

TWC/2025/0415

181 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RA

Change of Use of a dwellinghouse (Use Class C3) to a small childrens residential home for up to two young persons (Use Class C2)

**APPLICANT**

iNKFISH Care

**RECEIVED**

16/06/2025

**PARISH**

Wrockwardine Wood and Trench

**WARD**

Wrockwardine Wood and Trench

**THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS**

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2025/0415>

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

**2. SITE AND SURROUNDINGS**

- 2.1 The application site is 181 Teagues Crescent, Trench, a residential dwelling situated on the Northern side of Teagues Crescent.
- 2.2 In terms of the context, the host dwelling is located within the urban area of Telford, surrounded by other residential properties. The character of the surrounding area is generally that of housing, consisting of a mix of detached and semi-detached properties.
- 2.3 The site to which the change of use relates comprises a spacious 2-storey, five-bedroom detached dwelling with parking and ample private amenity space. The application site is located approximately 3.6 miles from Telford Town Centre and near to other local centres; public amenity areas, schools and other facilities are also available nearby.

**3. PROPOSAL**

- 3.1 This application seeks full planning permission for the Change-of-Use from Residential Dwelling (Use Class C3) to a small Children's Residential Care Home for up to two young persons (Use Class C2).
- 3.2 The proposed Care Home will provide a home for two young persons between the ages of eight (8) and eighteen (18) under the care of two full-time staff members and one manager, in a safe and secure environment. The proposed

care home will provide medium to long term residential accommodation for the users and will operate as closely as possible to a standard family household, in order to mirror a typical family environment.

- 3.3 No external alterations are proposed to the existing dwelling. The existing driveway area will be used to provide formalised parking spaces, whilst utilising the existing access.

#### **4. RELEVANT PLANNING HISTORY**

TWC/2025/0194 - Application under Section 192 for a certificate of lawfulness for proposed change of use from a Dwellinghouse (Use Class C3) to a residential children's home for up to 2no. residents (Use Class C2) - Section 192 Proposed Use Refused 21 March 2025

#### **5. RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Practice Guidance (NPPG)  
National Planning Policy Framework (NPPF)

- 5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031:

SP1: Telford

SP4: Presumption in Favour of Sustainable Development

HO7: Specialist Housing Needs

C3: Implications of Development on Highways

C5: Design of Parking

BE1: Design Criteria

- 5.3 Other Documents

Homes for All SPD

- 5.4 Telford & Wrekin Local Plan 2020-2040 (Regulation 19 Review):

Please note that the Council are currently at the Regulation 19 Stage of the Local Plan review and therefore, limited weight will be given to the relevant policies within this document (Please see the following link for further information: <https://www.telfordandwrekinlocalplan.co.uk/site/index.php>). After review of your proposal, the following policies are considered to be of relevance:

NE3: Biodiversity Net Gain

HO6: Supported and Specialist Housing

DD1: Design Criteria

DD5: Waste Planning for Residential Developments

ST3: Impact of Development on Highways

ST5: Electric Vehicle (EV) Infrastructure and Parking Design

## **6. NEIGHBOUR REPRESENTATIONS**

6.1 The application has been publicised through direct notification to neighbouring properties, local members and the Wrockwardine Wood & Trench Parish Council.

6.2 The Local Planning Authority (LPA) received 8 objections and 2 letters of support on the proposed scheme. The following summarised issues were raised in objection to the proposal:

- change the dynamic of the area;
- quiet residential area – increased impact from noise;
- sets a precedent for further businesses;
- houses should not be sold to businesses;
- previously been refused, what is the difference between first and second application; querying the consultation process undertaken;
- queried the nature of the use, age of children, needs and whether the age group could change;
- significant increase in vehicle movements, leading to highways safety concerns;
- impact to the character of the area;
- neighbouring house prices devalued;
- potentially cause anti-social behaviour.

## **7. STATUTORY REPRESENTATIONS**

7.1 Wrockwardine Wood & Trench Parish Council: **No comment received.**

7.2 Highways: **Support subject to Condition(s):**

- the Applicant has provided a Site Plan demonstrating the on-site parking provision available; this includes adequate space for up to 4 cars on the existing driveway;
- whilst the proposal is for a Children's Care Home (and the parking standards for care differ from residential dwellings), it is acknowledged that the proposal will be operated in a similar manner to a residential dwelling. The children being cared for range from the ages 8-18 and

will therefore not have use of a car, with only the carers requiring parking facilities;

- given the size of the existing driveway and the number of staff change overs per day being limited, and in recognition of the proposed development and staffing shift patterns presented in the Planning Statement and documents submitted, the level of traffic associated with the development is not considered to result in significantly detrimental harm to the surrounding highway network and will not result in on street parking being required. Shift changes are proposed to take place at appropriate times during the day, ensuring that there is not too much disruption to the surrounding area. As such, there is no significant highway safety impacts to warrant refusal of the application and it is considered compliant with Policy C3 of the TWLP;
- Appendix 4 of the TWLP requires C2 Uses to provide parking facilities at a rate of one per full-time staff member, and one space per 4-bedspaces. The proposal therefore exceeds the TWLP Parking Standards and the Local Highways Authority have raised no objection to the proposal subject to Condition(s) in respect of (i) compliance with the Planning Statement and documents submitted; and (ii) the car parking being laid out as proposed prior to occupation.

**7.3 Specialist Housing Team: No Objection:**

- the provider is well established in this service and has run similar homes, so will bring the correct experience to the role. The application is for 2 young people, which covers the sufficiency required within the MPS on the Council's website and the need for this service in the borough is relevant.

**7.4 Shropshire Fire Service: Comment:**

- consideration should be given to the information contained within Shropshire Fire and Rescue Service's document.

**8. APPRAISAL**

- 8.1 The Development Plan for the application site consists of the Telford & Wrekin Local Plan (2011-2031). The National Planning Policy Framework (NPPF) whilst not forming part of the 'Development Plan' is a material consideration.

8.2 Having regard to the Development Plan Policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Scale and Design
- Impact on Amenity of Adjacent Properties/Uses
- Highway Impacts
- Other Matters

### 8.3 Principle of Development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.

8.4 The application site is located within the Built up Area of Telford, where the principle of residential development is generally considered acceptable. This is subject to appropriate scale and design, impact on neighbouring properties and any technical constraints being satisfactorily addressed; all of which have been considered during the assessment carried out.

8.5 The proposed development would see the existing 5-bedroom dwelling being utilised in its current form, as a two-bedroom children's care home (in addition to 2 no staff bedrooms). In this instance, the application site is already in residential use, therefore the principle of residential development on the application site is considered appropriate and therefore complies with policy SP1 and SP4 of the TWLP.

### 8.6 Scale and Design

The application site comprises an existing detached, 5-bedroom dwelling with ample parking and private amenity space. Whilst no external alterations are proposed to the dwelling, some minor internal changes are required to ensure that the home meets the needs of the residents.

8.7 The proposal will provide private bedrooms for each of the two (2) children, with the third and fourth bedrooms being utilised for staff sleeping quarters if required (during the shared night shift). The private garden amenity space will be utilised by the children and carers, in the same manner as a standard 'family home' and is therefore considered appropriate in size for this use.

8.8 The scale and design of the dwelling will not be altered as a result of the proposal and the scheme will not therefore impact the existing streetscene. The design of the internal arrangements are also considered appropriate for

the type and level of care being proposed. The proposal is therefore compliant with the relevant parts of Policies BE1 and HO7 of the TWLP in respect to scale and design.

8.9 Policy HO7 of the TWLP will support proposals within Use Class C2 and other forms of residential accommodation including retirement homes to address specialist housing needs, provided that:

- i. The proposed development is designed to meet the specific needs of residents, including requirements for disabled people, where appropriate;
- ii. The location of the development (including where such provision is part of a larger scheme) is in close proximity to community and support facilities, shops and services, and public transport connections; and
- iii. The proposed development relates well to the local context in design, scale and form.

8.10 The application site is situated within the Built up Area of Telford, and is considered to be a sustainable location. The site is approximately 0.4 miles from local shops and services, 0.2 miles from Teagues Bridge Primary School, 0.5 miles from Saint Luke's Catholic Primary School and 1.3 miles from Telford Priory School. As such, the siting of the proposal is considered appropriate. The scheme is also considered appropriate in terms of design given that no external changes are being made. Furthermore, the proposal meets the specific needs of its proposed residents and as such complies with Policy HO7 of the TWLP.

8.11 Section 7 of the Homes for All SPD sets out the type of supported and specialist housing that is required to meet identified needs within the Borough. Accommodation for vulnerable young people is an identified need and the proposal is supported by the Council's Specialist Housing Team. This is further supported by a Ministerial Statement on planning for accommodation for looked after children released in May 2023.

**8.12 Impact on Amenity of Adjacent Properties/Uses**

Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses.

8.13 As an existing dwelling, and the proposed use being that which shares similarities to the working of a family home, Officers do not consider that there will be any adverse impact on nearby properties by way of noise, dust, odour or light pollution over and above those that would arise from the occupation of the property as a C3 dwelling.

8.14 The proposed development will provide a home for two children ranging between the ages of eight (8) and eighteen (18). The Applicant has confirmed

that the number of staff members present on a regular basis will be three; this includes one manager and two care staff. The on-site manager will typically work three to four weekdays, between 0900 and 1700. The two care staff will work 24-hours shifts, with one carer changing over each morning at 0945; this to avoid disruption and ensure that on-street parking is avoided. As such, the maximum number of staff on site at one time will be four, but this will only be during the changeover times which are said to last between ten and fifteen minutes.

- 8.15 In addition to the above, the Planning Statement submitted outlines that other than the care staff and manager, no other staff members will attend site. Likewise, visits made by Social Workers and Ofsted would be infrequent, in the region of once every three months. As such, the intensity of these visits are limited and given the scale of the existing driveway these visits can be easily accommodated.
- 8.16 The supporting material outlines how the Applicant (Positive Outcomes), are specialist care providers in the area, creating environments recognised by both social services and Ofsted as outstanding for children's well-being.
- 8.17 Whilst the proposed development will offer a level of on-site care (as set out in the Planning Statement and supporting information received), it is considered that the daily operation of the home will not prejudice or undermine the existing surrounding uses. It is considered therefore that the proposal accords with Policies BE1 and HO7 of the TWLP in relation to impact on neighbouring residential amenity.

#### 8.18 **Highway Impacts**

As part of this submission the Applicant has provided a Site Plan demonstrating the on-site parking provision available at the application site. This includes adequate space for up to 4 cars to be accommodated on the existing driveway.

- 8.19 Whilst the proposal is for a Children's Care Home, it is acknowledged that the proposal will be operated in a similar manner to a residential dwelling. The children being cared for range from the ages 8-18 and will therefore not have use of a car, with only the carers requiring parking facilities.
- 8.20 As such, given the size of the existing driveway, the number of staff change overs per day being limited and in recognition of the proposed development and staffing shift patterns presented in the Planning Statement and documents submitted, the level of traffic associated with the development is not considered to result in significantly detrimental harm to the surrounding highway network and will not result in any on street parking being required. Furthermore, as outlined within this report, the proposed shift changes are considered to take place at appropriate times during the day, further ensuring that there is no detrimental disruption to the surrounding highway network.

8.21 As has been noted, Appendix 4 of the Telford & Wrekin Local Plan 2011-2031 requires C2 Uses to provide parking facilities at a rate of one per full-time staff member, and one space per 4-bedspaces. The proposal therefore exceeds the TWLP Parking Standards and the Local Highways Authority have raised No Objection to the proposal. As such, there are no technical highways reasons to warrant the refusal of this application and it is considered that the proposal complies with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.

## 8.22 Other Matters

In addition to the above, which Officers consider addresses the majority of the material considerations raised during the consultation period, further concerns have been raised by local residents which are addressed, below.

8.23 Firstly, a number of comments have been made regarding a previous application on the site and the fact that this was refused. The application in question was TWC/2025/0194, which was a Lawful Development Certificate for Proposed Use from Dwellinghouse (Use Class C3) to a residential children's home for up to 2no. residents (Use Class C2). As this was a Lawful Development Certificate, the LPA had assessed whether the proposed works required the submission of a Full Planning Application or whether the works would be lawful. As the proposal was for the care of children it was determined that the works would fall within the 'C2' Use Class, rather than C3(b) and from the assessment carried out Officers determined that the works would result in a material Change-of-Use of the application site; therefore requiring planning permission. Officers do wish to reiterate that when TWC/2025/0194 was assessed, this was based on a matter of fact and degree, rather than on the suitability of the proposal in relation to Policies outlined within the Telford & Wrekin Local Plan, which has been the case for this current application.

8.24 A number of neighbour comments have also been received, querying the consultation period undertaken as part of this application, and that not all neighbouring properties were consulted. Officers are satisfied in this instance that all neighbours who share a boundary with the red edged application site boundary (as required by the Development Management Procedure Order and TWC Statement of Community Involvement) were formally consulted in this instance, and the process has been duly adhered to.

8.25 The concerns raised over the personal history of the users, risk to safety of neighbouring properties and issues surrounding anti-social behaviour are acknowledged, but are not material planning considerations. Officers are satisfied that an appropriate level of information has been provided in this instance, including the age range of the children and the number of children to be cared for; other specific information regarding the history of the users is not a planning requirement in this instance. These homes need to be in

sustainable locations, with access to facilities and schools and be supported by an established local community. The Applicant is looking to provide a 'family home' to the young persons in its care, rather than institutional settings. This approach is also favoured by the statutory regulator, Ofsted, who has been encouraging providers to move away from the more traditional institutional model, having recognised that 'institutionalised' persons can then have difficulty transitioning effectively to independent living and the workplace. Policy HO7, the Homes for All SPD and national guidance supports the provision of care homes for young persons and it is considered that this proposal complies with the criteria set out within Local Planning Policy.

## 9. CONCLUSION

- 9.1 Having regard to the above considerations, the proposal represents a sustainable form of development that falls within the 'built-up' area of Telford. The proposal is considered to be acceptable in regards to scale and design and would remain in-keeping with the character and appearance of the immediate area and will not have a significantly detrimental impact upon the amenity of neighbouring residential properties. Furthermore, the Local Highways Authority have supported the scheme, subject to Condition(s), as there is a sufficient amount of off-road parking available for the proposed use. As such, there are considered to be no principle or technical reasons to warrant refusal of this application, and appropriate conditions are imposed to control its future use and management.
- 9.2 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

## 10. DETAILED RECOMMENDATION

- 10.1 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 Condition(s)) subject to the following:

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

### Condition(s):

Time Limit Full  
Parking, Loading, Unloading and Turning Area  
Development in Accordance with Plans  
Development in accordance with Planning Statement

Restrict Use and Number of Children in Care (2)

**Informative(s):**

COAL AUTHORITY – Low Risk Standing Advice

Fire Authority

Biodiversity Net Gain – Not Required

Conditions

Reason for Grant