



## Reference: 23/01003/FUL

## Proposal: Change of use of existing dwellinghouse (Class C3) to a children's home (Class C2) for up to 4 young people

Site: Old Ivy House 1 Chapel Street Barkestone Le Vale

Applicant: Mrs Marina Gough – Anchor Care and Education Ltd

Planning Officer: Andrew Cunningham

<b>Report Author:</b>	<b>Andrew Cunningham</b> , Senior Planning Officer
<b>Report Author Contact Details:</b>	01664 502474 ancunningham@melton.gov.uk
<b>Chief Officer Responsible:</b>	<b>Sarah Legge</b> , Assistant Director for Planning
<b>Chief Officer Contact Details:</b>	01664 502418 slegge@melton.gov.uk

<b>Corporate Priority:</b>	Delivering sustainable and inclusive growth in Melton
<b>Relevant Ward Member(s):</b>	Cllrs Chris Evans and Simon Orson (Long Clawson and Stathern)
<b>Date of consultation with Ward Member(s):</b>	29 November 2023
<b>Exempt Information:</b>	No

### Reason for Committee Determination:

The application is required to be presented to the Committee as the application has received more than 10 letters of objection from separate households which conflict with the recommendation. Additionally, a request has been made from Councillor Chris Evans to call the application into Committee.

### Web Link:

<https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S3CHEQKOJSK00>

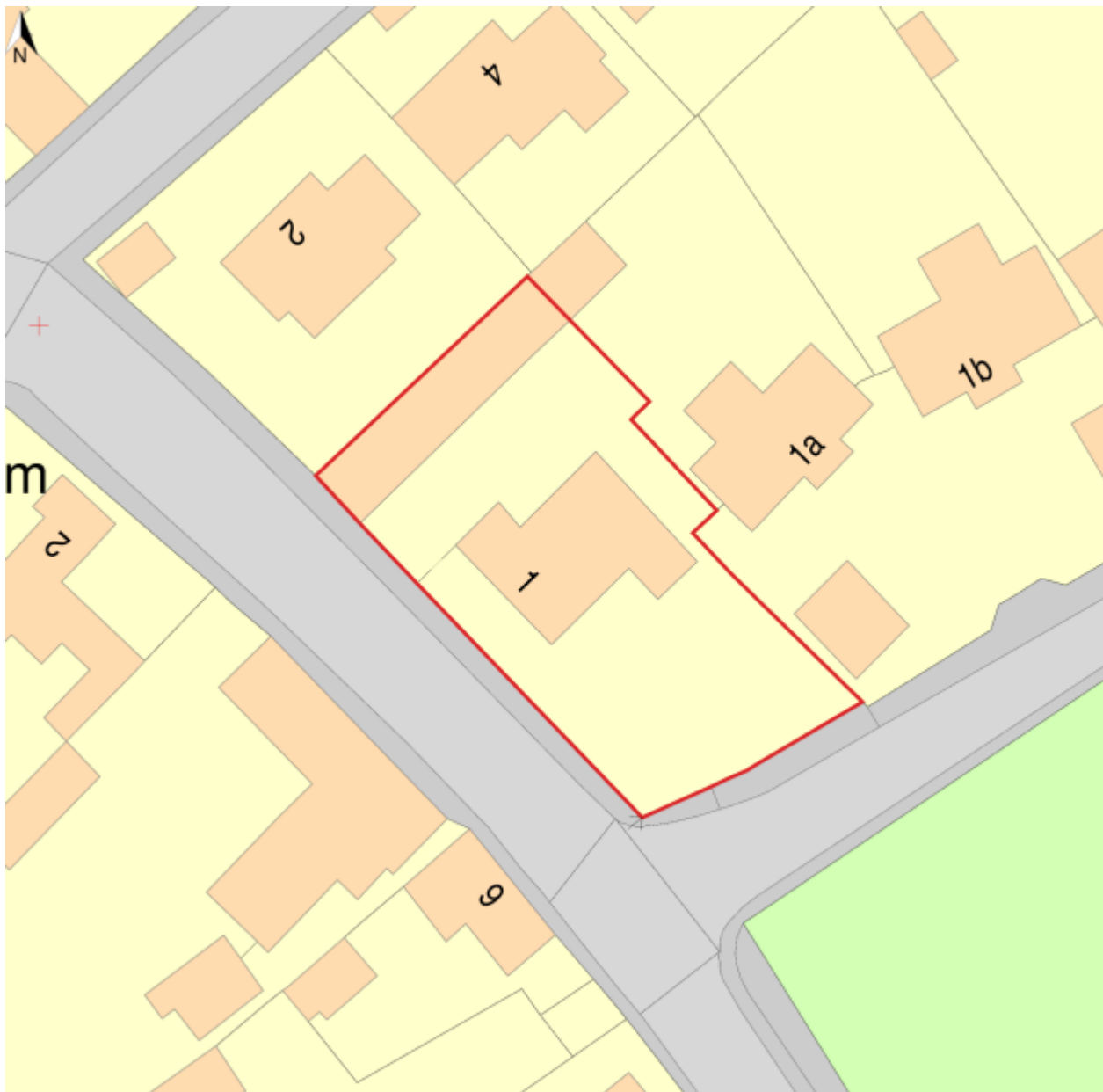
**What 3 words:**

<https://w3w.co/fairly.slippers.cleansed>

**RECOMMENDATION(S)**

1. It is recommended that the Planning Application be **APPROVED** subject to conditions, as listed in detail at section 10 of this report.

**1 Executive Summary**



- 1.1 The application seeks full planning permission for the change of use of a residential property (Use Class C3) to a children’s care home (Use Class C2) for up to 4 young people.
- 1.2 The application site is located within the rural settlement of Barkestone Le Vale and comprises a 5 bedroomed detached property which also has 4 bathrooms on the first floor. Downstairs the house has 2 large reception rooms, a cloakroom, a large kitchen diner, an office and a large utility room.

- 1.3 No physical alterations are proposed to the existing building which would constitute development in accordance with Section 55 of the Town and Country Planning Act 1990. The application is for a change of use to the property from a residential dwelling to a children's care home, planning use class change from C3 to C2.
- 1.4 There is ample outdoor space at the application site to allow for off-street parking provision for 6-7 vehicles, in excess of that which would be required by the local highway authority for a dwelling of this size in accordance with the Leicestershire Highway Design Guide (LHDG). The LHDG requires dwellings with more than three bedrooms to have three or more parking spaces available for use in perpetuity.
- 1.5 The impact of the proposal on the amenity of neighbouring residents has been assessed and is considered to be acceptable. This is due to the residential nature of the proposed development, and the limitations of the number of residents receiving care to be secured by planning conditions.
- 1.6 The proposed development would therefore accord with Policies SS1, C7, EN13, D1 and IN2 of the Melton Local Plan and the overall aims of the National Planning Policy Framework

## **Main Report**

### **2 The Site**

- 2.1 The application site comprises an existing two storey, detached five-bedroom dwelling with associated domestic curtilage within the rural settlement of Barkestone Le Vale.
- 2.2 Access is provided from Chapel Street (a C-Class Road) and comprises a large area of hardstanding for multiple vehicles. Chapel Street is also a very open and wide road with suitable and easily available on street parking which would still allow vehicles to pass one another on the road.
- 2.3 There are a number of outbuildings within the private parking area which are used for ancillary storage.
- 2.4 The two storey dwelling overlooks its private garden to the south east, adjacent to Middle Street. There are multiple trees contained within the curtilage of the dwelling which are to be maintained.
- 2.5 The boundary treatments of the site are predominantly a brick wall, however a private fence is also round the initial rear courtyard providing safe and secure access to outdoor space.
- 2.6 Residential properties surround the site except to the south east where a large paddock lies opposite Middle Lane.

### **3 Planning History**

- 3.1 None.

### **4 Proposal**

- 4.1 Full planning permission is sought for the change of use of an existing dwelling to Use Class C2. It is intended to operate the property as a Children's Care Home by the applicant for up to 4 young people.
- 4.2 No physical alterations are proposed to alter the external appearance of the building.

- 4.3 The supporting information to the application notes that the proposed development will provide care to children between 8-17 years old, 24 hours a day, 7 days a week. Staff will run the home through shift patterns. The number of care staff will be determined by the needs of each child and will vary depending on their support requirements.
- 4.4 The supporting information document states it is the intention to have young people placed on a 2:1 staffing ratio, a 1:1 staffing ratio or in 'group living' where the ratio of staff to young people might be 1:2. The applicant states that if the home is fully occupied with 4 young people then they will be living as a 'group' with 2 or 3 members of staff supporting them on site daily. If there are 2 young people accommodated within the home there will be 3 or 4 staff on site during the daytime as when 2 young people are accommodated they are usually staffed on a 2:1 basis. Additionally during the daytime there will be a manager on site. As such there would be a maximum of five members of staff on a typical day.
- 4.5 No staff will live at the property, but night time supervision will be provided by care workers with bedroom spaces available for staff to use during overnight shifts however there will also be one waking member of staff.
- 4.6 The Operational Information document states that occasional visits will take place from other professionals involved in the care of the children. Fully supervised visits from friends are also occasionally permitted.

## **5 Amendments**

- 5.1 During the application, a revised site plan was submitted correctly identifying the site and the outbuildings within the rear of the site.
- 5.2 Additional supporting information was also submitted by the applicant in April 2024 which set out further operational information of the proposed use and addressing key matters for consideration, including impact upon character and amenity and suitability of the location of the children's home when considering the Council's Planning Guidance for Children's Homes.

## **6 Planning Policy**

### **6.1 National Policy**

- 6.1.1 National Planning Policy Framework (NPPF)
- 6.1.2 National Planning Policy Guidance (NPPG)

### **6.2 Melton Local Plan**

- 6.2.1 The Melton Local Plan 2011-2036 was adopted by Full Council on 10th October 2018 and is the development plan for the area.
- 6.2.2 The Local Plan is consistent with the National Planning Policy Framework and whilst it is now being updated, its policies remain relevant and up to date for the determination of this application.
- 6.2.3 The relevant policies to this application include:
- Policy SS1: Presumption in Favour of Sustainable Development
  - Policy C7: Rural Services
  - Policy EN13: Heritage Assets
  - Policy IN2: Transport, Accessibility and Parking

### 6.3 **Neighbourhood Plan**

6.3.1 There is no adopted Neighbourhood Plan.

### 6.4 **Other**

6.4.1 Leicestershire Highway Design Guide

6.4.2 Planning guidance for applicants of children's homes

## 7 **Consultation Responses**

### 7.1 **Summary of Technical Consultation Responses**

7.2 Please note the below is a summary of responses and representations received. To view the full details please follow the web link on the first page.

#### 7.2.1 **LCC Highways**

a) The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2023), subject to conditions.

#### 7.2.2 **LCC Police Designing Out Crime Officer**

a) At the time of my visit the site was unoccupied but was able to see it is a suitable building for the purpose proposed. General recommendations proposed.

### 7.3 **Summary of Representations**

#### 7.3.1 **Ward Member(s)**

a) No comments received.

#### 7.3.2 **Parish Council (full comments are available on line)**

- Barkestone Plungar & Redmile Parish Council Objects to this application
- Barkestone Le Vale is a remote/isolated village and is classed as an Unsustainable Community.
- The roads to and from the village are mostly single track, causing access problems, particularly at peak times for the existing care facility in the village and increasingly as a main access route to the Belvoir Castle site and events.
- All children need to have external activities
- The children who are likely to be housed in this facility most likely will not be used to rural living and lifestyle.
- The applicant's business model relies wholly on transport to and from the location. Staff will need to drive some distance, and most likely individually, to work every day.
- Every function will require car transport all the time. This means that the business is as much a transport operation as it's a children's care facility
- There is currently a bus service to Barkestone Le Vale. However, this only runs to and from Bottesford and Melton only 6 times a day and takes an hour to reach Melton.

- The business model requires a significant level of staff at a level that is well beyond a common family of any size.
- The application is for four children. We therefore must work on this basis as of course this is a profit-making business.
- It is likely that 15 cars plus will be commonly coming and going during the day, every day and over the weekends.
- As the applicant has set out there will be a regular shift change. This requires double the number of cars each time and for a reasonable time.
- The car parking cannot cope with this huge level of cars making the site inappropriate and placing pressure on off-street parking and road safety.
- There is an area for a limited car park in the grounds.
- Experience shows that the cars will be parked on the road, creating a hazard as it is easier than moving 9 other cars every time.
- The Parish Council is considering traffic calming measures at this location, and it is a cause of real concern for the community.
- The school bus often parks outside the applicant site as there is no other location.
- The police report indicates that additional all-night lighting and CCTV cameras must be installed on the streets adjacent to the site and increased fencing. The lighting will cause significant disturbance to the community and the village will change in character to a secure lockdown zone.
- The site is in the middle of the village, with extraordinarily little separation between Neighbours.
- Barkestone already has one care facility business located in the village. The business managers have made representations to the Parish Council about this application, and they support our objections.

### 7.3.3 Neighbours (full comments are available on line)

1 letter of support has been received which is from the applicant.

33 letters of objection have been received as set out below;

- Lack of facilities within the village and unsuitable location for the development.
- Parking area unsuitable for the required number of vehicles.
- Vehicles unable to turn and manoeuvre in the site.
- Vehicles unable to leave the site without other vehicles in the way.
- On street parking issues within the surrounding area.
- Bus services are very poor.
- Garden is not securely fenced.
- General increase in vehicle movements and highway safety impacts.
- Already one other similar facility within the village.
- Village is not the right environment for the use.
- Other villages in the area experience crime, danger and anti-social behaviour from similar uses.



- Document submitted states need planning for 4 but only intend to home 3 young people.
- Staffing levels are unclear.
- Noise disturbance from vehicle movements.
- Noise disturbance from the proposed use.
- Close proximity to the school bus stop.
- No communication undertaken to neighbouring properties.
- Application location plan is incorrectly submitted

#### 7.4 **Response to Consultations and Representations**

7.5 Anti-social behaviour is not a material planning consideration and shall be handled by appropriate authorities separate from the planning system. Paragraph 135(F) of the NPPF refers to crime and disorder and the fear of crime in relation to residential amenity. Impacts on amenity are material considerations and are discussed below under the heading 'Impact upon Neighbour Amenity'.

7.6 The applicant has been made aware of the advice from the Designing out Crime Officer. The installation of such security features may not require planning permission or can be considered under a separate planning application, if necessary.

7.6.1 Concerns have been raised about inaccuracy of the plans submitted and that no communication has been undertaken by the applicant with neighbouring properties. The plans have been amended during the course of the application process and reflect the application site and proposal. Pre-engagement with neighbouring properties is not a requirement through the planning process but is encouraged to take place at the applicant's discretion.

7.6.2 The remaining concerns raised by public representations and the Parish Council are considered in the relevant sections of the planning analysis below.

## 8 **Planning Analysis**

### 8.1 **Main Considerations**

The main considerations are

- Principle of Development
- Impact upon the Character of the Area
- Impact upon Neighbouring Amenity
- Highway Safety

### 8.2 **Principle of Development**

8.2.1 Melton Local Plan Policy SS1 sets out the principle in favour of sustainable development. Echoing Paragraph 11 of the NPPF, Policy SS1 states that where planning applications are in accordance with the relevant planning policies of the Development Plan, they should be approved without delay, unless material considerations indicate otherwise.

8.2.2 Barketstone Le Vale is considered a 'Rural Settlement' within the adopted Melton Local Plan. Rural settlements are defined as small villages or hamlets that have little or no local

services, where residents are entirely dependent upon travelling to a nearby settlement or town or city for work, recreation and service provision.

8.2.3 Section 55 of the Town and Country Planning Act 1990 sets out the meaning of development:

(1) Subject to the following provisions of this section, in this Act, except where the context otherwise requires, “development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

8.2.4 Although there is no statutory definition of 'material change of use'; as set out in National Planning Policy Guidance: “it is linked to the significance of a change and the resulting impact on the use of land and buildings.” Due to the specific circumstances of this proposal, and the operations of the children’s care home as per the submitted information by the applicant, it is considered the proposal is a material change of use.

8.2.5 Policy SS2 sets out the development strategy for new residential and employment development in the Borough and distributes development in accordance with the spatial strategy contained within. The existence of the residential property at 1 Chapel Street means that there is no consideration required for the proposal under Policy SS2, as the proposal seeks for the change of use between residential uses (Use Class C3 to Use Class C2). The proposal is therefore not ‘new residential’ nor ‘employment development’, thus Policy SS2 is not engaged.

8.2.6 Policy SS3 of the Melton Local Plan relates to windfall residential development, and states that in rural settlements outside the main urban area, the Council will seek to protect and enhance existing services and facilities and will support sustainable development proposals in accordance with Policy SS2. However, as stated at 8.4.5 in reference to Policy SS2, Policy SS3 also refers to ‘new residential development’. The existence of the residential property at 1 Chapel Street means that there is no consideration required for changes of use between residential uses (Use Class C3 to Use Class C2). Policy SS3 is therefore not engaged.

8.2.7 The application site is an existing residential property falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposed change of use of the property to Use Class C2, for use as a children’s care home, would ultimately retain its residential function and would operate similarly to a family home in that it will serve as a primary residence for a maximum of four looked-after children, albeit cared for by typically between 3 to 5 adults for the majority of the time.

8.2.8 Objections have been received relating to the existence of one care home facility in the settlement. The policies of the Melton Local Plan are however silent with regards to the consideration of the impacts of the concentration of similar uses on a settlement. Furthermore, the policies do not seek to restrict Use Class C2 uses in specific locations.

8.2.9 The protection, retention or enhancement of community services and facilities (such as care homes) in the rural area is supported by Policy C7 of the Local Plan. Primarily the policy seeks to ensure that community facilities are not lost, but also provides support in respect of the provision of additional assets that improve community cohesion and well-being to encourage sustainable development.

8.2.10 It is therefore considered that in the residential area of Barkestone Le Vale, the proposed use of the subject property as a small children’s home would fall within Use Class C2 but



to all intents and purposes would still be residential in terms of its functional nature – albeit a material change of use would occur requiring planning permission.

8.2.11 In this predominantly residential area and given the existing residential use of the building, albeit as a single dwelling, it is considered that the proposed use as a children’s home is acceptable as a matter of principle and would meet a specific and specialised local housing need in accordance with Policies SS1 and C7 of the Melton Local Plan.

### **8.3 Impact upon the Character of the Area**

8.3.1 The site is located within the rural settlement of Barkestone Le Vale.

8.3.2 Policy C7 is relevant in that it supports proposals and activities that protect, retain or enhance existing community services and facilities (which includes ‘care homes’ as listed in the footnote of the Policy), or that lead to the provision of additional assets that improve community cohesion and well-being to encourage sustainable development.

8.3.3 Like other children who reside in Barkestone Le Vale, the children cared for at the proposed development will need to travel to other locations to access other facilities, including schools and libraries. The proposed use of the site as a children’s care home is therefore considered no less sustainable in relation to accessibility to services than its current use as a single dwellinghouse.

8.3.4 The application site is located in close proximity to other residential properties. Given the functional characteristics of the children’s care home as a primary residence for children in need of care, and the supporting information of the daily operations at the home, it is considered that the proposed use would operate similarly to that of a generic family dwelling and therefore would not result in material harm to the character of the rural settlement.

8.3.5 The proposed development does not seek permission for any internal or external alterations to the building which require planning permission in their own right. The appearance of the dwelling would therefore be maintained as a single dwellinghouse, with large private garden, private access and on-site parking provision. The domestic nature of the proposal would therefore not be out-of-keeping with its surroundings within the rural settlement of Barkestone Le Vale.

8.3.6 It is recommended that a condition is placed on the permission restricting the number of children at the care home to four children. This would allow the Council to retain control in order to reduce the activity at the application site by minimising the number of people required to visit the property on a frequent/daily basis, this would also reduce the perceived impact on residential amenity that has been raised through consultation of the application.

8.3.7 The proposed development therefore accords with Policies D1 and EN13 of the Melton Local Plan which seeks to protect and enhance the character of settlements.

### **8.4 Impact upon Neighbouring Amenity**

8.4.1 Residential amenity is not defined in law. Residential amenity considers elements that are particularly relevant to the living conditions of a dwelling.

8.4.2 Residential amenity has a significant and valuable impact on the way in which people use their homes. The health and well-being of residents is often directly related to the level of residential amenity occupants can enjoy. When assessing how a development proposal

may impact on the existing amenity of an area and living conditions of nearby occupiers, the following issues would be significant;

- Privacy
- Overbearing effects
- Natural light and outlook
- Environmental effects

- 8.4.3 Policy D1 of the Melton Local Plan seeks to protect the amenity of neighbouring properties from potential impact as a result of development.
- 8.4.4 Policy C7 of the Melton Local Plan states that proposed development will be supported where the development leads to the provision of additional assets that improve community cohesion and well-being to encourage sustainable development. Objections have been received amounting to concern relating to the cumulative impact of the proposed development alongside the presence of an existing care home in the village.
- 8.4.5 Whilst anti-social behaviour is not a material planning consideration, the impact of the proposed use and the fear of crime attributed to similar uses in the village can be considered as part of the cumulative impact of the proposed development alongside existing facilities in close proximity to it.
- 8.4.6 Paragraph 135(f) of the NPPF states that decisions should ensure that developments 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.
- 8.4.7 It is acknowledged that residents of Barkestone Le Vale have raised concerns regarding the potential for an increase of anti-social behaviour associated with the proposed use of the dwelling as a children's care home. It would be unreasonable to consider that crime and anti-social behaviour are an inherent part of the character of children's care homes. Instances of anti-social behaviour in the settlement cannot be attributed to future occupants of the proposed development and if nuisance and anti-social behaviour should occur, the instances shall be handled by the appropriate authorities outside of the planning arena including but not limited to Melton Borough Council Safer Communities and Leicestershire Police.
- 8.4.8 Paragraph 135(f) seeks for planning decisions to lessen the fear of crime in the community. Whilst the planning system cannot control behaviour, it does enable the decision makers to address the concerns of the proposed use impacting upon the amenity of nearby residents, and to address the potential fear of crime attributed to the cumulative impact of the proposed development alongside existing care homes in the settlement.
- 8.4.9 The applicant has prepared a supporting statement which sets out the general operations of the care home, stating that the daily operations of the home with four children in residence would require a maximum of five care staff on a typical day. Carers and the home manager would move to and from the property at the beginning and ends of their shifts, meaning that for a limited period of time at shift changeover in the morning and evening, there would be additional staff on site for a short period for handover only.
- 8.4.10 The Operational Information document also provides clarification on the business model, how the property would operate on a daily basis and how the management would respond

should an emergency occur. Officers are content that it demonstrates the security and management of the home has been carefully considered by the applicant and seeks to reduce the likelihood of the occurrence of crime.

- 8.4.11 Further, the Leicestershire Police Designing out Crime Officer has visited the site and specifically states that the site is a suitable building for the purpose proposed.
- 8.4.12 The reason for the planning condition restricting the number of cared for children would be to protect the amenity of nearby residents; it is considered that the daily activities relating to the operations of the Care Home with four children in residence would not result in significant degree of noise or disturbance that would unacceptably affect the amenity of neighbouring residential properties. The noise and disturbance from the proposed development would unlikely be substantially different from that created from its existing use as a single dwellinghouse, which with 5 bedrooms could easily accommodate a family with 4 children and therefore a similar level of noise and movement associated with the proposed use.
- 8.4.13 A further condition is recommended providing details of boundary treatments to the rear gardens to ensure that sufficient information is provided to ensure that the use of the garden is appropriately secure and to limit noise to adjoining properties. The site is a large detached dwelling and by definition given that the functional characteristics of the children's home would not be dissimilar to those of a typical family household occupying a property of this size, the amenity of neighbouring properties is not considered to be adversely impacted.
- 8.4.14 It is considered that the planning conditions limiting the number of occupants residing at the property and for the home to be operated in accordance with the details of the supporting information document would sufficiently protect the amenity of neighbouring residents, and therefore the proposed development would be in accordance with Policy D1 of the Melton Local Plan.

## 8.5 Highway Safety

- 8.5.1 Policy IN2: Transport, Accessibility and Parking of the Melton Local Plan states that all new development shall provide appropriate and effective parking provision and servicing arrangements.
- 8.5.2 The Highway Authority have no objections to the proposal and have provided a substantive response referring the Local Planning Authority to their standing advice.
- 8.5.3 The application site benefits from an existing vehicular access from Chapel Street. No alterations are proposed to this existing access and the Highways Authority raise no objection with the access arrangements for the proposed use. The Highways Authority are also satisfied that the development proposal would not exacerbate the likelihood of Personal Injury Collision within the vicinity.
- 8.5.4 The applicant states that the site has ample parking and enough for 6 or 7 vehicles. Concerns have been raised by objectors and the Parish Council regarding the ability for vehicles to park on the site.
- 8.5.5 A planning condition is attached to the Officer's recommendation to ensure that parking provision shall be shown, maintained and kept available for use throughout the lifetime of the development to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

- 8.5.6 Notwithstanding this, Chapel Street is a wide road with large areas of on-street parking available and would not be considered to result in on-street parking implications to the detriment of highway safety.
- 8.5.7 The Local Highways Authority has reviewed the parking arrangements and are satisfied given the size of the parking area and that there are no parking restrictions in the local area and evidence of unrestricted on-street parking.
- 8.5.8 Taking the above assessment into consideration, the proposal meets the criteria of the Highways Authority standing advice and the requirements of Policy IN2 of the Melton Local Plan and provides a sufficient level of off street parking provision.
- 8.5.9 Although manoeuvrability of the vehicles in the site may be difficult to allow vehicles to leave in a forward gear, again Chapel Street is a road with good visibility to allow vehicles to exit the site safely and no different to how a residential dwelling would utilise the parking and access arrangements.
- 8.5.10 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Based on the information provided for the application, the proposal does not conflict with Paragraph 115 of the NPPF, subject to the planning condition ensuring the provision of off-street parking recommended in this report.

## **9 Conclusion and Reason for Recommendation**

- 9.1 Section 38(b) of the Planning and Compulsory Purchase Act, 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 9.2 The proposal does not seek planning permission for any internal or external alterations to the building. The appearance of the dwelling would therefore be maintained as a single dwellinghouse, with large private garden, private access and on-site parking provision. The domestic nature of the proposal would therefore not be out-of-keeping with its surroundings within the rural settlement of Barkestone Le Vale.
- 9.3 As there are no physical alterations proposed, it is considered that the proposal would preserve the character and appearance of the area.
- 9.4 The recommended planning conditions limit the occupation of the property to a maximum of four children under Use Class C2, and in accordance with the daily operations as set out in the supporting information submitted by the applicants. The limitations seek to reduce the activity of the proposed use, ensuring the use would not result in a significant degree of noise or disturbance that would unacceptably affect the amenity of neighbouring residential properties. The limitations would also allow an element of control by the Local Planning Authority of the proposed use, to address the potential fear of crime.
- 9.5 The existing vehicular access into the site from Chapel Street would be utilised and is not proposed to be altered. The proposed use includes off-street parking provision. As such, there are no highway safety concerns and the proposal accords with Policy IN2 of the Melton Local Plan.
- 9.6 Therefore, the proposal accords with relevant policies in the Melton Local Plan and is considered not to unacceptably impact the character of the settlement, neighbouring amenity or highways.

9.7 In accordance with Policy SS1 of the Melton Local Plan, the application is recommended for approval, subject to planning conditions.

## 10 Planning Conditions

10.1 The development shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

10.2 The development hereby permitted shall be carried out in accordance with the details outlined within Amended site plan and 'Planning Statement' received by the Local Planning Authority on 3<sup>rd</sup> January 2024 and document titled 'Information in support of planning application' received by the Local Planning Authority on 26<sup>th</sup> April 2024.

**Reason:** For the avoidance of doubt.

10.3 The development hereby approved shall be limited to a children's care home that will offer residential accommodation for no more than four children, and for no other purposes including any other purpose within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

**Reason:** For the avoidance of doubt and to ensure the development is carried out on the basis of the information submitted, considered and approved to protect the amenity of neighbours and the character of the settlement in accordance with Policy D1 of the Melton Local Plan.

10.4 Prior to the hereby approved development first being brought into use, details showing the location of six car parking spaces within the site shall be submitted to and approved in writing by the Local Planning Authority. The individual spaces shall be clearly and permanently always be available for use by the occupants and visitors of the site and be in place prior to the hereby approved development first being brought into use.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy IN2 of the Melton Local Plan and the National Planning Policy Framework (2023).

## 11 Financial Implications

11.1 There are no financial implications associated to this planning application.

**Financial Implications reviewed by: N/A**

## 12 Legal and Governance Implications

12.1 Legal implications are set out in the report where relevant. Legal advisors will also be present at the meeting.

**Legal Implications reviewed by: Clive Tobin, Monitoring Officer.**

## 13 Background Papers

13.1 None.

## 14 Appendices

14.1 None.