestnuts is only c. 50m away from the existing care home at Overfields, 1 Belvoir Road
- The two care homes operating in Redmile have been the cause of well-documented anti-social behaviour and criminal damage to neighbouring properties and public facilities for the last two years, resulting in a material change to the character of the area (7.2.1). Adding a third has a high probability of impacting and degrading local character and amenity further (2.1.3 and 10.2.4)
- The proposed property's grounds closely abut the wall of a neighbouring C3 dwellinghouse which will inevitably impact local amenity (10.2.4 and 11.2)
- Despite the applicant's assurances, parking and traffic movements will be much higher than for an equivalent dwellinghouse (noted in 13.2 and certainly our experience for the two existing homes in the village) and therefore the property, with the driveway entrance for both pedestrians and vehicles being situated on a blind bend only a few metres from the 50mph speed limit change, is not suitable (10.2.5)
- The application shows provision for six parking spaces and notes a maximum of five staff on-site at any one time. Per my comments above, this is a gross underestimation of the actual need given visits from support staff, other professional workers and the changeover of shifts at the property. There is no suitable on-street parking close to this property (13.2 and 13.3) and the nearest on street parking is already subject to excessive pressure, particularly from the Overfields care home and the local primary school on Belvoir Road
- The application documents do not provide a management plan with the level of details required by (14.3)
- There is no reference in the application as to how the proposal will support and enhance the local community for all residents of the village (2.1.4)

In addition, one of the Objectors to this application is the existing operator of the two care homes in Redmile (Joe Rafter of Footsteps to Futures, see comments on the Planning Portal - 14/09/23), making it even more obvious that Redmile in general, and this property in particular, is not a suitable location for C2 Residential Institutions with such complex needs.

Please contact me should you need any clarification but, for all the reasons outlined, we therefore continue to strongly object to this application.

With thanks
Duncan Shores

Email from Richard Dul, received on 25 March 2024.

Dear Amy,

Please bring to the attention of the Committee when visiting the site in respect of the above application the following issues:

- 1) the lack of a footpath connecting the site to the village and its very limited amenities other than on the opposite side of the road.
- 2) the dangerous nature of the exit for foot pedestrians requiring them to cross the road close to a blind bend in the road.
- 3) the proximity of the proposed care home to another such establishment being less than 100 metres away.
- 4) the size of the bedrooms at Chestnuts being sufficient to be subdivided and thus increasing the potential occupancy. This is particularly important as the application seeks to limit the number of children cared for by "the number of bedrooms and the physical space which the property can offer".

Thank you.
Richard Dul

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The Chestnuts – Committee Briefing

Dear Member,

This application is on the agenda for the Planning Committee meeting on 4th April 2024 (reference number 23/00633/FUL). The application has been recommended for approval by your Officers.

We consider that the scheme will deliver a much-needed, small-scale, care home in an appropriate location for two children.

The Applicant

On average, 6 in 10 children have adverse or traumatic childhood experiences. Esland are committed to supporting and caring for children who have had the most difficult start, turning the course on their lives and supporting them to achieve their goals.

Esland provide homes across the country for children who have had a difficult upbringing. These small homes provide a nurturing and supportive environment that change children's lives for the better. The carers who work with the children provide the therapeutic, consistent and loving care that they deserve. Through their care, the children are also provided with the opportunities and much needed skills that will help them into adulthood.



Proposed Development

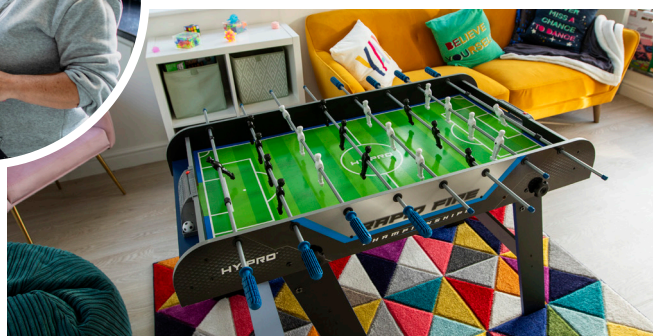
- ✓ This proposal will deliver a care home to accommodate a maximum of two children. It will fulfil an acute and growing need for homes to support children who need such provision.
- ✓ There are no external or internal changes proposed to the building.
- ✓ Sufficient off-road parking will be provided within the grounds of the property.
- ✓ A flexible use has been requested simply to make it easier for the site owners to revert the property back to a C3 use in the future without requiring a further application.

Operational Considerations

- The teams at Esland put the well-being of the children first whilst also being mindful of the communities within which they are located and work hard to ensure that they foster good relations within the neighbourhoods in which they are situated
- The home in Redmile will be staffed to ensure the children are completely cared for and all safeguarding needs of the children are met. All Esland Children's homes are regulated by Ofsted and Esland is required to meet the standards set out by the Ofsted regulatory framework.
- Carers work in the home all day and night to support the children. Each child will have a minimum of one carer dedicated to them. Depending on the needs of a child, a child may have the support of two carers.
- A site manager is also present during working hours to ensure appropriate management is in place and as a point of contact with the local community. A duty manager is on call 24/7 at all times. ▶

- The children are provided with a holistic care package to assist them in their recovery. This typically includes inputs from therapists, clinicians and specialist educators.
- The carers create strong, long-term bonds with the children providing the highest chances for recovery.

Typically, and where appropriate, Esland Care homes will seek to positively integrate with the communities within which they are located. The Manager of the home will make an effort to get to know local neighbours and be available to answer questions. We also support community activities and aim to be a good neighbour to all the communities within which we work.



- Esland operate a thorough matching process to ensure children are placed appropriately in order to achieve the best outcomes. This process ensures that:
 - The needs of the individual child correlate with the type of property that they are placed in.
 - When a property can accommodate more than one child, the children are matched appropriately with each other.
- It is in all parties' interest to place the right child in the right location.

- In the unlikely event that inappropriate behaviour occurs, there is a clear point of contact in place to ensure any issues are quickly addressed. The Esland team are accountable.
- Letters of support have been provided from landlords and neighbours to existing Esland care homes which we hope will go some way to demonstrate how well Esland care homes operate and integrate with their communities.

Amenity

- A C2 use of this scale will operate in a similar way to a family home and will not have an adverse impact on amenity.
- The levels of activity, traffic and noise associated with a small children's care home will be similar to that of a normal family home.
- Visits from specialists are occasional, during working hours and, with only two children at the home, will not be excessive.
- There is ample car parking on-site to accommodate all parking needs. No on-road parking will be needed.
- The level of activity (traffic, noise) associated with other small care homes within the village should also be similar to normal family homes, albeit there are no planning permissions in place to enable an assessment of their operations.

Appropriateness of Location

- Due to the level of trauma experienced by the children, a quiet, edge-of-village property with a large garden provides an ideal space for recuperation.

Meeting the Needs of Vulnerable Children

We hope you agree that this proposal will deliver much needed care home places that will really make a difference to the lives of two children who desperately need a new start.

We hope that you are able to support the proposal and resolve to grant planning permission on 4th April. If, however, you consider otherwise, we welcome the opportunity for further discussion through a deferral.