



# Northumberland County Council

## Castle Morpeth Local Area Committee 8<sup>th</sup> February 2021

<b>Application No:</b>	20/03738/VARYCO		
<b>Proposal:</b>	Variation of condition 2 (approved plans) and 7 (catchment area) pursuant to planning permission 19/03768/FUL (approved under appeal reference APP/P2935/W/20/3252959) to alter parking arrangements on site and extend catchment area to include the Northumberland County Council area first and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council)		
<b>Site Address</b>	East Farm Cottage, Guide Post, Choppington, Northumberland NE62 5PS		
<b>Applicant:</b>	Mrs Sandie Baliey 3 The Boulevard, Ascot Road, Watford, WD18 8AG	<b>Agent:</b>	Mr Sean Hedley Unit 3, Hexham Enterprise Hub, Burn Lane, Hexham NE46 3HY
<b>Ward</b>	Choppington	<b>Parish</b>	Choppington
<b>Valid Date:</b>	19 November 2020	<b>Expiry Date:</b>	12 February 2021
<b>Case Officer Details:</b>	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission



## 1. Introduction

1.1 Under the Council's current Scheme of Delegation the proposal has been vetted by the Director of Planning and the Chairs of the Committee where it was decided that it is to be considered by Members of the Committee. The proposal is seeking an amendment to an application determined at appeal that was previously considered at committee and objections have been received by local residents.

## 2. Description of the Proposals

2.1 The application is seeking a variation of condition 2 (approved plans) and 7 (catchment area) pursuant to planning permission 19/03768/FUL (approved under appeal reference APP/P2935/W/20/3252959) to alter parking arrangements on site and extend catchment area to include the Northumberland County Council area first and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council).

2.2 The original application (Ref: 19/03768/FUL) was for the change of use of East Farm Cottage, Guide Post from a C3 (Dwelling) use class to a C2 (Residential Institutions) use class for the provision of residential accommodation and care for Children.

2.3 The application was heard at Castle Morpeth Local Area Council meeting on 9th December 2019 but on being put to the vote, it was agreed by a majority that it be RESOLVED that the application be DEFERRED to allow information clarifying the following areas to be provided:

- Evidence from similar schemes elsewhere and any impact on the locality.
- Information on the deliverability of the required five parking spaces.
- Information on the likely visitor numbers to the property.

2.4 The application was then considered at Castle Morpeth Local Area Council meeting on 10th February 2020 and against the recommendation of the Planning Officer, the proposal was refused by a majority vote by members for the following reasons:

1. *The proposed scheme has failed to address concerns to highway safety in relation to appropriate on site parking provision and to allow the safe and efficient movement of vehicles and pedestrians. This is in relation to safety hazards from existing farm traffic using the adjacent private access and the proximity of the development to the A196. The application therefore does not comply with the provisions of policy T6 and T7 of the Wansbeck District Local Plan and the NPPF.*
2. *The proposed scheme has failed to provide an appropriate level of parking provision for future occupants and visitors that would cause an overspill onto the adjacent private access road and impair the maneuverability of vehicles for local residents. The additional vehicles and intensified use of the site would have an adverse impact on neighbouring amenity therefore, the application does not comply with the provisions of policy T7 and H10 of the Wansbeck District Local Plan and paragraph 127 of the NPPF*

3. *The use of the detached property as a residential care home would result in unacceptable levels of disturbance and increase the fear of crime to the detriment of the residential amenity of neighbouring occupants which would undermine the quality of life and cohesion of the local community. The application is therefore contrary to paragraph 91 and 127 of the NPPF and Policy H10 of the Wansbeck District Local Plan.*

2.5 The application was subject to an appeal and was allowed by the Planning Inspectorate on 11<sup>th</sup> August 2020. The appeal decision is attached within Appendix A of the Committee Report.

2.6 In relation to the first two refusal reasons, the appeal decision highlighted there to be no significant safety issues with exiting the site onto the A196 and the additional traffic generated from the proposal would not be significant enough to conflict with farm traffic. Overall it was concluded that ..*“parking provision and the movement of vehicles and pedestrians in association with the proposed development would be acceptable and would not lead to any issues of highway safety”*.

2.7 In addition to the third refusal reason and the fear of crime the inspector concluded that.. *“The proposal would provide residential care for 3 children who would be from Northumberland County Council area. I note the third-party representations with regard to the fear of crime and the evidence of other sites where development has been refused based on the fear of crime. However, the Northumbria Police evidence indicates that the use as a children’s residential home at the level proposed would have no more impact than any other family home. Consequently, there does not appear to be any evidential basis to support the fear of crime..... As such, on the basis of the evidence, I find that the proposal would not have a detrimental effect on the living conditions of adjacent residents with particular regard to parking and manoeuvrability, noise and disturbance and fear of crime and is not therefore contrary to Policies T7 and H10 of the Wansbeck District Local Plan in so far as it seeks to protect the living conditions of adjacent residents”*.

2.8 The appeal decision imposed conditions which included:

*Condition 2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:*

*Site Location Plan 150-01 Rev 01  
Site Plan (Existing) 150-02 Rev 04  
Site Plan (Proposed) 300-02 Rev 05  
Existing Floor Plans 150-03 Rev 04  
External Elevation (as Existing) 150-04 Rev 04  
General Arrangement (Proposed) 300-01 Rev 04  
External Elevations (Proposed) 300-03 Rev 04*

*Condition 7. The premises shall only be used as a residential care home for children, with a maximum of 3 children in residence at any one time who shall be from the Northumberland County Council area and shall be no older than 12 years when first placed in care at the premises, and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).*

2.9 In summary, the current application seeks to relocate an outbuilding to provide parking provision into the rear garden. This is due to conflicting ownership issues with the front boundary wall. This alteration will therefore seek permission to amend Condition 2 and the proposed site plan to '300-02REV06' to also retain the small boundary wall.

2.10 Condition 7 is sought to be amended to include Northumberland County Council and also children from the wider Tyne and Wear Conurbation.

2.11 The extant permission allows the change of use of the existing detached four bedroom residential property for a residential home for 3no. children up to the age of 18 years old and supporting staff. This would be registered with Ofsted as a care provider. There were no major proposals to undertake any significant structural changes to the property. The home would operate 24 hours a day, 365 days a year supported by on average 3 members of staff working varied shift patterns. During shift changes and dependent upon the time of day, there could be up to a maximum of five staff on site. No emergency placements will be accepted.

2.12 The property is within an existing residential area of Guide Post adjacent to a converted farm steading of East Farm and near a working Farm. The property was previously two cottages converted into one larger dwelling with the use of facing brick and upvc windows. Access is via a private road from the A196 and additional on site parking provision. The property also has a rear garden facing the west opposite farmland and open countryside.

### 3. Planning History

**Reference Number:** 19/03768/FUL

**Description:** Change of use form residential (Class C3) to residential home for children and young people (Class C2) with minor external alterations (As amended 09.12.2019) (amended red line boundary received 16.10.2019 to include access)

**Status:** Refused

#### Appeals

**Reference Number:** 20/00037/REFUSE

**Description:** Change of use form residential (Class C3) to residential home for children and young people (Class C2) with minor external alterations (As amended 09.12.2019) (amended red line boundary received 16.10.2019 to include access)

**Status:** Allowed

### 4. Consultee Responses

Countryside/ Rights Of Way	No objections
Highways	No objections
Choppington Parish Council	No response received.
Public Protection	No objections
Architectural Liaison	No objections

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	25
Number of Objections	6
Number of Support	0
Number of General Comments	0

### Notices

General site notice

News Post Leader 4th December 2020

### Summary of Responses:

- Increased fear of crime
- Invalid application – no submission of ownership Certificate B and inaccurate red line boundary
- Inadequate parking and highways safety issues
- Should not be allowed to amend inspectors condition – condition 7 was considered important to restrict children to Northumberland area
- Govt stats show that there are a number of children reported missing from care homes and 3 times more likely to run away
- Cause operational issues with council services

### Related attachments:

- UK Missing Persons Report
- Still in Harm's Way. An update report on trafficked and unaccompanied children going missing from care in the UK
- The APPG for Runaway and Missing Children and Adults and the APPG for Looked After Children and Care Leavers - REPORT FROM THE JOINT INQUIRY INTO CHILDREN WHO GO MISSING FROM CARE. June 2012
- Newspaper Articles (Missing Children)

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=QJBLBIQSJXL00>

Please note that a ownership certificate B has since been submitted and no inaccuracies are to be known with the proposed red line boundary.

## 6. Planning Policy

### 6.1 Development Plan Policy

Wansbeck District Local Plan 2007  
Policy GP1 (A) - Settlement Limits  
Policy GP30 - Visual Impact of Development  
Policy H10 - Residential institutions and care homes  
Policy T6 - Traffic Implications  
Policy T7 – Parking provision 4.2 National Planning Policy

### 6.2 National Planning Policy

National Planning Policy Framework (2019)  
National Planning Practice Guidance (2020, as updated)

### 6.3 Other Documents/Strategies

Wansbeck Design Guide 2007  
Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Submitted May 2019)  
STP1 Spatial strategy  
STP8 Development in the Green Belt  
HOU8 Residential development in the open countryside  
QOP2 Good design and amenity  
QOP4 Landscaping and trees  
TRA4 Parking provision in new development  
HOU11 Homes for Older and Vulnerable People

## **7. Appraisal**

### **Principle of Development**

7.1 The principle of development has already been established under the appeal decision in August 2020 (ref: APP/P2935/W/20/3252959). The application seeks the amendment of two conditions attached to this permission. As such the issues to consider relate to impact to visual and residential amenity, fear of crime and highway safety. The application is acceptable in principle as it would provide housing for vulnerable children by re-using a previously developed site within a sustainable location in a settlement. The application is therefore in accordance with Policy GP1(a) and H10 of the Wansbeck District Local Plan and the NPPF.

7.2 The application has been submitted in relation to section 73 of the Town and Country Planning Act 1990. This allows an application to seek the removal or variation of a condition following grant of planning permission. The Act refers to any 'planning permission' and a variation can be made whether this was determined by the Local Planning Authority or the Planning Inspectorate.

### **Impact to residential amenity**

#### *Residents' concerns*

7.3 Policy H10 of the Wansbeck District Local Plan stipulates that residents of such an establishment must enjoy satisfactory living conditions in terms of privacy with sufficient outdoor amenity space and freedom from disturbance and pollutant; and there is unlikely to be any disturbance to neighbours. Paragraph 127 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users. Paragraph 58 states in relation to 'Requiring good

design' that "Planning policies and decisions should aim to ensure that developments:

- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;"

The NPPF goes on to state in para.69 in relation to 'Promoting healthy communities' that "Planning policies and decisions...should aim to achieve places which promote:

- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

7.4 There has been concerns raised by local residents that the amendment to condition 7 to include children within the Tyne and Wear catchment area would lead to an increased fear of crime and disturbance as there is a greater probability of children going missing. It has been highlighted that government statistics show that there are a record number of children reported missing from care homes and that children in care are three times more likely to run away than other children. Concerns also relate to housing children in semi-rural location of Guide Post from inner city areas.

7.5 A representation has highlighted the *'Research Conducted by UK charity 'Missing People' based on data provided by the National Crime Agency during 2016-17'* that found 1 in 10 children in care are reported missing compared to 1 in 200 children.

7.6 The document *'An All Party Parliamentary Group Inquiry into Children Missing From Care in 2012'* provides Police figures identifying that there were 17,000 incidents involving 5,000 children missing from care homes for episodes of over 24 hours in just one year. Children who were reported missing from care homes for shorter periods totalled 42,000 Police incidents - relating to 10,000 individual children in care in one year. In 2020 MP's launched an inquiry after figures have more than doubled since 2015 which showed a 31% increase in children reported missing from care homes located in the same borough in which they used to reside.

7.7 Freedom of Information Act requests submitted to Northumbria Police show that there were 946 occurrences of children reported missing in the North Tyneside area between 06/06/2019 to 06/06/2020, relating to only 226 children. Over a similar period last year there were 1,819 occurrences of children reported missing relating to 547 individual children within the Northern Area Command where East Farm Cottage is located.

7.8 The Evening Chronicle found that in 2018, Northumbria Police were called out to incidents at Children's Residential Homes across the force area a total of 2,210 times. 1,273 occasions related to reports of missing children.

7.9 The concerns from residents consider that the statistics highlight there is a high likelihood that children placed within the proposed home will regularly be reported missing to the Police, compared to that of an average family home. The risk of missing episodes will be vastly increased if Condition 7 is amended to include children to be housed from outside of the Northumberland County Council boundaries. It has been further highlighted that a missing child will require a minimum of two visits from Police to obtain details and search the area whilst a

return visit when the child is found or returned to the home. The associated disturbance from constant Police cars frequenting the home late at night would have a profound detrimental effect on neighbouring resident's quality of life and fear of crime. It has been highlighted that the proposal has not considered such visits to the area and intensification of the site.

7.10 It has also been stated that the variation of this condition could drain local resources to manage for vulnerable children outside of the Northumberland County Council area.

#### Appeal decision

7.11 When determining the application the inspector stated in paragraph 18 of the decision that there was no evidence to refuse to the application on the fear of crime. *“The proposal would provide residential care for 3 children who would be from Northumberland County Council area. I note the third-party representations with regard to the fear of crime and the evidence of other sites where development has been refused based on the fear of crime. However, the Northumbria Police evidence indicates that the use as a children’s residential home at the level proposed would have no more impact than any other family home. Consequently, there does not appear to be any evidential basis to support the fear of crime”.*

7.12 Despite there being no overriding reason to refuse the application, the inspector acknowledged the concerns raised by residents and imposed a condition to restrict the age range and children to be housed from the Northumberland area. The inspector explained the reason for this:

*“Although the appellant sought to allow some flexibility in the region from where the children would have formerly resided, I find their suggested wording to be imprecise and unenforceable. In any case, based on the evidence of the Designing Out Crime Officer, I consider that it is important to the operation of the site that children are not remote from family and friends and are from the local area. These conditions are necessary to minimise the intensity of the use and protect the amenity of neighbours”.*

7.13 The reason the condition included the Northumberland County Council area may be partly due to the applicant not providing details on other regions or neighbouring Authority's. A condition needs to be precise and had the search area been more specific within the application, the catchment around Northumberland may have been accepted as the local area by the inspectorate.

7.14 The condition was also imposed due to the Designing our Crime Officer (Northumbria Police) as it was identified that children should be from the local area. Northumbria Police has been consulted on the current application and have no objections as they consider the Tyne and Wear authorities to be the 'local area' in relation to the application site.

#### Northumbria Police

7.15 Northumbria Police refer to The Children Act 1989 which places a duty on local authorities to secure suitable accommodation within their area to allow children to live near home. The Act however makes allowance when this might not be possible and out of area placements may be necessary due to the needs of a particular child

which may not be met by local services or for safeguarding purposes when it is a requirement for a child to leave a certain area. Northumbria Police highlighted that:

*“We echo comments made in The Children’s Commissioner for England report: Pass the parcel – Children posted around the care system December 2019 which states: Looked after children living out of area happens for a number of reasons. It may be that children need to be kept safe from criminal gangs or sexual predators who pose a serious threat to them. Often, however, it is simply because there is nowhere suitable for them to live locally”.*

7.16 Northumbria Police confirmed that children living far away are likely to have more complicated histories and living far away are known to be at much higher risk of going missing and *“Out of area children are uprooted and placed hundreds of miles away and this affects friendships, relationships with families and a child’s sense of belonging”.*

7.17 Northumbria Police also confirmed that a considerable distance across the country from home can also present problems with coordinating professional networks (i.e social care, education, health, and police). However, *“Northumbria Police support local children being homed locally and we are able to support the placement of children from within our own region, which will include Durham....As this is not deemed to be ‘specialised provision’ we would not support children from outside of our region being placed at this address”.*

7.18 Northumbria Police accept that children should be homed locally and consider the Tyne and Wear area and Durham to be within the local area and it is appropriate to re-house certain children outside of their local authority boundaries.

7.19 *The comments from the Police reflect the guidance from The ‘APPG for Runaway and Missing Children and Adults and the APPG for Looked After Children and Care Leavers - REPORT FROM THE JOINT INQUIRY INTO CHILDREN WHO GO MISSING FROM CARE. June 2012’ as it accepts that children can be placed in homes outside their local authority area. In particular “Before placing a child in another local authority, the home local authority should, in collaboration with the receiving local authority, make an assessment of the geographical area to determine whether or not it is safe for the child based on what is known about the risks facing the child”.* This assessment is therefore, not a planning matter and will be between the relevant authorities dealing with childcare.

7.20 The issues highlighting missing children and rehousing in areas far away locations is acknowledged and well-founded however, the amendment of the condition will not result in children being rehoused from great distances from other areas of the country and from within local catchment areas. It should be noted that areas in Tyne and Wear and Durham may also be closer to Guide Post than some areas in Northumberland. In addition, there has been no comments or concerns raised by the Police, Public Protection and Children’s Services in Northumberland County Council, therefore there is no evidence to indicate there will be impacts to local services by crossing authority boundaries. There is also a requirement to provide housing for vulnerable people and there is a duty to ensure safe housing for young children.

7.21 In their response, Northumbria Police requested the following conditions:

- *“That only children from the region (Northumberland County Council, Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council) be considered for placement at this address.*
- *The provider (Action for Children), complies with The Care Planning, Placement and Case Review statutory guidance and the associated regulations updated in 2013, where children’s homes notify their host local authority when a child is placed with them by another authority and to comply with best practice advocated by ADCS (The Association of Directors of Children’s Services) in that the home notify the relevant police force when a child is being placed out of area, based on the needs/risk of the child. It is hoped that this additional notification channel will assist in the safeguarding of some of the most vulnerable children in the care system. (Note: Northumbria Police details are on the ADCS (The Association of Directors of Children’s Services) website.*
- *Action for Children actively engage in The Philomena protocol – joint responsibility to safely locate and return a missing child.*
- *Responsible Local Authority and Action for Children have arrangements in place to carry out statutory Return Home Interviews (after missing episodes) in required timescales and commit to providing to local police force in timely manner”.*

7.22 The conditions relating to legislation and services outside of planning cannot be imposed on any decision as the Local Planning Authority would not be able to enforce these issues. The details will be added to any permission as a notification to the applicant.

7.23 The concerns from local residents have been taken into consideration however, based on the comments from Northumbria Police and Public Protection, it is considered reasonable to extend the catchment area to include the Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council). The application is therefore in accordance with Policies T7 and H10 of the Wansbeck District Local Plan and the NPPF as the variation of the condition would not have a significant impact to residential amenity or the fear of crime.

### Visual Amenity

7.24 The application repositions the outbuilding within the rear garden. It is not considered that this will impact the character of the property or the visual amenity of the street scene. The application is in accordance with Policies GP30 of the Wansbeck District Local Plan and the NPPF.

### Highways

7.25 The appeal decision had no concerns relating to highway safety concluding that *“parking provision and the movement of vehicles and pedestrians in association with the proposed development would be acceptable and would not lead to any issues of highway safety. As such the proposal would accord with Policies T6 and T7 of the Wansbeck District Local Plan which seek to ensure that development makes appropriate provision for parking and that the existing highway network is adequate to cope with any additional traffic resulting from development. In addition there would*

*be no conflict with the National Planning Policy Framework (the Framework) which states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.*

7.26 A revised site plan has been submitted with an alteration to the layout “*which delivers car parking spaces within the red line boundary, without the necessity to remove the small wall*”.

7.27 The Local Highways Authority has been consulted and has no objections to the alterations. The submitted plan retains the previously approved 5 No. car parking spaces which were acceptable to serve this development. The timber shed position, which included approved cycle storage, has also been relocated to the north eastern side of the development area and is acceptable. With consideration of the revised layout, this will not lead to an increased risk to road safety or capacity issues on the private road or the adopted highway beyond those previously accepted and are acceptable in principle. The amendment has been made in relation to ownership issues and the application will still provide adequate parking provision and not further impact any highway safety risk. As such, the application is in accordance with Policies T6 and T7 of the Wansbeck District Local Plan and the NPPF.

### ***Equality Duty***

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

### ***Crime and Disorder Act Implications***

These proposals have no implications in relation to crime and disorder.

### ***Human Rights Act Implications***

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights

under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## **8. Conclusion**

8.1 The concerns from local residents have been taken into consideration however, based on the comments from Northumbria Police and Public Protection, it is considered reasonable to extend catchment area to include the Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council). The application is therefore in accordance with Policies T7 and H10 of the Wansbeck District Local Plan and the NPPF as the variation of the condition would not have a significant impact to residential amenity or the fear of crime.

8.2 The application still provides adequate parking provision and not further increase a highway safety risk. As such, the application is in accordance with Policies T6 and T7 of the Wansbeck District Local Plan and the NPPF.

## **9. Recommendation**

That this application be GRANTED permission subject to the following:

### Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from 21<sup>st</sup> September 2020 under permission 19/03768/FUL.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

Site Location Plan (red line boundary) 150-01 Rev 01

Site Plan (Existing) 150-02 Rev 04

Site Plan (Proposed) 300-02 Rev 05

Existing Floor Plans 150-03 Rev 04

External Elevation (as Existing) 150-04 Rev 04

General Arrangement (Proposed) 300-01 Rev 04

External Elevations (Proposed) 300-03 Rev 04

Reason: To ensure the development is built in accordance with the approved plans.

03. The development shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans.

Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

04. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

05. The facing materials and finishes to be used in the external alterations shall match the corresponding materials of the existing building in respect of colour, appearance, shape and texture.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of the NPPF.

06. Prior to occupation of the care home hereby approved, a Travel Plan must be submitted to and agreed in writing by the local planning authority. The Travel Plan shall at least include:

- Targets for the travel of staff and visitors to and from the site by other means than the car;
- Effective measures for the on-going monitoring of the Travel Plan;
- A commitment to delivering the objectives of the Travel Plan for a period of at least five years from first occupation of the development;
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the property.

The development hereby permitted shall be implemented in accordance with the agreed Travel Plan.

Reason: In the interests of highway safety and residential amenity in accordance with the National Planning Policy Framework.

07. The premises shall only be used as a residential care home for children, with a maximum of 3 children in residence at any one time who shall be from the Northumberland County Council area and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council) and shall be no older than 12 years when first placed in care at the premises, and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of highway safety and residential amenity in accordance with the National Planning Policy Framework.

8. The residential care home for children hereby approved shall not be used to provide care to children requiring an emergency placement.

Reason: In the interests of highway safety and residential amenity in accordance with the National Planning Policy Framework.

**Date of Report: 23/01/2021**

**Background Papers:** Planning application file(s) 20/03738/VARYCO