

Item No. 3

Planning and EP Committee

Application Ref: 20/00266/FUL

Proposal: Permanent change of use from dwelling (C3) to residential institution (children's home) (C2)

Site: 20 Broadway Gardens, Peterborough, PE1 4DU,
Applicant: Miss Naidre Werner
Florinee Homes Ltd

Agent:

Referred by: Head of Planning
Reason: Previous application for the development determined by Committee Members

Site visit: 01.04.2020

Case officer: Mr Jack Gandy
Telephone No. 01733 452595
E-Mail: jack.gandy@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site comprises a two storey detached property located in a cul-de-sac within a predominantly residential area. The property is set back from the public highway allowing for both on-site parking and soft landscaping. The character of the surrounding area is formed by large detached dwellings within spacious grounds and are set back from the street by approximately the same distance. Its positive setting is recognised as a result of its inclusion within the Park Conservation Area.

Proposal

Planning permission was previously granted on the site (reference 18/00091/FUL) for the change of use from residential dwelling (Use Class C3) to a children's care home (Use Class C2). However this was only granted on a temporary basis, with the permission having expired on 16 March 2020.

This application seeks the above change of use on a permanent basis.

However, the current proposal differs from the 2018 scheme in the following ways:

- It is now proposed for 5no. children from ages 10-18 to reside within the home, whereas the previous temporary permission was for 6no. children aged 16-18 years; and
- The resident to staff ratio has increased from 3:1 to 2:1. However, as the number of children has been reduced, this results in the same number of staff.

2 Planning History

| Reference | Proposal | Decision | Date |
|--------------|--|-----------|------------|
| 18/00091/FUL | Change of use from dwelling (C3) to residential institution (C2) - retrospective | Permitted | 16/03/2018 |

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Local Plan 2016 to 2036 (2019)

LP08 - Meeting Housing Needs

LP8a) Housing Mix/Affordable Housing - Promotes a mix of housing, the provision of 30% affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP8b) Rural Exception Sites- Development for affordable housing outside of but adjacent to village envelopes maybe accepted provided that it needs an identified need which cannot be met in the village, is supported locally and there are no fundamental constraints to delivery or harm arising.

LP8c) Homes for Permanent Caravan Dwellers/Park Homes- Permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be

supported.

4 Consultations/Representations

Police Architectural Liaison Officer (PALO) (20.03.20)

No objections: Since 2018, Police have received 43 incident calls in regards to the property of which 19 were reports of missing people. The Constabulary are supportive of this change of use so that the site will be a registered Ofsted children's home housing children in care aged between 10 and 18 with no more than five young people residing in the property at any one time.

PCC Conservation Officer (08.04.20)

No objection: The site is situated in the Park Conservation Area. The Conservation Area was designated in 1968 and encompasses area laid out by the Peterborough Land Company. The area was developed as a residential estate and the proposal is for permanent change of use from C3 to C2. The proposals will therefore retain the domestic accommodation use for the building, retaining its historical and design use. In addition there are no proposed external alterations to the property which means the works will not impact upon the setting of the Conservation Area.

It should be noted that the above comments reflect the previous comments on the permitted 18/00091/FUL application.

From a heritage consideration there is no substantial objection. It is considered that the work will preserve the character and appearance of the Park Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with the Peterborough Local Plan (2019), and the National Planning Policy Framework (Heritage considerations).

PCC Peterborough Highways Services (02.04.20)

No objections: The Local Highway Authority would raise no highway objections to the proposals on the provision that there shall be no increase in staffing levels as previously stated in planning application reference 18/00091/FUL.

Local Residents/Interested Parties

Initial consultations: 30
Total number of responses: 6
Total number of objections: 3
Total number in support: 0

Six representations were received by the Local Planning Authority. These include three objections and another three set of comments which are provided on a neutral stance. The following matters were raised:

In objection

- For the last two years, the Police have attended to various incidents causing distress to the normal calm.
- On two separate occasions, the Police have contacted neighbouring properties to question neighbouring accounts of disturbances. This caused alarm to my children.
- Residents from No. 20 Broadway Gardens have been seen smoking cannabis and drug deals have occurred in cars, whereby resident have been seen re-entering the home once a deal is complete. It is concerning for the welfare of other neighbouring children.
- Youths have been visiting No. 20 Broadway Gardens and have been speeding down the road in vehicles, which has been reported on numerous occasions.
- Broadway Gardens is within the Park Conservation Area. It is wholly a residential street and Peterborough City Council by their own admission and proudly state on their website that 'it is judged that the character or appearance of the area is worth protecting or enhancing.' and it has its

'own special local character and distinctiveness.'

- There are only 24 residential properties in Broadway Gardens, not one is for any business use or commercial enterprise. Any opening of a residential institution (C2) will dramatically affect the nature of the road.
- There are already several care homes in this Conversation Area. It is strongly believed that the accumulated effect on the amenity of families and local residents is substantial and it is unreasonable to add another such establishment.
- It is not been felt in the last two years, while the house has been used as a care home, that acceptable support and communication from the Directors of Florinee Homes Ltd to address problems has occurred. There is no formal channel of communication.
- There appears to be a greater number of cars parked directly outside the property on the road despite it being permit holders only.
- When the property was first occupied by Florinee Homes Limited, the occupants were made aware that the boundary fence of No. 20 Broadway Gardens adjoining No. 12 College Park needed urgent maintenance. No action was taken and the fence securing the boundary has further deteriorated, with the overgrowing shrubbery from No. 20 Broadway Gardens pulling the fence down.
- In addition, the boundary fence of No. 20 Broadway adjoining the recreation area of the Regional College where the students have their smoking breaks (a very busy crowded area) is also falling down, insecure and in need of urgent maintenance.
- For these reasons, the application cannot be supported at this time, as it is felt that the garden, where play will occur, is insecure for the children at No. 20 Broadway Gardens and the surrounding properties.
- The old fence needs removing, to be replaced by a secure and aesthetically pleasing fence for the area.
- Local residents strongly object to this development on the basis that Broadway Gardens is a quiet residential street completely unsuited to this type of establishment, which has already seen an increase in antisocial behaviour, vandalism (broken trees) and graffiti since the retrospective temporary application was made in 2018.
- This conversion is entirely inappropriate and goes utterly against the wishes of residents in Broadway Gardens and Broadway.

Neither in objection or support

- There was serious concern from many local residents about this development two years ago and at that time temporary permission was granted for a period of two years. Following the temporary approval of the home, Broadway Gardens residents were asked to report any issues directly to the home or to local residents' representatives who would raise concerns with the directors of the home.
- The Chair and Broadway Gardens representative on the Broadway Residents Association Committee have met with the directors of the home on five occasions in the past two years and the directors have appeared positive and open about issues raised.
- Although the two years have not passed without incident, many of the fears previously expressed have not been realised. The following comments are based on our experience of the past two years and a recent request to Broadway Gardens residents for comment on the current application, to which we have had eight responses.
- It appears that the number of residents has not been at the full capacity of six for much of the time and it is noted that the current application limits the numbers to five, which is a positive move. It is suggested that a limit of five residents is included as a condition of the permanent permission if granted.
- General aspects of antisocial behaviour (graffiti, damage to street trees, litter, noise) have been no worse in the past two years than previously. There is no evidence that residents at the home have been involved in any of these issues. One early incident of noise from a motorbike was dealt with quickly by the directors.
- Children were to be discouraged from loitering in the area and this has generally been adhered to. However, in response to the recent request from the Residents Association for comment by Broadway Gardens residents, it was noted that recently children from the home have been sitting

on neighbours' walls smoking in the evenings. More seriously, on a number of occasions a few weeks ago (but not recently) two of the children were seen smoking cannabis behind a tree at the top of Broadway Gardens. The same individuals were also seen getting into a car that pulled up next to them on the street, and after a short time getting out with something they then put in their pockets - almost certainly drug related. Neither of these incidents has yet been raised with the directors as we have only just been informed.

- The number of visits by Police vehicles has been raised as a significant concern by several residents and the perception is that Police visits have increased recently. We do not know the reason for the visits and the incidents have not involved neighbours in Broadway Gardens, but there is concern about what is happening behind closed doors, whether this will impact on the neighbourhood and whether the situation will deteriorate if the planning permission is made permanent. The Police have reported that over the past two years they have received 43 incident calls in regards to the property, of which 19 were reports of missing people.
- Residents feel that traffic and street parking, including on grass verges, has increased in the area in the past two years but it is not known for certain that this is related to 20 Broadway Gardens. There have been several incidents of criminal activity in Broadway Gardens (unrelated to number 20) in recent years and residents are suspicious of unidentified vehicles. It would help if vehicles visiting the home and parking in the street placed a "Visitors" sign in the windscreen.
- A significant change in the current application is the altered age range from 16-18 to 10-18. We would expect that this has been discussed with the Council Children's Services Officers, but several residents noted that these are vulnerable/damaged children and the younger children will possibly be bullied and/or inappropriately influenced by the older (16-18) children. Are the 10-15 year olds expected to be semi-independent, as the home is currently organised, as this is not appropriate for the younger age group? This might be covered by the Ofsted Registration that is noted in the current application.
- Our Residents Association area probably has a greater concentration of residential, nursing and children's home facilities than anywhere else in Peterborough and we remain concerned that the cumulative effect of conversion of multiple private homes into residential care facilities is having a detrimental effect on the character of the Park Conservation Area. However, while there are some concerns as outlined above regarding the home at 20 Broadway Gardens, as long as the directors continue their positive collaboration with local residents, we do not feel there are strong reasons to oppose the granting of permanent permission for the change of use.
- During the past two years since the opening of the service, there have been occasions for Police attendance to the property. Prior to its opening there hadn't been one. What additional measures will the Planning process apply to the Service owners to minimise the anxiety caused resulting from the call-outs?
- During the past two years, there have been occasions for visits from interested parties. In itself, this is not an issue but the frequency of parking on the grass verge and presence of "suspicious cars" has increased. This is anecdotal as this hasn't been measured. What additional measures will the Planning process apply to the service owners to minimise the adverse impact to the grass areas (maintained by PCC) and concerning vehicles? For example could the Service place "Visitors" sign's in the windscreens for those vehicles they expect. If the numbers are low it should not be an inconvenience. If the numbers are high, it is important to help manage the environment.

5 Assessment of the planning issues

The main considerations are

- Background and the fall-back position
- Principle of development
- Parking and highway implications
- Neighbour amenity
- Impact upon designated heritage assets

a) Background and the fall-back position

As detailed in Section 1 above, this current application follows the temporary granting of planning

permission for the use of the application site as a children's care home within Use Class C2. This temporary permission lapsed on 16 March 2020 and the current application seeks for the permanent use of the site as a children's care home.

It should be noted that the use of the site as a children's care home began in November 2011 and, at the time of the first application, much objection was received as to the retrospective nature of the application itself. For the avoidance of doubt, until such time as an Enforcement Notice is served, development without the benefit of planning permission is unauthorised (not unlawful) and any application to regularise unauthorised development is not subject to a penalty. The Local Planning Authority must therefore consider this current application on its own merits and without prejudice in respect of the unauthorised development which precedes it.

Notwithstanding the above, due consideration must also be given to development which could have taken place without the benefit of planning permission – this is known as the 'fall-back' position. Class C3 (residential dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended) is the current lawful use of the site (as the previous temporary permission has now lapsed). This class not only includes traditional family homes (i.e. where one family unit resides together) but was also expanded in 2010 to include up to six residents living together as a single household where care is provided. The Order gives an interpretation for 'care' and does not explicitly reference children however nor does it exclude them. Notwithstanding this, it is accepted that children cannot be considered as capable of forming a household without permanent adult residence in addition.

In light of this, it should be noted that were the site being used for the care of adults (the definition of which includes people in need by reason of old age, disablement, past/present dependence on alcohol or drugs or past/present mental disorder) planning permission would not have been required and indeed this use could begin at any point without any control by the Local Planning Authority.

Similarly, the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows for the change of use from Class C3 to Class C4 (small-scale house in multiple occupation) without the need for a planning application. Class C4 would therefore allow for up to 6 unrelated persons to live together with shared communal facilities (which may only include a bathroom or kitchen).

The proposal must therefore be considered against the impacts arising from the above permitted development.

b) Principle of development

Policy LP8 of the Peterborough Local Plan highlights the importance and emphasises the need to provide housing to meet the needs of all sectors of society, particularly those who are vulnerable and/or have special requirements. This includes those young people who are within the care system and require a safe home in which to live. The policy states such support is granted providing that it:

- Meets an identified need and is supported by Adult Social Care Commissioning;
- Will be suitable for the intended occupiers in terms of standard of facilities, the level of independence and the provision of support and/or care;
- Will be accessible by non-car means to essential services and community facilities as appropriate to the needs of the intended occupiers; and
- Does not conflict with any strategic policy of this plan and does not have any fundamental constraint.

Given that the proposal seeks a children's care home, establishing need and support is more appropriate from the Council's Children's Commissioning Resource Team. They have advised that they currently work with the Applicant and indeed, children from Peterborough have been placed

within the care home until recently. As such, it is considered that there is an identified need which is supported by the Council's Commissioning Team.

In terms of suitability for the intended occupiers, and although the age range is increasing, no objections from the Commissioning Team have been raised on this matter. The concerns of the Residents Association are noted in terms of the broad range of ages of children proposed, however adequate staff ratios are proposed, staff will be present within the site on a 24/7 basis, and the home will be subject to review from Ofsted. Further, the submitted design statement indicates that referred children will be able to live normal lives, such attend school, utilise enjoyment within the curtilage of the property whilst adapting to life ready for adulthood. The sizable internal layout, rear garden and front parking area are considered to positively impact upon occupier welfare.

The site is well-located in terms of services and facilities, set within an established residential area that is well-served by public transport and in relatively close proximity to the City Centre.

Assessment as to the other relevant policies of the Local Plan are considered below, however it is not felt that there is any significant conflict with the City's strategic policies, and the site does not have any fundamental constraints in terms of the use proposed.

On the basis of the above, Officers consider that the proposed change of use, on a permanent basis, would provide much needed housing for children within care in accordance with Policy LP8 of the Peterborough Local Plan (2019), and the benefit arising from this should be afforded a significant amount of weight.

c) Highway safety and parking provision

At present, the site benefits from on-site parking – approximately 5no. spaces which includes tandem spaces. The Local Highway Authority (LHA) has raised no objections on this basis, as this amount of parking is considered sufficient to meet the needs of the care home use. However this is strictly on the basis that staff levels do not exceed the levels permitted under 18/00091/FUL.

As detailed in Section 1 above, the current proposal seeks a higher staff to occupant ratio from that previously approved, with 2 children to one member of staff (previously 3:1). This is owing to the request to house younger children. However, as less children are proposed to reside in the care home, staff levels are not proposed to be increase. There would remain 3no. staff to cater for the occupants and maintain the building, generating demand for 3no. parking spaces under the adopted parking standards, which can clearly be accommodated.

Officers accept that during the changeover in shifts, additional parking demand would be generated which may result in some parking on-street whilst cars are moved. Whilst this would, for a temporary and relatively short period each day, result in increased on-street parking demand, such an arrangement would be likely to occur if the site were occupied by a single family (with a large number of children of driving age) and similarly, if the fall-back position were implemented.

The number of staff and children permitted within the site can readily be restricted by way of a condition to ensure that this is not exceeded as can the specific use within Class C2. Such a restriction would ensure that any alternative uses which create additional parking demand can be subject to further assessment through a new planning application. Furthermore, the retention of parking within the curtilage of the site shall also be conditioned solely for that purpose, to ensure that it remains available for use.

It is noted that concern has been raised from local residents regarding increased on-street parking within Broadway Gardens. Further, the Residents Association has highlighted this concern in particular and requested that visiting vehicles to the site display some form of badge to indicate this.

As set out above, the parking demand arising from staff can be accommodated within the site, and accords with the Council's adopted parking standards. With regards to the intended occupants, the children/young adults would be living together within the property akin to a single household. They would be cared for as if they were within a traditional family home, with only those aged 17 and 18 old enough to drive albeit they will not have access to their own vehicles. With regards to visitor traffic, when taking into account the fall-back position, it is not considered that the level of visitor parking demand arising from the proposed care home would be above and beyond the levels which could already arise.

In light of this, Officers do not consider that the proposed permanent use generates parking demand above and beyond that which could lawfully already exist and therefore, any additional restrictions or requirements cannot be secured under the planning process.

In light of the above, the proposal is considered to be in accordance with Policy LP13 of the Peterborough Local Plan (2019).

d) Neighbour amenity

The Applicant previously applied for permanent use of the site as a children's care home under application reference 18/00091/FUL. However, in light of the level of concern expressed at the time by local residents, Members determined to grant permission on a temporary basis of 2 years to see if the use did generate harm.

From the objections received as part of this application, concerns predominantly relate to nuisances and potential crimes committed. As such, the views of the Cambridgeshire Constabulary have been sought.

The Police have reviewed reported incidents since the start of 2018 and advised that in total, 43 calls relate to the application site. Of these, 28 relate to incidents of missing persons owing to children absconding from care (19no. calls reports and a further 9no. calls relating to the children returning). Other reports include: 1 x violence; 1x suspicious circumstances; 1 x malicious nuisance; 2 x domestic incidents; and 1 x concerned behaviour. However it is not clear from the information provided by the Police how many of these calls were substantiated and action taken.

Nonetheless, Officers acknowledge that the care home has not operated without incident over the past two years. However, in response to this, the Applicant is seeking to alter the operating model of the care home such that a broader range of children will be cared for (10-18 years as opposed to 16-18 years), the ratio of staff shall be increased, and the number of children living within the home reduced to 5. In addition, caring for children below the age of 16 shall result in the need for the home to be Ofsted registered, with regular inspections taking place. On this basis, the Police have offered their support to the proposal as there will be far more regulation of the care home, with Ofsted having more regulatory powers. Therefore, if further incidents occur on site which require the Police, the Police can 'log' the call-outs with the Ofsted boards, who would monitor and consider further actions against the care home if necessary. It would also provide the Police with additional leverage if the care home is failing to protect its young and vulnerable residents.

It is proposed that the use operates in a use similar to a single family dwellinghouse, utilising shared communal facilities including living room, kitchen and dining room. The occupants will live semi-independent lives but will all likely be in full time education. It is not considered that children living together and receiving care in the manner proposed would significantly intensify the use of the site above and beyond a traditional family home.

Furthermore, when considering the impacts arising from the 'fall-back' position, it is considered that the proposed use is likely to generate less significant issues in relation to noise and general disturbances. A care home for adults, which would not require the benefit of planning permission, could and would likely result in emergency vehicles/servicing/staff movements throughout the day and night in a fashion which is considerably more intensive than the current dwelling. The

proposed occupants relating to the use subject to this application will not require intensive care and, during the night-time, will use the property much like any other family home.

Taking into account the changes proposed, and notwithstanding the issues that have arisen over the preceding 2 years, Officers do not consider that the permanent use of the site as a children's care home would give rise to unacceptable harm to the amenities of neighbouring occupants. On this basis, the proposal is considered to be in accordance with Policy LP17 of the Peterborough Local Plan (2019).

e) Impact upon designated heritage assets

The application site lies within the Park Conservation Area. Under Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), special regard should be paid to the requirement for all new development to preserve or enhance the character and appearance of conservation areas such as the Park Conservation Area.

The City Council's Conservation Officer has advised that the Park Conservation Area was designated in 1968, and that the area was developed as a residential estate of planned form. The Conservation Officer considers that a permanent change of use from C3 to C2 would retain the domestic accommodation use of the building, and therefore retain its historical and designed use. Furthermore, no external alterations are proposed to the property. As such, the Conservation Officer does not consider that the proposal would unacceptably impact upon the character, appearance and setting of the Park Conservation Area.

To additionally advise, in terms of any future changes to the building (i.e. extensions or alterations to windows/doors etc.), residential institutions (Class C2) have no 'permitted development' rights. Therefore, any such future changes would require the benefit of planning permission and would be thoroughly assessed in terms of impact to the Park Conservation Area.

In light of the above, the proposal is considered to be in accordance with Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policies LP16 and LP19 of the Peterborough Local Plan (2019).

f) Other matters

In response to those matters raised by objectors/contributors but not dealt with above:

- Saturation of care homes in the surrounding area - Officers understand that some local residents feel that the surrounding area has become 'saturated' with care homes. However this has, to some extent, resulted from changes made by the Government to the Use Classes Order. The creation of small-scale care homes of up to 6 persons has been considered appropriate within local communities and to not result in a significant additional impact above and beyond 'traditional' family homes. It may therefore take place without the need for planning permission.

The proposal would provide differing care to those properties within the surrounding area and would operate much in the same way as a single family unit. Furthermore, the Council has no adopted planning policies which place a limit on such uses and it is not considered that the cumulative impact results in unacceptable harm to the amenities of surrounding occupants or the general area.

- Specific Police incidents - The Cambridgeshire Constabulary have provided details of the incident calls received relating to the application premises, and provided their own professional views on the application.

- Boundary fence deterioration - This is a civil matter between the Applicants and the neighbours, and is not a material planning consideration.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The principle of development is acceptable and the proposal would provide specialist housing for children in care which should be afforded considerable weight, in accordance with Policy LP8 of the Peterborough Local Plan (2019);
- The proposal allows for adequate parking and the proposal would not adversely impact upon the safety of the surrounding highways, in accordance with Policy LP13 of the Peterborough Local Plan (2019);
- The amenity of surrounding neighbours would be retained to an acceptable level, in accordance with Policy LP17 of the Peterborough Local Plan (2019); and
- The character and appearance of the site and the surrounding Park Conservation Area would not unacceptably impacted upon by the proposal, in accordance with Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policies LP16 and LP19 of the Peterborough Local Plan (2019).

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan 1:1250
- Block Plan 1:500
- Ground Floor Plan (Drawing number FHL01)
- First Floor Plan (Drawing number FLH01)

Reason: For the avoidance of doubt and in the interests of proper planning.

C 2 The use hereby permitted shall be a care home for children aged from 10 and up to 18 years only and for no other use within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification).

Reason: Only the impacts arising from the specific use above have been considered and alternative uses within Class C2 may result in additional parking demand which cannot be accommodated within the site and may lead to unacceptable harm to highway safety, in accordance with Policies LP13 and LP16 of the Peterborough Local Plan (2019).

C 3 No more than 5no. children shall live at the property and receive care at any one time, and no more than 3no. staff shall be present within the site at any one time other than during shift changeover.

Reason: To ensure that no undue pressure for parking results which may pose an unacceptable danger to highway safety and in order to preserve the amenities of neighbouring occupants, in accordance with Policies LP13, LP16 and LP17 of the Peterborough Local Plan (2019).

C 4 The area shown on the submitted 'Block Plan' for the parking and turning of vehicles shall be retained solely for those purposes in connection with the care home use hereby permitted and shall not be used for any other purpose in perpetuity.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

Copies to Ward Cllrs Joseph, Nawaz and Yasin.

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