



Planning Committee

16 January 2025

Report of: Assistant Director for Planning

Reference: 24/00551/FUL

Proposal: Change of classification from a dwelling house (Class C3) to a residential institution (Class C2)

Site: 7 Garden Lane, Melton Mowbray, Leicestershire, LE13 0SJ

Applicant: Mr Joseph Rafter

Planning Officer: Mrs Helen White

Report Author:	Helen White , Planning Development Officer
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Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Cllr. Jim Adcock, Cllr. Siggie Atherton, and Cllr. Helen Cliff
Date of consultation with Ward Member(s):	10 July 2024
Exempt Information:	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.

Web Link:

<https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SECGXIKOMPV00>

What 3 words: <https://what3words.com/broad.arch.reds>

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 dwelling house (Use Class C3) to a residential institution, specifically a children's care home (Use Class C2) for up to three young people.
- 1.2 The application site is located in Melton Mowbray, to the north-west of the town centre and comprises a 6 bedroomed detached property. Two of the bedrooms, bathroom, lounge, and kitchen are located within an attached annex. Within the main dwelling are 4 bedrooms, lounge, kitchen, dining room, utility room, bathroom, downstairs WC, and garage.
- 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 dwelling house to a children's care home, planning use class change from C3 to C2.

- 1.4 There is sufficient space within the application site, to the front of the existing dwelling, to allow for off-street parking provision for 3 vehicles, which is in-line with the requirements of for a dwelling of this size as set out in the Leicestershire Highway Design Guide (LHDG). The LHDG requires dwellings with more than three bedrooms to have a minimum of three 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, C2, C9, 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 six-bedroom dwelling with associated residential curtilage within the built-up area of Melton Mowbray.
- 2.2 Access is provided from Garden Lane (an unclassified road) and the front garden comprises a large area of hardstanding for multiple vehicles. There are no parking restrictions along the adjacent section of Garden Lane which, if necessary, would provide for on street parking.
- 2.3 There is a timber shed located at the rear of the dwelling within the private garden area which is used for ancillary storage.
- 2.4 The two-storey dwelling overlooks its private garden to the west, which runs parallel with the rear elevations of 57-63 Highfield Avenue. There are multiple trees contained within the curtilage of the dwelling which would be maintained.
- 2.5 The boundary treatments of the site are predominantly timber fencing with mature shrub and tree planting. Further fencing and gates are provided to the side of the dwelling, providing safe and secure access to outdoor space.
- 2.6 The site is surrounded by neighbouring dwelling houses. In addition, the car park serving Welby Lane Mission Church is accessed off Garden Lane to the south east of the site.

3 Planning History

- 3.1 There is no recent or relevant planning history for the site.

4 Proposal

- 4.1 Full planning permission is sought for the change of use of an existing dwelling Use Class C3 to Use Class C2. It is intended to operate the property as a Children's Care Home by the applicant for up to 3 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 for children between 7-17 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 Young people will be housed for short- or longer-term periods which in the past (at other properties used for the same purposes) have ranged between 6 weeks and two and a half years. The home provides each young person with “the opportunity to engage in specialist care with psychological support in a therapeutic environment.”
- 4.5 The supporting information document states it is the intention to have young people placed on a 1:1 staffing ratio which is tailored to the needs of each child placed in their care. A minimum of two care staff would be on duty around the clock for the home. In addition to these residential care workers on-site, staffing will include either a senior residential care worker, the deputy manager, or the home manager. Meaning 3 members of staff would be on shift at any one time.
- 4.6 No staff will live at the property, but nighttime 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.

5 Amendments

- 5.1 No amendments have been sought during the consideration of the application.

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 IN2: Transport, Accessibility and Parking
- Policy C2: Housing Mix
- Policy C9: Healthy Communities
- Policy D1: Raising the Standard of Design

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

7.1.1 LCC Highways

- a) Do not object, in summary, it is their view that the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other development, the impacts on the road network would not be severe.
- b) No change is proposed to the existing access arrangements on Garden Lane and the LHA are satisfied with the existing arrangements. There is no difference between the amount of parking required for the existing use and the change of use, resulting in no additional vehicle movements over the site access.
- c) The proposal is unlikely to exacerbate the likelihood of further incidents of personal injury collisions occurring in the area. Three car parking spaces are currently provided and will be retained. A dwelling which contains 4 bedrooms requires 3 car parking spaces under section 3.151 of Part 3 of the Leicestershire Highways Design Guide (LHDG).
- d) The LHA have no specific parking standards for residential care homes however, when assessed against use class C2 of Highway Requirement for Development (HRfD) part 4, one parking space is required per member of staff on site.
- e) Three children with a 1:1 ratio of staff will require 3 spaces, which is the same as the existing provision. Therefore, the LHA is satisfied that the existing number of parking spaces caters for the proposed development.

7.1.2 Environmental Health Officer

- a) Advises, on balance, that as the use is residential in nature and does not necessarily have other noise concerns, they have no objections.
- b) If noise concerns arise, they can be dealt with under Environmental Health legislation in the same way as any other residential property.

7.2 Summary of Representations

7.2.1 Ward Member(s)

- a) No comments received.

7.2.2 Neighbours

- a) Fear of crime and anti-social behaviour including damage to property.
- b) What would prevent a future change of use, or expansion of the business?
- c) Highway safety, including safety of pedestrians resulting from increased vehicle movements.
- d) Anti-social parking behaviour.
- e) Noise disturbance above the level of a Class C3 dwelling house.
- f) No facilities for teenagers in the immediate area.
- g) Very limited youth provision for those who suffer emotional and behavioural issues.
- h) A property closer to the town centre would be a better option.

- i) The application form box 'no' is checked for trees and hedgerows but there are many trees within the site.
- j) No planning notice has been displayed.
- k) Not all neighbours have received notification.
- l) Aware of problems local residents have experienced in Redmile resulting from a property run by the same company.
- m) Majority of residents on Garden Lane are pensioners, elderly and deemed as vulnerable.
- n) It would not be possible for residents of the home to fully integrate with the local community given the contrast in demographics.
- o) Staff can't smoke in the property so will congregate on Garden Lane.
- p) Only 2 children currently living on Garden Lane in a rental property.
- q) Night-time disturbances.
- r) Negative impact on physical and mental wellbeing of neighbouring occupiers.
- s) The property is a domestic dwelling in a residential area therefore it should not be used as a commercial business.
- t) The garden is too large and well established for the proposed use and would provide opportunities for residents to hide and escape.
- u) The care home in Redmile, run by the same company, had many associated police incidents. Can you imagine the negative impact these kinds of interactions have on the local community?
- v) These children are likely to be ill mannered, rude, disrespectful to staff, and anyone in the community. They are likely to obtain, possess and use illegal drugs, the stench of cannabis could impede on other residents using their gardens including children.
- w) I don't want my life disrupted by aggressive unruly children.
- x) Negative impact upon the neighbouring children's day nursery.
- y) The company has not done enough community engagement to alleviate anxiety.
- z) There is no turning space within the site.

Support – one letter of support has been received from a next-door neighbour

- aa) So long as it's well run I support this.
- bb) It's important for children to live in a home where they are nurtured, and this includes living in a residential area and being part of the community.
- cc) See no problem with parking, the drive can facilitate 5 cars not including the double garage.
- dd) I have read the OFSTED reports of other homes run by this company and they are deemed good.
- ee) The planning application which was refused in Redmile was submitted by another company.

- ff) I understand the anxieties about the possibilities of antisocial behaviour as this happened in Redmile however, what would the residents of Garden Lane do if a family with unruly children moved in?
- gg) If there are any issues of antisocial behaviour, I am sure they will be dealt with promptly.
- hh) Children who have had a bad start in life need to feel accepted in many ways, and as far as I am concerned, they will be accepted as my neighbour.

7.3 Response to Consultations and Representations

- 7.3.1 The statutory publicity requirements have been met in relation to this application. All the properties which immediately adjoin the site were notified by letter. There was no requirement for a site notice.
- 7.3.2 Anti-social behaviour is not a material planning consideration, and shall be handled by appropriate authorities separate from the planning system. Paragraph 96(B) 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'.
- 7.3.3 Although it is noted there is a high number of bungalows in the immediate area there are no restrictions limiting the occupation of the neighbouring dwellings to a specific demographic, i.e. over 55's. Nonetheless a prevalence of older aged neighbours does not equate to the inability of future residents of the home becoming assimilated within the community given the chance. Therefore, the demographics of the neighbouring residents, the fact that they may be older, is not a material planning consideration.
- 7.3.4 Concerns have been raised that no communication has been undertaken by the applicant with neighbouring properties. Pre-engagement with neighbouring properties is not a requirement through the planning process but is encouraged to take place at the applicant's discretion.
- 7.3.5 The remaining concerns raised by public representations are considered in the relevant sections of the planning analysis below.

8 Planning Analysis

8.1 Main Considerations

- Principle of Development
- Impact upon the Character of the Area
- Impact upon Neighbouring Amenity
- Impact upon 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 Melton Mowbray is the main urban area within the adopted Melton Local Plan. It is the most sustainable settlement within the Borough and so is the priority location for growth. Residents of Melton Mowbray have access to a broad range of amenities and services which can be accessed on foot, cycling, and public transport. The site is located approximately 400m to the north of the nearest park and 1.5km from Melton Town Centre.
- 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 does constitute 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 7 Garden Lane 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 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 in a similar way to a family home in that it will serve as a primary residence for a maximum of three looked-after children, albeit cared for by typically 3 adults for the majority of the time.
- 8.2.7 It is therefore considered that in the residential area of Melton Mowbray, 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.
- 8.2.8 Proposals for retirement homes, sheltered homes and care homes is supported by Policy C2 of the Local Plan. In addition, the Planning Guidance for Applicants – Children’s Homes states: “The Council is fully supportive of children’s homes and the key role they play in providing an important part of the social care provision for children.” 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 C2 of the Melton Local Plan.

8.3 Impact upon the Character of the Area

- 8.3.1 Local Plan policy D1 seeks to raise the standard of design including ensuring development is sympathetic to the character of the area. The site is located within the Melton Mowbray character area as defined in the Design for Developments Supplementary Planning Document (SPD).
- 8.3.2 With regards to use, the area is characterised by primarily residential uses interspersed with a small number of office buildings and industrial facilities, as well as some retail premises and local services such as schools, community and sporting facilities. Specific to the site, all of the adjacent properties are in residential use. There are nearby community facilities including a children's day nursery within 60m of the site to the southwest and within 60m to the southeast of the site is a church.
- 8.3.3 Like other children who reside in the area, the children cared for at the proposed development will need to travel to other locations to access 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 standard 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 Melton Mowbray suburbs.
- 8.3.6 It is recommended that a condition is placed on the permission restricting the number of children at the care home to three 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, it 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 Policy D1 of the Melton Local Plan and the associated SPD 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. Objections have been received amounting to concern relating to the impact of the proposed development on the amenity of neighbouring occupiers.
- 8.4.4 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 within the Borough can be considered as part of the proposed development alongside existing facilities in close proximity to it.
- 8.4.5 Paragraph 96(b) 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. These aims are echoed in Local Plan policy D1.
- 8.4.6 It is acknowledged that neighbouring residents and their relatives 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 area 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 the Applicant's, Melton Borough Council Safer Communities, and Leicestershire Police.
- 8.4.7 Paragraph 96(b) 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 proposed development.
- 8.4.8 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 three children in residence would require a maximum of three 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.
- 8.4.9 The Community Impact Policy document, available on the public file, 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. The management of noise, substance abuse, and behavioural management are specifically referenced. 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.

- 8.4.10 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 three children in residence would not result in a 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 6 bedrooms could easily accommodate a family with 3 or 4 children and therefore a similar level of noise and movement associated with the proposed use.
- 8.4.11 Specific concerns over the size of the garden have been raised and the potential opportunities it offers for residents to hide/escape. The garden has existing secure boundary treatments. And as with the above comments, judgements cannot be made that future occupiers of the care home would behave in a significantly different way to children living in the dwelling as part of a family.
- 8.4.12 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.
- 8.4.13 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 **Impact on 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 site has an existing vehicle access onto Garden Lane and on-site parking for 3 cars. The Highway Authority have no objections to the proposal and have provided a substantive response confirming they are satisfied with the access arrangements and the level of on-site parking provision.
- 8.5.3 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.
- 8.5.4 Notwithstanding this, there are no parking restrictions along Garden Lane and on-street parking would be possible without impeding the flow of traffic to the detriment of highway safety.
- 8.5.5 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.

- 8.5.6 Although manoeuvrability of the vehicles in the site may be difficult to allow vehicles to leave in a forward gear, again Garden Lane 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.
- 8.5.7 Paragraph 116 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 116 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 Melton Mowbray.
- 9.3 As there are no physical alterations proposed, and the used would remain as residential, it is considered that the proposal would preserve the character and appearance of the area in accordance with policy D1 of the Melton Local Plan.
- 9.4 The recommended planning conditions seek under condition 3 to limit the occupation of the property to a maximum of three children under Use Class C2, and under condition 2 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. As a result the proposal would accord with policies C9 and D1 of the Melton Local Plan, in regard to its impact upon amenity.
- 9.5 The existing vehicular access into the site from Garden Lane would be utilised and is not proposed to be altered. The proposed use includes off-street parking provision for at least 3 cars. As such, there are no highway safety concerns and the proposal accords with policies D1 and 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 the site plan ref.JRGL/2024/0/OS MAP, and plan ref.JRGL/2024/0/0 and documents: Business Plan, Community Impact Policy, 3 Bed Rota, and Statement of Purpose received by the Local Planning Authority on 31st May 2024.

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

10.4 The development hereby approved shall be limited to a children's care home that will offer residential accommodation for no more than three 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.

10.5 Prior to the hereby approved development first being brought into use, details showing the location of three 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 be available for use by the occupants and visitors of the site at all times 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: Deputy Monitoring Officer