

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2024/0633
Site address	Breffni House, Farm Lane, Horsehay, Telford, Shropshire, TF4 2NE
Proposal	Change of use from Residential Dwelling (Use Class C3) to Residential Care Home (Use Class C2) ****AMENDED DESCRIPTION**** ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED****
Recommendation	Full Grant

- 1.1 Following publication of the LPA's Committee Report, additional neighbour representations have been received, objecting to the proposed scheme. These representations include the following material planning considerations.
- 1.2 Firstly, a query has been raised regarding the neighbouring properties that have been consulted during the course of the application. Whilst this has previously been commented on within the Committee Report, Officers would like to reiterate the following. From a planning perspective, the consultation requirements are set out within the Development Management Procedure Order (2015), which gives the Local Planning Authority the option of either displaying a site notice or sending letters to neighbours with a boundary that adjoins the red line of the application site. Telford & Wrekin Council's Statement of Community Involvement goes above the statutory requirements and states that the Local Planning Authority should consult neighbours with an adjoining boundary to the application site by way of neighbour notification letter. Officers are therefore satisfied that the correct procedure has been followed and the correct properties have been formally consulted during the course of the application. This being said, all representations received have been taken into consideration and all material planning considerations raised have been addressed accordingly within the Committee Report.
- 1.3 A comment has also been raised regarding other applications within the Borough for similar works, one of which was withdrawn in 2023, in Tibberton. Officers can confirm that each site has different characteristics and each proposal is slightly different. In terms of the 2023 application in Tibberton, this is believed to have been TWC/2023/0625 and whilst a number of objections were received, this appears to have been withdrawn at the request of the Applicant, as per the correspondence on the planning file.
- 1.4 As outlined within the Committee Report, Officers have assessed the use proposed at Breffni House, as well as the characteristics of Breffni House and its surrounding area. The proposal is considered to meet the policy tests for which the application must be determined against and Officers consider that the operation can be suitably controlled through suitably worded conditions, alongside regulation by Ofsted.
- 1.5 A comment has also been made about works already taking place at the Application Site. Officers did obtain clarification from the Applicant in relation to what works have already been undertaken on the application site and these are understood to be internal works only, which would not have required planning permission. Had the works required planning permission, this would have been included in the application and planning law requires retrospective/part-retrospective works are assessed in the same manner as proposed works.

- 1.6 Concern has been raised regarding the existing driveway layout and the fact that this could result in cars having to reverse off the driveway, leading to highway safety concerns. During the course of the application, the Applicant has provided additional information showing the anticipated car parking layouts throughout a normal working day. The Local Highways Authority have been formally consulted and based on the level of parking available and the number of staff members proposed, the parking provision is considered satisfactory; in the opinion of the Local Highways Authority given the size of the existing driveway, space is available for manoeuvring of vehicles prior to egressing onto the highway in a forward gear. Furthermore, the trip rates proposed in this instance are not considered to be substantially greater than those that would be evident if the site remained as a large family home, rather than the C2 use currently proposed.
- 1.7 Finally a comment has been made regarding the information included within the supporting documents received, in terms of staff shift patterns, and how this will be controlled. Officers are satisfied that the proposal can be suitably controlled through the inclusion of conditions on the decision notice; specifying that the works shall be carried out in accordance with the submitted details. Whilst timeframes have been given in this instance (i.e. 7 - 9 am), rather than specific times, in terms of staff shift patterns, Officers are satisfied that the proposal would not lead to detrimental harm given the staff numbers proposed and the level of information provided is considered satisfactory.
- 1.8 In addition to the above, the representations received do also raise some points which are not material considerations. These include the following:
- 1.9 A query has been raised as to whether the Applicant is funded by the Local Authority either directly or indirectly. This is not a material planning consideration and is given no weight in the planning recommendation.
- 1.10 A comment has also been raised in relation to the residents of Farm Lane having one of the highest paid Council tax band charges; again this is not a material planning consideration and can therefore be given no weight in the overall planning balance.

## 1. DETAILED RECOMMENDATION

- 1.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:

A) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

A04 - Time Limit Full

CO13 – Parking, Loading, Unloading and Turning Area

C038 - Development in accordance with plans

Custom – Development in accordance with Planning Statement

Custom – Restrict use and number of children in care (4)

*Informatives:*

I17b COAL AUTHORITY – Low Risk Standing Advice

I32 Fire Authority

I40 Conditions

I41 Reason for Grant