

Report to:

PLANNING COMMITTEE

Relevant Officer:

Susan Parker, Head of Development Management

Date of Meeting:

20 October 2020

PUBLICATION AND USE OF RESIDENTIAL CARE AND SEMI- INDEPENDENT SUPPORTED-LIVING ACCOMMODATION FOR CHILDREN AND YOUNG PEOPLE ADVICE NOTE

1.0 Purpose of the report:

1.1 The Committee is requested to approve the attached advice note for publication on the Council's website and use as a material consideration in the determination of planning applications.

2.0 Recommendation(s):

2.1 To approve the advice note for publication and use.

3.0 Reasons for recommendation(s):

3.1 To ensure that the relevant information is in the public domain to guide future applicants. This should give developers a greater degree of certainty and result in the submission of planning applications that accord with the Council's adopted approach and can be supported.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.4 The advice note is not published and used. This option is not recommended as, without clarification of the Council's approach, officers may find it more challenging to successfully defend appeals against refusal and the Council could be criticised for not making its expectations publicly available.

4.0 Council Priority:

4.1 The most relevant Council priority is 'Communities: creating stronger communities and increasing resilience'.

5.0 Further information

5.1 Members will recall that a report was presented to and agreed at the Committee meeting on 16th June 2020 that set out an approach to deal with applications for Certificates of Lawfulness and applications for planning permission in respect of children's care homes. An earlier iteration of the Advice Note was then presented at the 4th August 2020 and approved for use. That version related solely to the provision of children's residential care homes.

Given the understanding of semi-independent supported-living facilities that has developed since then, it is now considered appropriate to include such accommodation within the Advice Note.

It is considered that conversions from single-family dwellings to both children's care homes and semi-independent supported-living facilities for young people can generally be judged to represent a material change of use for the following reasons;

- Change in the character of the use based on day-to-day activity, operations and physical layout;
- Impact of the proposal on wider strategies, service delivery and the Council's ability to meet local needs.

As a result, such changes of use are now considered to generally require planning permission. Pressure for the development of such uses is likely to continue for some time.

In order to guide applicants, the attached advice note has been prepared to set out the Council's expectations and to explain how applications will be considered. The advice note also stipulates the information that must be submitted with an application. The purpose is to provide clarity and guidance to enable the submission of better quality applications that the Council can support.

If Members approve the advice note, it will be published on the Council's website and used as a material consideration in the assessment and determination of planning applications.

5.2 Does the information submitted include any exempt information? No

5.3 List of Appendices:

5.3.1 Appendix 7(a): Children's care homes planning advice note – July 2020

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None