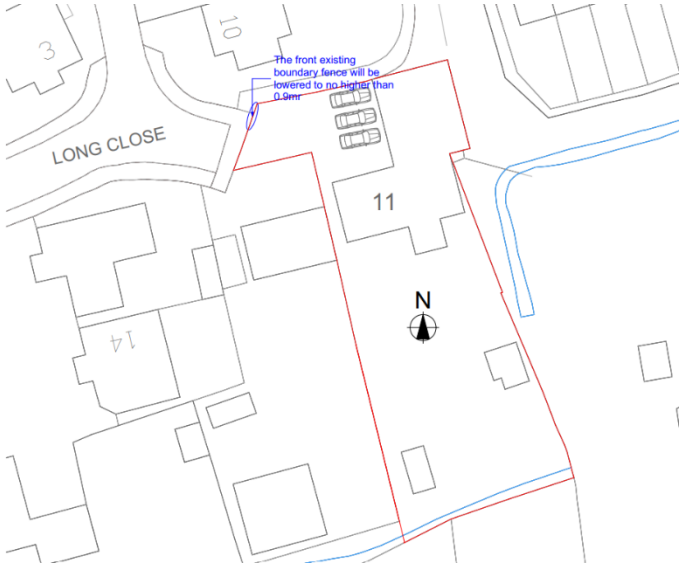


| | |
|-----------------------------|---|
| APPLICATION NO. | P24/V2426/FUL |
| SITE PROPOSAL | 11 Long Close Botley Oxford, OX2 9SG Change of use from existing dwelling (C3) to children's residential home (C2) (as amplified by noise management policy and details of staff schedule and vehicle movements received 29 November 2024). |
| AMENDMENTS | Corrections made to parking capacity and amendment made to secure reduced height of front fence |
| APPLICANT | Heartview Children Homes Ltd |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 13.11.2024 |
| TARGET DECISION DATE | 28.2.2025 |
| PARISH | CUMNOR |
| WARD MEMBER(S) | Scott Houghton Judy Roberts |
| OFFICER | Katherine Canavan |

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee at the request of Councillor Judy Roberts.
- 1.2 The application site is located within the built-up residential area of Dean Court, on the western edge of Oxford. The property is located at the far end of Long Close, accessed off Fogwell Road. A public footpath runs along the northern edge of the site, parallel to the driveway of no 11.
- 1.3 The property is L-shaped with the 2-storey element facing northwards, and the single storey element / annex facing westwards. The dwelling has 4 bedrooms upstairs, and 2 bedrooms in the attached annex. The dwelling sits within a good sized plot, with hardstanding to the front, and a grassed area to the rear. A stream runs along the bottom of the garden within the site.
- 
- 1.4 There are no area designations or site constraints relevant to the proposal.

2.0 **PROPOSAL**

2.1 The applicant seeks permission for a change of use from a C3 Planning Use (residential development) to a C2 Planning Use (children’s home).

2.2 The proposal relates to a 6-bed detached dwelling with a good sized garden. It is proposed that the building becomes a children’s home to accommodate up to 4 young people, aged 8-17 years with a learning disability and / or autism spectrum disorder. The home would be managed at all times by three staff members working 12 hour shifts: 8am to 8pm, and 8pm to 8am. No external changes are proposed to the outside of the property. Plans set out the internal layout to be:

Annex: 1 bedroom, living area/kitchen/wc

It is proposed to turn bedroom 5 into a dressing room.

- Ground floor: living area/kitchen/wc, staff office
- First floor: 3 bedrooms, staff room (overnight accommodation, as required), main bathroom

It is proposed to block up one internal wall to bedroom 4 to create a staff room.

- Garden: Games room

2.3 During the course of the application additional information has been submitted in the form of:

- Noise management protocol
- Care strategies for noise management
- Staffing / shift details

2.4 At the request of the Highways Officer an updated parking plan has also been provided showing 3 useable parking spaces to the front of the property, and proposing to lower the front fence to no higher than 0.9m.

2.5 Copies of the plans accompanying the application are **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

A summary of the consultation responses received is below. Full comments can be viewed online at: www.whitehorsedc.gov.uk.

3.1 **Publicity**

The application was publicised in accordance with the relevant procedures for the type of application.

3.2 **Statutory Consultee responses**

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| Cumnor Parish Council | Objection Inadequate off-street parking provision or staff and visitors resulting in increased pressure on on-street parking. Contrary to policies DBC1 and RES2 of the NDP. |
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| | <p>Number of vehicle movements and at various times of the day would adversely impact the amenity of neighbours, and impact the established residential character of the area.</p> <p>Risk of increased noise disturbance from change of use to ‘residential institution’.</p> <p>Additional safety measures should be secured by condition to ensure the safety of the people living at the property.</p> |
|--|--|

3.3 Council - professional officer comments

| Representation | Comments |
|---|--|
| Environmental Protection Team | <p>Revised response (Dec 2024) – No objection</p> <p>Further to the receipt of the Noise Management Plan, and subject to the premises being operated in accordance with the policy, no objection.</p> |
| | <p>Original response – Holding objection</p> <p>The team has dealt with a number of cases involving noise from residential care settings, which, in some cases have amounted to a statutory nuisance. Therefore, in order to protect the amenity of local residents, the applicant will need to provide a noise and behaviour management plan in support of this application.</p> |
| Highways Liaison Officer (Oxfordshire County Council) | <p>Original response – No objection, subject to conditions</p> <p>Car parking provision has been provided. The fencing between the 2 fence posts facing the turning area, must be reduced to 0.9m maximum height, in the interest of pedestrian/highway safety in the vicinity. Cycle parking provision, to standards, to be provided.</p> |

3.4 Public responses

34 representations were received objecting to the proposals. A petition, signed by 45 individuals, was also submitted objecting to the proposals. The key concerns raised during the consultation are summarised below.

| Representation | Comments |
|--|---|
| Traffic congestion and pedestrian safety | <p>Traffic congestion and increase in traffic movements due to intensification of use – taking children to school, staff, taxis, deliveries etc.</p> <p>The close is too small and narrow to deal the increased traffic associated with the proposed use</p> <p>Given the proximity of the access to the adjacent footpath, the increased traffic to the site will put at risk users of the footpath; this is a well used</p> |

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| | <p>pathway. There is also poor visibility from the access across to the footpath.</p> |
| Parking pressure | <p>Lack of parking spaces on the site. The access is not large enough for 4 cars to manoeuvre on / off site. Displacement of parking within the cul-de-sac and on neighbouring streets.</p> |
| Residential amenity, noise and disturbance | <p>Noise disruption and disturbance to local area, in light of proximity of dwellings and gardens to no 11 Lack of information on noise management protocol Loss of privacy. The increased impact on amenity would affect neighbours day and night.</p> |
| Care of young people | <p>Concerns over level of care being provided and lack of clarification in noise management / care protocol documents. Risk associated with stream at the bottom of the garden, particularly if vulnerable children are living at the property. The property's size and layout do not meet the specific needs of a children's home – adequate outdoor space, soundproofing, internal modifications etc. It is not clear how the provision feeds into the strategic care aims of Oxfordshire County Council.</p> |
| Unsuitable location | <p>While the need for care is recognised, this is not a suitable location for such a use. Out of keeping with character of the neighbourhood and inappropriate location for running a business / children's home. The Cumnor NDP sets out that that the Dean Court area is entirely residential, and this proposal therefore conflicts with this, in being a business use Change in character, in conflict with quiet residential area. Concerns that the site cannot offer the best quality support for vulnerable children. The location provides inadequate accessibility for the support and logistical needs of a home. Also, it offers very little space for the children.</p> |
| Waste storage | <p>Lack of space for commercial waste storage Conflict between parking space and waste storage</p> |

4.0 **RELEVANT PLANNING HISTORY**

| Application Number | Description of development | Decision and date |
|----------------------------------|---|------------------------------|
| 4.1 P17/V1610/NM | Non Material Amendment to application ref. P16/V2112/HH to increase the number of rooflights from two to three facing property. | Approved (07/07/2017) |
| P16/V2112/HH | To construct a double garage with roof storage space. | Approved (10/10/2016) |
| P16/V0241/HH | To construct a double garage with roof storage space. (As amended by documentation received 24 May 2016 submitted by the agent reducing the size of the garage) | Withdrawn (18/08/2016) |
| P16/V0025/PEO | Construct a double garage with roof space storage. | Advice provided (27/01/2016) |
| P03/V0413 | Extension and conversion of garage to form granny annexe. | Approved (15/04/2003) |
| P01/V0639 | Single storey extension. | Approved (03/07/2001) |

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 This proposal does not fall within one of the identified classes of development in Schedule 2 of the EIA regulations. Given the scale and type of the development it is considered that an EIA is not required.

6.0 **POLICY & GUIDANCE**

6.1 **National Planning Policy Framework and Planning Practice Guidance**

6.2 **Development Plan Policies**

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

- DP16 - Access
- DP23 - Impact of Development on Amenity
- DP25 - Noise Pollution
- DP28 - Waste Collection and Recycling

Cumnor Neighbourhood Plan Policies:

- DBC1 - General Design Principles in the Parish
- RES1 - Residential Mix and Standards
- RES2 - Care Homes and Residential Institutions
- TI1 - Sustainable Transport

Emerging Joint Local Plan 2041

The Council has prepared a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The JLP was submitted to the Secretary of State on Monday 9 December 2024 for independent examination. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF.

The starting point for decision taking remains with the policies in the current adopted plan(s). The JLP is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the JLP.

6.3 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

Parking Standards for New Developments, supplementary document for the Local Transport and Connectivity Plan (LTCP), adopted July 2022.

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- **Principle of development**
- **Residential amenity**
- **Access and parking**
- **Design and character**
- **Flood risk and drainage**

7.2 Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

7.3 The principle of residential development has already been established on the site for a 6-bed dwelling, and the dwelling is existing. The applicant seeks permission for a change of use from a C3 Planning Use (residential development) to a C2 Planning Use (children's home). Dean Court, for the purposes of the settlement hierarchy set out in Policy CP3 of the LPP1, forms part of the wider service area of Botley, and is within easy access of services, facilities and transport links connected with Oxford. The site is a sustainable location.

7.4 Paragraph 63 of the NPPF sets out that:
Within this context of establishing [*housing*] need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

7.5 The Ministerial Statement ‘Planning for Accommodation for Looked After Children’ dated 23/05/23, reinforces:
‘The planning system should not be a barrier to providing homes for the most vulnerable children in society... These need to be the right homes, in the right places with access to good schools and community support. Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs.

The ‘Commissioning Strategy for Children We Care For Placements 2020-2025’ (Dec 2021) (Oxfordshire County Council and associated agencies and partners) highlights the overall lack of sufficiency in the area.

7.6 Policy RES2 of the Cumnor NDP sets out that proposals for residential institutions will be supported, provided that parking is provided to the side or rear of the property, landscaping and soft boundary treatments are provided to the road frontage and the development would not have an unacceptable impact on the amenity of local residents.

7.7 The site is already in use as a residential development, and the dwelling currently has space to accommodate at least two adults and 4+ children, and garden space to the rear. The site is in a sustainable location, and residents and staff would not be solely reliant on private transport to reach services and facilities. Subject to assessing the specific policy considerations of a children’s home, over and above that of a family household, and having regard to the requirements of Policy RES2 of the Cumnor NDP, the principle of a children’s home in this location is acceptable.

7.8 **Residential amenity**

Policy DP23 of the LPP2 requires development proposals to demonstrate they will not result in significant adverse impacts on the amenity of neighbours, including from noise disturbance.

7.9 Policy DP25 of the LPP2 expands upon this in setting out that noise-generating development that would have an impact on environmental amenity will be expected to provide appropriate mitigation. If this cannot be provided, development will not be permitted.

7.10 This is also drawn through to Policy RES2 of the Cumnor NDP which supports proposals for residential institutions, provided that the development would not have an unacceptable impact on the amenity of local residents.

7.11 The site is currently in residential use, and sits within an area characterised by residential development. The proposed use, if improperly managed, has the

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potential to harm neighbours through noise and disturbance. The applicant has submitted a noise management plan, and supporting statement, which outline the measures which will be employed to manage noise and set out care strategies tailored to children with disabilities and learning needs. This includes 24-hour staffing but with a key focus of operating the same ethos as a family home. Strategies include providing Positive Behaviour Support, structured routines and practising de-escalation techniques.

- 7.12 While the overall care will be monitored and assessed under separate legislation and by regulatory bodies, such as Ofsted, a sufficient level of detail has been provided as part of the application to demonstrate that the use of the dwelling as a children's home would not adversely affect the amenity of neighbouring occupants, or increase the risk of noise disturbance over an equivalent use as a family home. The council's environmental health team was consulted on this application, and following the receipt of the noise management plan, officers have no objection to the proposal. It is recommended that the implementation of the noise management plan is secured by condition.
- 7.13 The number of vehicle movements to and from the house are not considered to result in significant harm to amenity, given they will not be significantly greater than would be generated by the occupation of the building as a single dwellinghouse. This has been clarified in the Supporting Statement provided by the applicant, i.e. that children will follow a day-to-day routine within their family setting, and meetings with school / support professionals will, in most cases, be at other locations away from the property.
- 7.14 The proposal is seeking to provide accommodation for four young people. As there are 6 bedrooms in the dwelling, it is recommended the number of permanent residents is restricted to 4 children / young people only. An increase beyond this may also require additional support workers, which would require the parking and manoeuvring arrangements to be reviewed.
- 7.15 Permission to use the house for C2 purposes could also allow a wider range of uses within that use class. For the avoidance of doubt and to protect the amenities of neighbouring properties a condition is recommended preventing a change of use from a children's home using permitted development rights. A further planning application would be required to consider any further change of use, or to revert back to C3 use (once the C2 permission is implemented).
- 7.16 As there is no operational development proposed there will be no harm in terms of overshadowing, overdominance or visual intrusion. The nature of the use is also not considered to result in any significant loss of privacy to neighbouring properties.
- 7.17 As the noise management plan is considered to prevent significant harm to neighbours, and subject to conditions requiring the implementation of these measures and controlling the number of children resident and the use, the application accords with policies DP23 and DP25 of the LPP2, and Policy RES2 of the Cumnor NDP.

7.18 **Access and parking**

Policies CP33, CP35, CP37 of the LPP1 and Policy DP16 of LPP2 require development to provide safe and convenient access, sufficient car and cycle parking in line with Oxfordshire County Council standards and adequate provision for loading, unloading, circulation, servicing and vehicle turning.

7.19 Policies DBC1, RES2 and TI2 of the Cumnor NDP seek to encourage active travel, and improved footpath connections. Where parking is required, it should be on-site but away from the frontage, and development should avoid an over-reliance on on-street parking.

7.20 The site fronts onto Long Close at the end of the cul-de-sac. The driveway access is wide enough for one vehicle. The current parking provision for the dwelling is 3 parking spaces, with the potential to park four in a tandem arrangement. Vehicles are required to reverse out of the site. No changes are proposed to the parking arrangements. As the proposal relates to an existing building with parking to the front – rather than being designed from scratch as a new build home -, it would not be reasonable in this case to require the 3 spaces to be relocated to the side or rear of the property, as long as the parking capacity is appropriate for the intended change of use. Although the parking location does not fully meet the requirement of RES2 of the Cumnor NDP, there is justification for the existing parking to be retained to the front.

7.21 The change of use would retain 3 on-site parking spaces at any one time. The supporting information provided by the care provider sets out that between 2 and 3 members of staff would be on site at any time. The Highways Officer has made an assessment based on a maximum of 6 members of staff being on-site at changeover point but it is understood that in most cases arrival times would be staggered. Based on visits to the site, Officers are satisfied that there is sufficient space on neighbouring streets for short-stay parking, allowing for staff to park up and move onto the driveway at shift changeover. The amount of on-site parking is acceptable for the members of staff on duty, and the change in use would not result in the over-reliance on on-street parking. For this reason, and on the advice of the Highways Officer, no additional on-site parking provision is required. Officers are satisfied that there is no conflict with Policy DBC1, RES2 or TI1 of the Cumnor NDP in this respect.

7.22 Bearing in mind the slow speeds of vehicles in the close, reversing out of the site is not considered to be a risk to highway safety. However, given the proximity of the footpath which runs along the north edge of the site (close to the front driveway) and connects into the close, a condition is recommended to reduce the height of the front boundary treatment to 'no higher than 0.9m'. This is to secure clear visibility when reversing out of the site, and for the safety of footpath users. This also responds positively to the requirements of Policy DBC1 of the Cumnor NDP in relation to prioritising pedestrian routes.

7.23 Given the sustainable location, walking and cycling to the site is encouraged, in line with policies CP33, CP35, CP37 of the LPP1 and policies DBC1 and TI1 of the Cumnor NDP. A safe and secure cycle store for 4 cycles is recommended

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and has been secured by condition, in line with policies CP33, CP35, CP37 of the LPP1 and policies DBC1, RES1 and TI1 of the Cumnor NDP.

- 7.24 Officers conclude the level of on-site parking accords with Policies CP33, CP35 and CP37 of the LPP1 and DP16 of the LPP2, and DBC1 and TI1 of the Cumnor NDP.
- 7.25 **Design and character**
Policy CP37 of LPP1 requires development to be of high quality, visually attractive design that responds positively to the site and its surroundings with appropriate scale, height, details and materials.
- 7.26 Policy DBC1 of the Cumnor NDP requires development to have regard to the provisions of the Vale of White Horse Design Guide and to the essential character of their local area as defined by the Cumnor Parish Character Assessment. The design principles also extend to parking provision, avoiding an over-reliance on on-street parking, and promoting walking / cycle routes and connections.
- 7.27 There is no operational development proposed so there will be no visual impact. However, the use of land and buildings has the potential to affect local character.
- 7.28 In this instance, the number of children resident, their supervision and the likely number of movements this will generate will not be harmful to local character, or significantly alter the way in which the site would function (over and above a single household). The use would continue to be in keeping with the residential nature of the area. On this basis, the application is considered to accord with policy CP37 of the LPP1 and Policy DBC1 of the Cumnor NDP.
- 7.29 A number of concerns have been raised in terms of the security of the building and safety measures to keep the residents safe, particularly as a stream runs along the far end of the garden within the site. This was observed on the site visit.
- 7.30 The level of risk associated with water is the same as currently with the property being in private residential use. The overall care and safety of the young people residing at the property falls within the care protocol and management policies of the care provider and is overseen by regulatory bodies. The presence of the stream within the site does not have a bearing on the planning assessment in this respect. In terms of security features and alterations to the property, these would be more appropriately carried out under separate legislation and informed by regulatory bodies. The installation of measures to the inside of the property would not require planning permission, and if required to meet the relevant regulations, could be installed at the appropriate stage, following permission being granted.
- 7.31 **Waste Management**
Policy DP28 of the LPP2 requires development to meet the requirements of the council's Waste Planning guidance. Proposals for non-residential use must

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ensure sufficient space is provided for the storage of communal recycling and refuse containers, and provision is made that is adequate for the proposed use class.

7.32 This is drawn through to Policy RES1 of the Cumnor NDP which requires sensitively screened and unobtrusive storage for bins and recycling, and for storage to be located in positions not visible from street frontages.

7.33 While the change of use would no longer be C3, the waste associated with the new use, and the number of individuals on-site, would continue to be comparable to a household. Wheelie bins are currently stored on the front driveway but are not visible within the streetscene. There is sufficient space along the side passage way for waste and recycling storage, if required, and to avoid any conflict with parking spaces. Even if the waste collection provider were to change, the waste storage capacity associated with the change of use would not significantly alter. For these reasons the development would confirm with policy DP28 of the LPP2 and RES1 of the Cumnor NDP.

7.34 **Biodiversity Net Gain**

The development is of a scale that would be subject to the 10% BNG uplift, which was introduced in April 2024. No increase in footprint is proposed, and there would be no loss of habitat through the change of use. The development is therefore exempt from the requirement.

7.35 **Community Infrastructure Levy**

No increase in footprint is proposed, and the development is therefore not CIL liable.

7.36 **Pre-commencement conditions**

No pre-commencement conditions are recommended.

8.0 **Other Relevant Legislation**

8.1 Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

8.2 Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

8.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

9.0 **PLANNING BALANCE AND CONCLUSION**

9.1 The principle of a children's home in this location conforms with the spatial strategy, in being in sustainable location with public transport and cycling

options to access to services and facilities for young people. Appropriate measures have been set out to demonstrate how the use will be managed and to limit any risk of noise disturbance. Subject to conditions to secure implementation, sufficient detail has been provided to ensure parking and turning can be provided on site for staff. The development accords with the development plan and NPPF (2024).

9.2 **Abbreviated versions of the recommended conditions are listed below and shown in full at Appendix 1.**

10.0 **RECOMMENDATION**

Grant planning permission subject to conditions:

Standard

- 1. Commencement within 3 years**
- 2. Development in accordance with approved plans**

Prior to occupation

- 3. Reduction of front boundary treatment**

Compliance

- 4. Provision of cycle storage, prior to occupation**
- 5. Noise management plan – compliance**
- 6. Retention of parking spaces**
- 7. Maximum number of residents – 4**
- 8. Restriction of use – C2 Children’s home**

Officer: Katherine Canavan

Email: planning@whitehorsedc.gov.uk

Tel: 01235 422600

Appendix 1

Recommended Conditions (full text):

| Sequence | Description | Details |
|----------|-----------------------------------|--|
| 1 | Use to commence within 3 years | <p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2 | In accordance with approved plans | <p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans;</p> <p>Location Plan drwgn 5655_01 Block Plan Proposed drwgn 5655_07 Feb 2025 Composite Plan Existing and Proposed drwgn 5655_0 Feb 2025 Elevation Front Existing drwgn 5655_02 Elevation Front Proposed drwgn 5655_03 Elevation Rear Proposed drwgn 5655_05 Floor Plans Existing and Proposed drwgn 5655_09 Roof Plan Existing drwgn 5655_08</p> <p>except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p> |
| 3 | Front boundary treatment – 0.9m | <p>Prior to the occupation of the new development, the west-facing boundary treatment along the front access shall be lowered to no higher than 0.9m, as shown on Block Plan Proposed drwgn 5655_07 Feb 2025. Thereafter the height of the boundary treatment shall be retained in accordance with the approved details.</p> <p>Reason: To provide safe access and egress to the site, and to ensure clear visibility of pedestrians and cyclists using the adjacent footpath and pavements (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2, and Policy DBC1 of the Cumnor Neighbourhood Development Plan).</p> |
| 4 | Covered and secure cycle storage | <p>Prior to the occupation of the new development, a minimum of 4 covered and secure bicycle spaces shall be provided on site in accordance with the details which shall first be submitted to and</p> |

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| | | |
|---|------------------------------------|---|
| | | <p>approved in writing by the local planning authority. Details shall include the location of the cycle store, as well as details of the route to the highway.</p> <p>The cycle parking shall be implemented prior to first use of the development and thereafter retained in accordance with the approved details.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1, and policies RES1 and TI1 of the Cumnor Neighbourhood Development Plan).</p> |
| 5 | Noise management plan - compliance | <p>The development shall be carried out strictly in accordance with the noise reduction measures outlined in the approved 'Noise Pollution Policy for Heartview Children Homes Ltd' and the staffing arrangements outlined in the 'Supporting Statement - Heartview Feb 2025.</p> <p>These measures must be implemented in perpetuity and any variance to the approved measures must first be approved in writing by the Local Planning Authority.</p> <p>Reason: To protect the amenities of adjacent dwellings (Policy DP23 of the adopted Local Plan 2031 Part 2, and Policy RES1 of the Cumnor Neighbourhood Development Plan).</p> |
| 6 | Retention of parking area | <p>The parking area shown on Block Plan Proposed drwgn0 5655_07 Feb 2025 shall be retained unobstructed except for the parking and manoeuvring of motor vehicles at all times.</p> <p>Reason: To minimise displacement of parking onto the highway (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2, and Policies DBC1 and TI1 of the Cumnor Neighbourhood Development Plan).</p> |
| 7 | Maximum number of residents - 4 | <p>No more than a total of four children or young people shall be permanently resident at any one time.</p> <p>Reason: In the interest of the amenity of nearby residential properties (Policy DP23 of the adopted Local Plan 2031 Part 2, and Policy RES2 of the Cumnor Neighbourhood Development Plan).</p> |

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| | | |
|---|--|---|
| 8 | Restriction of use - C2 Children's home | <p>The premises shall only be used as a children's home (C2) and shall not be used for any other purpose, including any other purpose within Class C2 of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that Class in any statutory instrument amending or revoking and re-enacting that Order), without the prior grant of planning permission.</p> <p>Reason: To define the permission and in the interest of the amenity of nearby residential properties (Policy DP23 of the adopted Local Plan 2031 Part 2, and Policy RES2 of the Cumnor Neighbourhood Development Plan).</p> |
|---|--|---|