

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	2 nd May 2023
Address/Location:	31 Westmead Road, Gloucester
Application No:	23/00082/FUL
Ward:	Longlevens
Expiry Date:	29 th March 2023
Applicant:	Mandy Keenan – Platform Childcare Ltd
Proposal:	Change of use from C3 (dwelling house) to C2 (residential institution) for up to four children living together and receiving care and two permanent carers, all living together as a single household
Report by:	F. Ristic
Appendices:	Site location plan Existing and Proposed floor plans

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The application site is located to the west of Westmead Road in Longlevens. The application site is a two storey, four bedroomed house with an integral garage. There is parking at the front of the property for three cars. There is a kitchen, dining room, utility, family room, lounge and garage on the ground floor. There are four bedrooms and a bathroom at first floor level.

1.2 Proposal

The application proposal is for the change of use from C3 (dwelling house) to C2 (residential institution) for up to four children living together and receiving care and two permanent carers, all living together as a single household. The children would be aged between 5 and 17. The staff will be sleeping in and will use the office/sleeping room. This room would be the current family room. The proposed use will have a total of 10 members of staff, working on a shift basis with a cross over between shifts when new staff come in. The shifts would be 8am to 10pm with only two carers residing at the property and leaving the next morning at 8am. Staff would travel to work via car, bicycle and public transport. Visitors are only allowed on an appointment basis and this would be normally in daytime between the hours of 9am and 5pm. The proposed home would operate as a family dwelling, providing care and accommodation to a maximum of 4 residents. During the day, the residents would be attending local education whilst support staff maintain the upkeep of the property. There are currently two parking spaces at the property and there are proposed to be three with the change of use.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
44/11411/HIST	28787/04/APP:- ERECTION OF 36 DWELLING HOUSES AND GARAGES.	Granted	17.11.1987

3.0 RELEVANT PLANNING POLICY

The following planning guidance and policies are relevant to the consideration of this application:

National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance.

Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies from the JCS include:

- SP1 - The need for new development
- SP2 – Distribution of new development
- SD4 – Design requirements
- SD.10 – Residential development
- SD14 – Health and environmental quality
- INF1 –Transport network
- INF4 – Social and community Infrastructure

City of Gloucester Local Plan (Adopted 14 September 1983)

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that '*... due weight should be given to (existing policies) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

Development Plan

Gloucester City Plan

Gloucester City Plan ("City Plan") will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The plan has now been adopted so significant weight may be given to individual policies.

Relevant policies from the Gloucester City Plan (2023) include

- A1 – Effective and efficient use of land and buildings
- A5 – Specialist housing
- G1 – Sustainable transport

All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 CONSULTATIONS

Housing Strategy

4.1 The inclusion of full-time staffing should not result in levels of activity that cause excessive noise and/or disturbance to existing local residents. The property is situated in a mainly residential area and benefits from suitable nearby education, leisure and healthcare services.

4.2 Affordable Housing Policy and Strategy

The City Council adopted its Housing and Homelessness Strategy 2020-25 in 2020, which states the following aims: 1. To increase the supply of homes 2. Make best use of existing stock 3. To reduce homelessness and rough sleeping A key focus of the strategy is to enable the provision of affordable, adapted, and specialist housing supported by commissioners. This is reflected in the Councils current policy positions in the Joint Core Strategy and emerging Gloucester City Plan.

4.3 The Joint Core Strategy and emerging Gloucester City Plan have several policies surrounding the type and mix of housing and design, and the requirement to meet the needs of Gloucester's population. 2 The Gloucester City Plan (GCP)

Policy A5: Specialist Housing Specialist housing developments will be permitted where they:

1. Are supported by evidence of the demonstrable need for this form of housing within Gloucester City;
2. Are suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care supported by a sustainable business model;
3. Are Accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and
4. In a location that avoids excessive concentration of such housing within any one street or small area. Will not lead to harm through over concentration in the local area, including but not limited to: a. Levels of activity that cause excessive noise and disturbance to local residents b. Excessive demand on social infrastructure, such as health and social care and police services c. Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community.

4.4 The application does not set out how locally arising need is being addressed through this provision and there is no evidence provided by the applicant of engagement with commissioners or commissioner support. However, the HPST understand that the applicant has subsequently liaised with commissioners, and commissioners are in support of the application. The Children's and Families Commissioners have provided the HPST the following comment: "There is a current and historical challenge within Gloucestershire County to meet its sufficiency duty due to a lack of appropriate children's homes in the county. Gloucestershire County Council has seen a significant increase in children coming into care over the past 5 yrs. (increase of 35%).25% of our children and young people are having to be placed out of county due to the lack of appropriate children's homes within the county. There are currently 26 children's homes within the county (Local Authority – 2 children's homes, private – 21 children's homes and 3 voluntary children's sector homes) It would be expected that any care provider would be part of a County Council social care/health commissioning framework.

4.5 Design Principles The proposed scheme does not show any adapted or accessible bedrooms as part of the proposal, and it is unclear if the accommodation would be able to house children with physical health and mobility needs.

4.6 Access - The property is on the number 6 bus route, with the nearest stop located several meters from the house. Several primary schools are located within a 1.5 mile radius

of the property (Longford Park Primary, Elmbridge Primary, St Marys Catholic Primary, Innsworth Junior School and Longlevens Infant School). Secondary schools can be found within 3 miles including Barnwood Park, Churchdown, Chosen Hill, Sir Thomas Rich's and Denmark Road for Girls. There is green open space at Windermere Road and Longford Lane within walking distance.

4.7 The proposal will increase the current parking spaces from 2 to 3. This will provide parking spaces for both permanent carers, as well as providing an additional space for any visitors to the property. HPST would expect to see functional outdoor amenity space, and the house benefits from a private garden at the rear of the property.

4.8 Conclusion - Commissioners have indicated support for this application stating that they are "currently searching for over 50+ placements" though no specific details have been supplied as part of the application regarding who this housing is for, and whether this will be kept solely for placing children from the Gloucester area. Further advice is required from the commissioners on other specialist children's' provision in this area, so that the additional housing would not lead to harm through over concentration in the local area. On this basis, HPST would recommend approval, subject to the attached condition to ensure the provision of accommodation meets locally arising housing need.

Condition - Local occupancy of specialist housing condition

4.9 Solace

There are no issues to note from a Solace point of view

4.10 Highways

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has **no objection** subject to conditions.

4.11 The proposed dwelling will have a total of 10 members of staff, working on a shift basis with a cross over between shifts when new staff come in. The shifts would be 8am to 10pm with only two carers residing at the property and leaving the next morning at 8am. Staff are to travel to work via car, bicycle and public transport. Visitors are only allowed on an appointment basis and this would be normally in daytime between the hours of 9am and 5pm.

4.12 The proposed home would operate as a family dwelling, providing care and accommodation to a maximum of 4 residents. During the day the residents would be attending local education whilst support staff maintain the upkeep of the property. The existing dwelling currently has on-site parking provision for two vehicles, under this application 3 parking spaces are proposed, however it is unclear at this stage if an extension of a footway crossing from the carriageway (vehicle dropped kerb extension) is required and as such the Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk .

4.13 Furthermore, the highway known as Westmead Road currently has no parking restrictions, therefore parking occurs on-street, this is an existing occurring situation. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions 1. The development hereby permitted shall not be occupied until the vehicular parking facilities have been provided in accordance with the submitted plan drawing no. PC-23-001-101, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 110 and 112 of the National Planning Policy Framework.

2. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of no. 2 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified and a site notice was published.

22 Letters of objection were received with the following points –

Noise-This is a usually quiet, well kept neighbourhood, where the houses are close together, any noise is easily heard, not only in Westmead Road but in Hurst Close, Miller Close and Ballinska Mews. We have in the past experienced noise problems from the property in question, All the comings and goings may be a noise issue. Number 33 is very close to the main entrance and the shift pattern changes would be under the main bedroom of number 33

Parking- For the property we a have had cars being parked outside on the road and reversed into our private driveway (30,32,34 Westmead Road).The road is not very wide outside the property,we regularly have a problem with visibility and turning when exiting Our driveway, especially when cars are parked either side, this also prevents cars from 31,Westmead Road leaving the driveway safely & easily. We do not feel therefore, that this is a suitable place for this type of residence. Visitor to the children could cause more parking issues. There have been several accidents in the last few years with regards to vehicles striking parked cars and or blocking the passage of the No.6 Bus route. Disagree with the Highways officer conclusion think this proposal would impact on the highway.

Property deeds - Pipers Meadow, including Westmead Road, was developed by Westbury Homes as a residential development. Property deeds for the houses state that properties are not to be used for any purpose whatsoever other than as a private dwelling. Furthermore, the deeds state, not to do or suffer to be done on the property anything which may be done or become a nuisance or annoyance.

Not in character

The property would operate not in character with the other family dwellings in the area or with the original conditions on the permission

Background of residents

As this will be a privately run business, what knowledge/input will the local authority have concerning the background of the residents? The residents will bring whatever problem /issues they have with them. Allowing this change of use will increase the risk of community issues/problems, which will have a negative impact on the immediate area.

Staffing

Ten members of staff involved at different times also creates a problem with vehicles. Parking on Westmead Road is increasingly becoming a problem

Upkeep

If the staff are responsible for the maintenance of the property this would not be the same incentive as an owner/occupier,

Property values

Would have a negative impact on property values.

Size of garden

The property has an extremely small garden, not a suitable size for 4 children to relax or exercise, with the potential to spill out into the local neighbourhood. Garden is small with insufficient space for use.

Care of children

There is no information in the planning application pertaining to the type of care needs of the resident children and any social issues they may have. Therefore it is not possible for local residents to make an informed judgement on the potential impacts arising from the change of use. Is the proposed adult to child ratio sufficient. Platform childcare deal with children with 'complex behaviours'.

Operating company

The company applying for planning permission ('Platform Childcare Ltd'), is based in Staffordshire and has no readily available information available on the internet describing the nature of the services it provides, the clients it supports, nor any published contact details. The company may bring in children from outside Gloucester. Some negative reviews about company on the website. Profit making business making commercial gain. How did the company become aware that the property was for sale.

Shift patterns

The application does not detail shift patterns and it is highly likely that this will create noise and disturbance at normally quiet periods of the day.

Precedent

Would this be a precedent for other properties to change use

Advertising of application

Not well advertised by a notice of the lamp-post and letters, must be a better way to inform neighbours

Future use

If it gets consent can it be any use in C2 eg used for sex offenders?

Overlooking

Landing window of property looks into a neighbours garden

5.2 Cllr Linda Castle, Cllr Sarah Sawyer and Cllr Kathy William

On behalf of the residents of Longlevens myself, Cllr Linda Castle (City Councillor for Longlevens) Cllr Sarah Sawyer (City Councillor for Longlevens) and Cllr Kathy Williams (City and County Councillor) would like to object to the planning application to turn 31 Westmead Road into a C2 Residential Institution

5.3 Firstly, the residents have pointed out that the deeds for the property state that properties are not to be used for any purpose whatsoever other than as a private dwelling. Furthermore, the deeds state, not to do or suffer to be done on the property anything which may be done or become a nuisance or annoyance. Please can this be investigated, and confirmation be given that there is or isn't a covenant on this house.

5.4 Our planning reasons for our objections are:

Policy A5: Specialist housing in the City Plan states that Specialist housing developments will be permitted where they:

1. Are supported by evidence of the demonstrable need for this form of housing within Gloucester City

Please can you provide evidence to us that this type of accommodation for out of county specialist housing meets Gloucester's housing needs

2. Are suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care

This is a built-up residential area in which this house has a very small back garden, which is overlooked by four houses. This is clearly not suitable for vulnerable children. The back garden is a tiny triangle of land, which is not big enough for four children to play in. Children need space to burn off their energy and frustrations which will cause noise disruption to the gardens that are very close by. (Please see attached aerial view of the garden)

3. Will not lead to harm through over concentration in the local area, including but not limited to:

a. Levels of activity that cause excessive noise and disturbance to local residents

Residents and Councillors have not been given enough information on Platform Care Ltd and the type of children who will be placed in the house, as in their complexity of their needs and noise levels, which will have a 24 hours effect on neighbouring houses, as they are in such a close proximity of the house in question. The firm making the application specialise in dealing with social, emotional and/or behavioural difficulties.

The house has four bedrooms and there will be four children occupying it so there will be no bedrooms for the carers. This means they are either sleeping on the sofa which is questionable, or they are working on the night shift which implies that there will be noise at this unsociable time of day.

5.4 There is only parking for 2 cars for the carers, however there will also be visitors parking to take into consideration.

5.5 As quoted in the Gloucestershire County Council's Right Placement First Time Sufficiency Strategy 2018- 2021 "Children placed at a distance from home are likely to achieve poorer educational and other outcomes than those placed within their home area. Local Authorities will find it harder to act as an attentive corporate parent where children are living far away."

“Gloucestershire has a number of providers within the county offering residential placements. We are a net importer of children and young people being placed from other Local Authorities. This cohort of children and young people can, and do, put pressure on extended services within the county as they tend to have a high rate of missing episodes, and also require additional resources from school and health provisions”. We believe that we should not make any planning decisions that will put more pressure on services in the County.

5.6 A government report called No place at Home, supported by the Children’s society, found the following evidence to support the refusal of accepting out of County children in Gloucester:

- Factors that make children and young people vulnerable to going missing from out of area placements are not addressed and when they do go missing they are at risk.
- All too often children and young people are not being supported to keep in touch with family and friends after being placed in out of area placements. This is leading to them to go missing, being forced to travel long distances to return home - putting them at risk as they are faced with long distances and costly travel options.
- Seventy one percent of 41 police forces that responded to our information request stated that placing looked after children out of area increases their risk of exploitation, often resulting in them being coerced into going missing.
- These children and young people are less likely to receive a return home interview when they return from their missing episode and when they do the information from the interview is often not shared with the police and other safeguarding partners.
- forces are not made aware of vulnerable children placed in care in their areas Children are not being consulted with or informed before out of area placement moves. This causes additional stress and disruption in their lives increasing their level of vulnerability and can contribute towards why they go missing from out of areas

5.7 The City plan and other statutory planning documents do not mention what can be done if noise does cause harm to neighbours. We have had experience already in our ward of private specialist housing causing serious problems to residents and the council has no power to help. Therefore, it makes allowing these developments in our city more risky so we are more likely to object as prevention is our only way of ensuring residents mental health will not be harmed.

We would like the decision to be made my committee rather than an officer for the above planning reasons mentioned. We also ask that officers visit the house in question.

Yours sincerely
Cllr Linda Castle, Cllr Sarah Sawyer and Cllr Kathy William

The application can be viewed on: [View your planning applications - Gloucester City Council](#) within the Longlevens ward.

6.0 OFFICER OPINION

Legislative background

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan and the Gloucester City Council Local Plan (2023). However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regard to this application are as follows.

- Principle
- Design, layout and landscaping
- Traffic and transport
- Specialist Housing Policy
- Effect on the living conditions of neighbouring properties
- Effect on the character and appearance of the street scene
- Other issues
- Economic considerations

6.5 Principle

The application property is currently used as a C3 residential dwelling. The proposal is use as a small children's home for 4 children with 2 permanent carers. Whilst the proposed use is changing, the property would still be in residential use. The number of people living at the property would be no more than can be in a household. It is therefore not considered that the principle of the use in a residential area would be unacceptable, subject to the assessment of the proposal against the other policies.

6.6 Design, layout and landscaping

The NPPF requires developments to be of high quality design and respond to local character integrating into the local environment. The NPPF states that good design is a key aspect of sustainable development, and sets out criteria for decision making including ensuring that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character and history while not preventing or discouraging appropriate innovation or change, establish/maintain a strong sense of place, optimise the potential of the site to accommodate an appropriate amount and mix of development, and create safe, inclusive accessible places.

6.7 JCS Policy SD4 sets out requirements for high quality design, including responding positively to and respecting the character of the site and surroundings, and being of a scale and materials appropriate to the site and setting.

6.8 The proposal would not alter the external appearance of the property. The garage can be used for cycle storage and there is already bin storage at the property. The only physical change would be the addition of one parking space at the site. There is no objection to this proposal from highways subject to a condition ensuring that the proposed additional space is in place before the use commences, details of cycle storage are provided and an informative regarding the extension to the dropped kerb. The property has an enclosed rear garden as required by the specialist housing policy.

6.9 Traffic and transport

The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the

residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network and sets out that permission will be granted only where the impact of development is not considered to be severe. Policy G3 supports development that protects and enhances convenient, safe and pleasant walking environments, and improvement of walking routes to sustainable transport hubs. It reinforces pedestrians being at the top of the road user hierarchy. Policy A1 requires adequate off-street parking, access, and covered and secure cycle storage.

6.10 The application site currently has two off street parking spaces. The applicant is proposing an additional off-street space to make three. The garage at the site can be used for secure and covered cycle storage. The County Highways Officer has been consulted on the application and has no objection subject to a condition ensuring that the works take place before the change of use is commenced, details of cycle storage are provided and an informative regarding the extension of the dropped kerb. The proposal therefore complies with policy INF.1 of the JCS (2017).

6.11 Specialist Housing Policy

Policy A5 of the adopted Gloucester City plan relates to specialist housing: - Specialist housing developments will be permitted where they:

1. Are supported by evidence of the demonstrable need for this form of housing within Gloucester City;
2. Are suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care;
3. Are accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and
4. Will not lead to harm through over concentration in the local area, including but not limited to:
 - a. Levels of activity that cause excessive noise and disturbance to local residents
 - b. Excessive demand on social infrastructure, such as health and social care and police services
 - c. Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community.

6.12 Regarding criteria 1 of the policy, County Commissioners have indicated support for this application stating that they are “currently searching for over 50+ placements”. The Children’s and Families Commissioners comment: “There is a current and historical challenge within Gloucestershire County to meet its sufficiency duty due to a lack of appropriate children’s homes in the county. Gloucestershire County Council has seen a significant increase in children coming into care over the past 5 yrs. (increase of 35%). 25% of our children and young people are having to be placed out of county due to the lack of appropriate children’s homes within the county. There are currently 26 children’s homes within the county (Local Authority – 2 children’s homes, private – 21 children’s homes and 3 voluntary children’s sector homes)”. There is therefore a need for the use within Gloucester City.

6.13 Regarding criteria 2 ,the property is on the number 6 bus route, with the nearest stop located several metres from the house. Several primary schools are located within a 1.5 mile radius of the property (Longford Park Primary, Elmbridge Primary, St Marys Catholic Primary, Innsworth Junior School and Longlevens Infant School). Secondary schools can be found within 3 miles including Barnwood Park, Churchdown, Chosen Hill, Sir Thomas Rich’s and Denmark Road for Girls. There is green open space at Windermere Road and Longford Lane within walking distance.

6.14 The Commissioners and the Housing Strategy Team have confirmed that the design and location is suitable for the intended occupiers and complies with criteria 2 and 3 of the policy. Regarding criteria 4, the Commissioners have also confirmed that there would not be an overconcentration of this type of use within the local area. The Solace Team have also confirmed that they have no objection. The proposal therefore has the support of the County Commissioners and the Housing Strategy Team at the City Council subject to a condition

ensuring that local occupancy is prioritised. It is therefore considered that the proposal would comply with policy A5 of the adopted Gloucester City Plan (2023).

6.15 Effect on the living conditions of neighbouring properties

Paragraph 127 (f) of the NPPF provides that planning should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

6.16 Given the small scale of the proposed children's home, with only 4 young people and 2 carers, the number of occupiers are no more than could reasonably occupy a family home. The property also has a private rear garden for amenity space. It is therefore not considered that the use would significantly affect the amenity of the nearest residential properties. The Council's Housing Strategy team have assessed the location and confirm that the use should not result in excessive noise or activity that would disturb local residents.

6.17 Effect on the character and appearance of the street scene

Paragraphs 124, 127 and 130 of the National Planning Policy Framework (2018) requires high quality design and for account to be taken of the character of different areas. This is reflected in Policy SD4 of the Joint Core Strategy which sets out requirements for high quality design. The proposed change of use would not require any building works and would not impact on the character and appearance of the street scene. The provision for refuse would remain as existing. There would be the addition of 1 parking space but this would not appear overly prominent in this suburban setting. The proposal would therefore have minimal impact on the street scene and would accord with policy SD4 of the JCS (2017)

6.18 Other issues

Property values Some of the objector letters refer to property values. It must be noted that this is not a planning issue and cannot be taken into account when determining planning applications.

Covenant Some objectors also mentioned a covenant on the estate restricting the properties to residential use and that the properties should not cause a nuisance. It must be noted that covenants are a civil matter and are not a material consideration of this application

Size of garden Some neighbours have described the garden as small. The Housing Commissioners and the Council's Housing Strategy team consider that the garden would provide acceptable private outdoor amenity space for the proposed use.

Noise

There would only be 6 people at the property for the majority of the time with the exception of shift changes and visitors, This is no more people then can occupy domestic dwellings, The shift changes do not occur at unreasonable times of the day. There is no reason that there should be excessive noise from the proposal This conclusion has also been reached by the Housing Strategy team.

Provider and out of area placements

The Housing Commissioners have no objection to the proposal subject to the condition prioritising children from the administrative area of Gloucester City. Although the provider is based out of Gloucester, the condition ensures that the proposed use provides for Gloucester City Councils housing need as a priority.

6.19 Economic considerations

There would be no building works as part of this application so there would be no economic opportunities with a construction phase, but the use would employ a total of 10 members of staff and this would support employment opportunities and therefore the proposal would have some economic benefit. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some limited weight to the case for granting permission.

6.20 Conclusion

This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of location, impact upon the amenity of any neighbours and the local area, impact on the character of the area and impact on the highway network. The proposal is acceptable and accordingly permission should be granted subject to conditions.

7.0 RECOMMENDATION OF THE PLANNING DEVELOPMENT MANAGER

That planning permission is **GRANTED** subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the drawings on the following plans except where otherwise required by conditions of this permission:

- Application form
- Out of area placement report 'No place at home' received 28th February 2023
- Right Placement First Time received 28th February 2023
- Information regarding placements received 6th March 2023
- Ofstead information received 6th March 2023
- Existing Floor plans and elevations (amended plan) (PC23-001-101 rev A) received 13th April 2023

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 3

The development hereby permitted shall not be occupied until the vehicular parking facilities have been provided in accordance with the submitted plan drawing no. PC-23-001-101, and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 110 and 112 of the National Planning Policy Framework.

Condition 4

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of no. 2 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework

Condition 5

The occupancy of the property will be restricted to vulnerable children in care known to and referred from the Gloucestershire County's Children's and Families Commissioning Hub (or subsequent body) with local housing needs currently living, or returning to live close to a relative, within the administrative boundary of Gloucester city, and any support staff required to provide care and support to those children.

When vacancies arises and no children within Gloucester City require those places, spaces will be offered to vulnerable children in care residing in the county of Gloucestershire known to and referred from the Gloucestershire County's Children's and Families Commissioning Hub (or subsequent body).

Reason

In accordance with A5: Specialist Housing of the adopted Gloucester City Plan 2011-2031, planning permission for specialist housing is only permitted when supported by evidence for need within Gloucester City and in accordance with Policy SD11: Housing Mix and Standards of the adopted Joint Core Strategy 2011-2031, development should address the needs of the local area.

Informatives:

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Note 3

The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk .

Planning Application: | 23/00082/FUL

Address: | 31 Westmead Road,
| Gloucester

Committee Date: | 2nd May 2023

Appendix 1 – Site location plan

Appendix 2 – Existing and Proposed floor plans