

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 August 2021

Application No:	SMD/2021/0290	
Location	Nab Hill House, Nab Hill Avenue, Leek, ST13 8EF	
Proposal	Change of use from a dwellinghouse (Class C3) to a care home (Class C2) for up to six young residents.	
Applicant	Compass Children's Homes Ltd	
Agent	Tetra Tech Planning	
Parish/ward	Leek West	Date registered: 26/05/2021
If you have a question about this report please contact: Benjamin Hurst tel: 07738506367 benjamin.hurst@staffsmoorlands.gov.uk		

REFERRAL

The application is before committee at the request of Cllr Ben Emery - the application has generated considerable public interest and members will be able to give full consideration to the impact of the development on the living conditions of nearby residents.

1. SUMMARY OF RECOMMENDATION

APPROVE, with conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site is Nab Hill House located off Nab Hill Avenue, Leek. The site is located approximately 800 metres to the west of Leek Town Centre. The site comprises a three-storey detached dwelling house which benefits from eight bedrooms, three en-suites, a bathroom, a separate toilet, a lounge, a kitchen, a dining room, a library and a utility room. To the east of the property is a large garden area, landscaping and a car parking area. The site is bound by trees and other vegetation to the north, east and south and west which provide screening from wider views. The property's western boundary edges the ancient, unmade, way of Kiln Lane, where dense trees, hedge row and stone wall enclose and screen the property from view.

2.2 Nab Hill House is at the western end of a private drive that is shared with the adjacent courtyard development of Nab Hill Court to the east, which provides five detached homes. From the east, the private drive terminates at an area of driveway hard surface that provides parking and turning for numerous vehicles. The private drive adjoins the public highway where Nab Hill Avenue meets Hillswood Avenue, and both roads provide a loop or a circuit from Bellevue Road to the east. Both

Avenues are tree lined with wide grassy verges, they are fronted each side by closely spaced semi-detached properties. Most of the dwellings have off road parking provision, but the road is narrow to the effect that it limits roadside parking with the result that many park on the wide pavements and verges.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 The proposal is to use the existing dwelling (Class C3) to provide a residential care home (Class C2) for up to six young persons (aged 7-17 years). No external works would be carried out to the property or within its curtilage. Internal rearrangement of space, which does not require planning permission, would involve some minor partitioning to provide a ground floor office space by taking from a large kitchen/breakfast room; dividing the master bedroom into bedroom 3 and 4; dividing a large first floor bathroom into two; turning the ensembles at the master bedroom and bedroom 1 into shared bathrooms; introducing an ensuite to bedroom 7 on the second floor; and, taking from bedroom 5 on the second floor to provide one hallway access to the stair case. The resultant layout would provide at ground floor a staff office, two living rooms, a dining room, utility room, WC, and kitchen; and, at first and second floors six resident bedrooms with shared access to 5 bathrooms, and two staff bedrooms, each with an ensuite.

3.2 A team of staff would provide substitute parenting for young people who may require a range of support and therapies to support the residents as they develop independence and social skills. Residents would be in full time education, educated daily, off site, at one of the applicant's schools. The home would be registered with OFSTED for up to six young people with a dedicated manager. Two members of care staff would be on site at all times, rotating on a shift pattern with private bedroom facility available for night shifts. Additional staff would visit and attend during the day to assist with cooking, school transport, and cleaning. A submitted site plan shows how up to eight cars might park on the existing driveway hard surface.

3.3 The applicant has over 20 other care homes and has a number of Outstanding and Good OFSTED ratings. They offer the following statement:

Typically, children will have experienced poor quality or no effective parenting or home life, possibly neglect or abuse and have been starved of love and care. The 'challenges' associated with this are generally related to their belief that, despite the actions of others, they consider it to be their fault, and as a result have low self-esteem and low self-image. A core objective of the service will be to give the children opportunities to learn to value themselves as members of a home and in society. The child-centred focus allows for tailoring the programme to the young person's individual needs. This home will cater for children who have suffered at the hands of others, sometimes their parents, and as a consequence are both vulnerable and, without help and care, unable to enjoy life in the way that others of their age, in more supportive family environments take for granted. If it is felt that a child is able to manage free time appropriately then they are allowed to have this. This will be done on an individual basis and based on the child demonstrating they are able to manage such time, and to respect the requirements of polite society.

3.4 The applicant did not seek any pre application advice from the Council regarding the application. Details of the application scheme can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=128617>

4. RELEVANT PLANNING HISTORY

SMD/2008/0552 Erection of 3 Storey Dwelling within grounds of Nab Hill House. Approved but not implemented.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS5 Leek Area Strategy
- H1 New Housing Development
- DC1 Design Considerations
- SD4 Pollution
- T1 Sustainable Transport

Staffordshire Moorlands Design Guide

National Planning Policy Framework (NPPF).

5.3 Paragraph 92 of the National Planning Policy Framework states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, and should enable and support healthy lifestyles, especially where it would address identified local health and well-being needs. Paragraph 93 adds that to provide the services that the community needs, planning decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

6. CONSULTATIONS

A site notice was posted and displayed on a lamp post close to the access with Nab Hill Avenue on the 23rd June 2021, a 21 day of consultation expired on the 14th July. Additionally, 12 near neighbours were notified in writing with a letter dated the 6th June 2021.

Public response to consultation

6.1 35 objections have been received from neighbours in the locality. All of the comments made have been summarised below:

- As a neighbour that has a boundary with the property we are concerned about security at the boundary, intruders can pass through the hedge, and more residents putting a strain on the mains sewer that runs through our garden.
- Concerned that the property could be occupied by 6 teenage children who might have behavioural issues and that this would affect living conditions within our gardens, homes and shared access drives where children play. If there is not enough staff to supervise the children, or the staff are unskilled and low paid, this could lead to a lack of control and unsociable, unpredictable behaviour in close proximity to neighbours (possibly theft, violence, and litter), this is believed to be a problem at a similar home to the east of town. This is a quiet residential area and some of the nearby residents are elderly and particularly vulnerable.
- Pedestrian routes to and from school, places of work and leisure walks.
- Concerned about increased vehicle movements to and from the property via the drive, which passes close to neighbour's windows, causing noise and air pollution.
- Adversely affect property prices in the area
- Young people would be located in proximity to off licenses and takeaways
- Lack of facilities in Leek for youngsters
- Parking provision for 8 cars seems excessive and there will be deliveries made by large vehicles. The street and entrance is narrow and unlit, there would be increased traffic at all hours and this could cause traffic congestion, issues for existing residents, and a highway danger particularly to pedestrians.
- The site does not currently have room to provide 8 parking spaces and some earth works would need to be carried out, which could cause land drainage issues.
- The property would become a business premises in a residential area that employs staff and require commercial deliveries. The applicant company is not a charity but part of a large commercial enterprise, which employs considerable numbers and turns significant revenue. No objection to fostering within the community which, in comparison works on a small scale, but the scale and scope of the proposed use would be well beyond that which can be

easily absorbed within a residential area, only for a business to generate more profit.

- Four appeal decisions, all predating 12th Aug 2016, have been provided as examples of Planning Inspectors refusing to grant lawful development certificates for children's care homes and finding that a material change of use would occur that requires planning permission.
- The development would result in the loss of a unique 8 bedroom property in Leek that could otherwise be used by a consolidated multi-generational family household. Vacant pub sites could be used instead.
- A minibus can't turn at the property, large vehicles attending Nab Hill House must turn around in Nab Hill Court and reverse down the narrow driveway.
- With consideration of activity at other care homes, some which have no more than 4 children, there are likely to be visits from staff, local authorities, catering, laundry and health workers requiring parking for 6 to 8 cars at a minimum. The driveway was not constructed for such frequent traffic, which may require it to be sealed. This will affect drainage to the properties below.
- Would the residents be unaccompanied when they access facilities and services within walking distance or the bus service?
- The only access is via a common driveway with Nab Hill Court. There are questions about the right of access and maintenance of the common driveway. Speed bumps in the common driveway will cause aligned neighbours considerably more nuisance.
- If the children are not from the local area the Staffordshire Moorlands community would not benefit.

Leek Town Council

6.2 No objection. "Not unneighbourly".

SCC Highway Authority

6.3 No objection. The application is to convert an existing 8 bedroomed dwelling into a care home for 6 children/young persons. Nab Hill House is a large residence in an existing residential area. Nab Hill Avenue is relatively narrow with verges that are generally used for parking. Some have been surfaced to facilitate parking. No alterations or extensions are proposed to Nab Hill House. It could equally be used by a large or extended family under its current planning use. The dwelling, its access and Nab Hill Avenue are existing. Access cannot be described as unsafe or unreasonable. There are no recorded personal injury collisions on Nab Hill Avenue in the last five years. Trip generation profile may be different for a care home when compared to a dwelling, with adults/staff visiting the home rather than leaving it. However, that does not equate to an increase in trips that could be considered severe. Children/young persons would need to be transported whether part of a

family or residents of a care home. Visitors are likely, as they would be for a family home. Regardless of the trip profile, the effect of reuse of an existing large dwelling as a residential care home could not be described as having a severe effect on the highway.

Environmental Health

6.4 No objection subject to conditions relevant to the control of artificial lighting and delivery times. The proposed use does not appear significant but the range of residential uses within the C2 use class can vary. In the case of this application for development into a care home for young children the risks to neighbour amenity are low. But if future occupancy of the home was for people with more high intensive clinical needs then noise breakout could be a risk. It would be recommended that noise breakout is considered during the development phase in order to future proof the site and ensure good neighbour relations. Noise transfer from room to room should also be given consideration in order to maintain good amenity for other occupiers of the home.

Severn Trent Water

6.5 No objection. There would be minimal impact on the public sewerage system.

Staffordshire Police

6.6 A tremendous amount of its success in addressing the needs of the children and avoiding impact upon the locality will depend upon:

- the experience, professionalism and care of the staff;
- suitable staffing levels and effective management oversight;
- the placement of appropriately risk-assessed children with suitable individual care plans in place;
- the nature of the children housed and the extent to which they get on with each other/are not a bad influence upon one another;
- well-conceived and enforced rule setting, and expectations placed upon resident children;
- all backed up by robust and effective staff policies (including in-house conflict resolution), practices and operating procedures.

6.7 The residential care home would need to be registered with Ofsted, who are the appropriate regulatory authority and subsequently regulated by them with all the necessary checks and balances in place that they require to ensure the efficient running and management of the home for the benefit of those children who would be placed there. It is noted that this home would be for up to 6 children, which is more than many typical children's care homes. While there will be no automatic direct correlation between the number of children housed and any challenges faced, it may be reasoned that in general, the greater number of children, the greater the number of variables that may come into play and need to be suitably managed.

6.8 The view of the Staffordshire Police Neighbourhood Policing Team has been sought and can be summarised as follows:

- Of note, this would be the 39th children's care home on the Moorlands. While the majority don't cause any concern for the Police, a number can be quite time consuming due to associated incidents.
- One issue is children who on occasion, for a variety of reasons, go missing from such homes. This can be a safeguarding concern and potentially exposes them to heightened risk. This can also place a demand upon limited police resources where searches are required to be undertaken. There are extensive transport links nearby which could enable absconding children to leave the immediate area travelling into Stoke-on-Trent or further afield including to other counties. The track to Rudyard is very close by and there are other large open spaces too to cover should an extensive area search be required.
- There are a number of local schools nearby. In the light of this, it would be the expectation that children placed at the home would be suitably risk assessed in terms of child sexual exploitation to safeguard local children.

6.9 Ensuring that boundary treatments are made suitably robust to reduce any undue negative impact upon adjoining neighbouring properties and the ease with which children could abscond and disappear quickly would be advisable. Regarding the latter, this would be particularly relevant for the Kiln Lane boundary and green space to the south.

6.10 Consideration should also be given to the use of CCTV surveillance cameras at the location, which could be a useful aid to help oversee the management of the site, safeguard the children living there, discourage unwanted outside interaction with the location, and can assist should any children go missing with timing, direction of travel, clothes worn etc. Should this application meet with Local Authority approval, it would be ideal if the requirement for a CCTV camera system could be conditioned.

6.11 The applicant's attention is brought to the Surveillance Camera Commissioner Buyers Toolkit - an excellent guidance document that should help inform decision making when it comes to considering the installation of a CCTV surveillance system. It is a comprehensive easy-to-follow guide for non-experts thinking about buying a CCTV surveillance camera system and want to ensure they avoid common mistakes and buy an effective system that does what they want it to do. It discusses the importance of having an Operational Requirement from the outset and it is full of advice and tips on how to get the best out of any prospective supplier. It also covers relevant standards and certification, and current legislation.

7. OFFICER COMMENT AND PLANNING BALANCE

Introduction

7.1 Located within a residential part of the area's largest town settlement, the development would be within proximity of shops, services, facilities and public transport connections. Here the development plan spatial strategy is to strengthen

the town's role as a service centre and provide for the majority of the District's housing supply, the development would be largely compatible with that, and the main issues for consideration therefore, relate to impacts on the living conditions of nearby residential neighbours and highway safety.

7.2 As an existing dwellinghouse, the scope of the relevant use class (Class C3) and the changes that are permitted are quite broad. Obviously, the large 8 bed property could be used by a family of unrestricted number, but also it could be used, without planning permission, by up to six unrelated adults that receive care and live together as a household; or, with a change of use that is permitted by the General Permitted Development Order, as a house in multiple occupation by six unrelated individuals (Class C4). However, where the residents would be children, the matter is complicated because the courts have found that children, as a group of residents, with rotating non-resident staff, are not able to form a 'household', a necessity of being included within the C3 use class. An appreciation for that context, perhaps provides a useful baseline and starting point when it comes to considering the potential impact of a development such as the one proposed. Indeed, sometimes the authority is asked, by application, to consider whether similar changes of use are material and require planning permission at all. Such a question is a matter of fact and degree to be addressed on a case by case basis, there are examples across the country where decision makers have found that children's care home proposals would result in material change and where they have found that they would not.

7.3 In this case however, the applicant does not argue that the change would be lawful and not material, they concede that there would be development, and instead, for the avoidance of doubt, seeks an express planning permission.

General Principles for Development and Spatial Strategy Approach

7.4 One of the fundamental principles that underpin the adopted Local Plan, provided at Policy S1, is that development shall contribute positively to the social and economic development of the area by, in part, delivering quality services for healthcare and community. The site's location is within a 'significant service centre'- the town settlement boundary of Leek, the largest settlement in the district. It is part of the Local Plan's 'area strategy' for Leek, Policy SS5, to enhance its role as a service centre by improving the range of housing availability, and facilities for health and community.

7.5 The provision of a residential facility within an established area of housing to support those in the community who need care and may have particular vulnerabilities, would align with and help deliver on those local plan strategy commitments.

Impact on the character and appearance of the area

7.6 The application does not propose any external alterations and the dwelling would not be enlarged. There are no proposals to alter or improve an existing area of driveway hard surface. There would be no changes to the size or appearance of the property.

Impact on Highway Safety

7.7 The existing dwelling has an area of hard surface at the end of a long 115 metre private drive that has access with Nab Hill Avenue to the east. Approximately 55m to the west of Nab Hill Avenue, before arriving at the application curtilage, the drive provides, with a bound surface, access to the five detached dwellings on the cul de sac at Nab Hill Court, beyond that the drive is of compacted stone surface. The drive is narrow, single carriageway, but dead straight. Vehicles using the drive in either direction, have a good line of sight toward any vehicle exiting the application site, turning in or out of Nab Hill Court, or entering the drive from the Nab Hill Avenue access. There is ample time to react and avoid a collision or awkward passing interaction.

7.8 The drive from Nab Hill Court to the property and the hard surface at the end of the drive, is of a compacted stone or gravel surface. There is no proposal to extend, alter, improve or resurface these areas, and there is no obvious requirement to do so. The existing hard surface could, on inspection, provide parking and turning for up to eight vehicles with some turning space, in the way that the applicant has indicated on the site plan. This arrangement might, at full capacity, be somewhat tight, but it would be unlikely that this many vehicles would need to visit and be parked at the property at any one time, and the prevailing point is that there is ample room to provide the five spaces (1 per 3 bed spaces, 1 for each of the two on site staff, 1 for visiting support staff) plus ambulance space, that would be compliant with the suggested Local Plan parking guidance for a C2 facility. While the development would not be a medical facility, and there is no specific reason for ambulances to visit, generally there should be space for an ambulance, minibus, people carrier, or most other vehicles to turn, clear of the public highway, without relying on the Nab Hill Court turning.

7.9 The property would not provide any medical, nursing or education function. It would not, during the normal use of the property be visited by doctors, nurses, or other medical or educational support. However, clearly the development would be dependent on certain traffic movements - the two on site staff arriving and leaving, with turnover at the beginning or end of the shift; transport to take the children to and from school or any social or recreational visit, which may very well involve a minibus or form of people carrier; any support staff to cook or clean; visits from family or friends; and of course, various deliveries. There is every opportunity for all of this traffic to enter and leave the site in a forward gear, and the access with the public highway has good visibility in both directions, with a line of sight along Nab Hill Avenue. The Avenue has wide verges and footpaths to keep pedestrians away from the carriageway and where it is necessary to cross, the road is straight and narrow with visibility in both directions. It is lined with smaller semi-detached dwellings, most with off road driveway parking.

7.10 By comparison, the existing lawful use of the large 8 bed dwelling has a potential to already generate considerable traffic movements - a family household of different generations could have adult children, all making visits by car to places of work or education. Any household will have shopping deliveries, visits from contractors and family and friends. Moreover, if used as a house of multiple occupation or household of six, where care could be provided, each individual is

likely to have their own visitors and there could be care staff making multiple daily visits. The proposed, use therefore would not obviously generate any more traffic than any of those uses that are already permitted and lawful.

7.11 Overall the development should not be the cause of any discernible impact on the road network or safety of the highway, beyond that which is posed by any other vehicle that must negotiate the highway to access and service the existing dwellings within this established residential area. There would be no conflict with policies DC1 or T1 in these regards.

Impact on Residential Amenity

7.12 The proposal has been advertised as a very broad change of use to a residential care home for up to six residents (Class C2). Much of the public objection and concern perhaps results from a degree of uncertainty and fear in respect of this. Submitted statements clarify that the residents would be minors (aged 7-17 years old). The applicant explains that typically children will have experienced poor quality or no effective parenting or home life, possibly neglect or abuse and as a consequence they are generally vulnerable and, require help and care to enjoy life in the way that others of their age, in conventional family environments take for granted. If a child is able to manage free time appropriately then they would be allowed to do so on an individual basis subject to their age and ability to manage such time and respect the requirements of polite society. When children stay in the house they would be under the supervision of their adult carers, interacting with them in a way similar to that of a parent or guardian, and partake in after school activities such as arts and crafts, cookery etc. and they would attend school during the daytime.

7.13 This provides a good explanation and helps with a general understanding of how the home would operate and the services it would provide. Beyond that, an attempt to tie the use to further detail or specifics would, it seems, be at the expense of the applicant's reasonable flexibility. It is clear however, that the development would not provide an educational, medical or secured institution and that the residents would not be criminal offenders, educated on site or in need of any specific medical care. It is possible to limit any permission to the use proposed and to exclude any other use that might be permitted under the C2 use class.

7.14 The property has large areas of secluded garden available for recreation and exercise within the grounds. The boundary enclosures are mainly trees, bushes and shrubbery, the property would not be a secure facility and there is no proposal to secure the boundary with fences, walls or gates, indeed that would not be a practical proposition due to the extent of the perimeter and undulating terrain. However, there should be enough useable attractive space within the grounds of the property to provide for the amenity of residents to be enjoyed clear from neighbouring properties and without it being necessary to leave the grounds without specific purpose.

7.15 The access arrangement provide a shared single carriageway drive adjoining Nab Hill Avenue to the east of the property. The southern edge of the drive is lined by a thick band of shrubbery, the other side of which lies the rear garden boundaries to the dwellings on North Street. The rear of the dwellings are around 15 – 20m from

the edge of the drive, the dwellings and their gardens do not have immediate proximity to the driveway and there is shrubbery between. The northern edge of the drive passes 4.5m from the side elevation of 1 Nabhill Court, the other side of a boundary hedgerow and shrubbery. Some of the objection expresses concern about the impact that traffic movements along the drive will have on the living conditions of these residents. However, again we must consider pre-existing arrangements and those uses that might be already lawful. The drive provides service to a large eight bedroom dwelling house, and this already has the potential to generate comparable movements.

7.16 It is clear that much of the public objection results from a perception and fear over the potential for crime and anti-social behaviour to affect the living conditions of nearby residents. The NPPF states "Planning policies and decisions should ensure that developments create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.....Designing out crime and designing in community safety should be central to the planning and delivery of new development". The best available evidence to assist with the consideration of this matter, is provided in the comments from the Police Crime Prevention Officer and the Council's Environmental Health Officer.

7.17 The Staffordshire Police Neighbourhood Policing Team note that the proposal would provide the 39th children's care home in the District and the majority do not cause any concern for the police. The Environmental Health Officer observes that while class C2 is a broad use class that could cover a range of different institutional uses and impacts, a use limited to that of a care home for children would be of a low risk to neighbour amenity. The policing team explain that a particular issue that can consume police time is when children, for a variety of reasons, go missing from the homes. They advise that a successful home, that addresses the needs of the residents and avoids detriment to neighbours depends upon - suitable numbers of experienced professional staff, appropriate risk assessments and care plans, well-conceived rule setting, and effective staff policy and operating procedures. The policing team confirm that the care home would need to be registered and regulated by OFSTED, and they also suggest that a scheme of camera surveillance could assist with the safeguarding of residents by discouraging unwanted interaction with, or approach from, unwelcome visitors and the effectiveness and speed of response, if a resident is missing.

7.18 The applicant is receptive and alert to these comments, in statements they explain that they have more than 20 existing children's homes around England, so are vastly experienced in providing such services, they have excellent teams of staff who provide substitute parenting for young people who require a range of support. They pride themselves on the high-quality of their homes, as well as the high-quality support, care and education they provide. The applicant has also expressed willingness and agreement to engage with the authority and offer an appropriate scheme to provide camera surveillance outlined by the policing team.

7.19 The property would remain as a large 8 bedroom dwellinghouse in a type of residential use that is compatible with the residential area, and in many respects the character and impact of the land use would be similar to that of any other large open

market dwellinghouse. After all, by way of a reminder, within the C3 use class the property could be used by a family of unrestricted number or six unrelated adults living as a household. When children stay in the house they would be under the supervision of their adult carers, interacting with them in a way similar to that of a parent or guardian, and partake in after school activities such as arts and crafts, cookery etc. They would attend school during the daytime. The comings and goings associated with the premises will not be dissimilar to those associated with a dwellinghouse, and the use of the premises for such purposes should not materially detract from the amenity of neighbouring residential occupiers to any unreasonable degree. The proposed development is therefore consistent with the requirements of policy DC1 of the Local Plan in this regard. The proposed change of use is not deemed to be development that would 'result in noise pollution' relevant to Policy SD4 of the Local Plan.

Other Considerations

7.20 Some of the objectors are concerned about their house prices and maintenance or improvement works that might need to be carried out to the shared private drive. These are civil matters between private landowners who have rights over the drive and shared maintenance responsibility, they are not considerations that are material to the planning balance. House prices can be affected by a variety of reasons outside the control of the planning system, and this would not be a factor that would outweigh compliance with the development plan. There are no driveway alterations or improvements proposed with this application and no obvious reason that they should become necessary.

Planning Balance & Conclusions

7.21 The change of use would result in only limited changes to the character of the land use and would bring some community benefit by providing facility and support for some of the area's most vulnerable residents. There would be no adverse impacts to the character and appearance of the area, highway safety or the amenity of residents. There would be no conflict with the Local Plan.

8. RECOMMENDATION

A. That planning permission be APPROVED for the change of use from a dwellinghouse (Class C3) to a care home for children of up to six residents (Class C2), subject to the following conditions:

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

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The change of use permitted and described above shall only be carried out at the property identified and shown on the Promap 'site location plan', 'Site Plan' numbered 21989 01C, 'Existing & Propd floor plans' numbered 21989 02, and the 'Existing Elevations' drawings numbered 21989 03A that were submitted with the

application. The property layout and arrangement of interior room space shall remain and be used as shown in 'Existing & Propd floor plans' numbered 21989 02.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. When the property ceases to be used for the permitted purpose described above it shall be made available for reuse and a return to its former use as a single dwellinghouse (Class C3). The use may return to that former dwellinghouse use without the need for a further express grant of planning permission.

Reason:- So that it would not be necessary to gain express planning permission to return the use of the property to a Class C3 dwellinghouse.

4. This permission is to only use the property for the purposes of providing full time residential care for no more than six residents (aged 7-17yrs), who would occupy the property as their sole or main residence, and their care and supervision is provided full time by care staff on a shift rotation; and for no other purpose, including any other purpose in Class C2; of the Use Classes Order.

Reason:- In the opinion of the Local Planning Authority the premises for other uses within the same Use Class could cause harm to the amenities of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, AA, B, C, D and E or Part 20 shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason:- For the avoidance of doubt and to ensure that the capacity and function of the property is not enlarged without planning permission.

6. Before the use permitted commences, a camera system for the monitoring and recording of activity at particular access points along the boundary shall be installed and operated in accordance with a scheme and details that have first been submitted to and agreed in writing by the local planning authority. The system shall thereafter be operated as agreed, retained and maintained throughout the life of the development.

Reason:- To assist with and support the safeguarding of the residents.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Officer has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

Site Location Plan - Nab Hill House, Nab Hill Avenue, Leek, Staffordshire, ST13 8EF



