

TWC/2025/0547

10 Emral Rise, Dothill, Telford, Shropshire, TF1 3LG

Change-of-use of a dwellinghouse (Use Class C3) to a small children's residential care facility (Use Class C2), installation of 1no. window on the first floor north east elevation and creation of an extended driveway and vehicular access ****AMENDED PLANS & ADDITIONAL INFORMATION RECEIVED**** ****AMENDED DESCRIPTION****

APPLICANT

Turnstone Residential Ltd

RECEIVED

12/08/2025

PARISH

Wellington

WARD

Shawburch and Dothill

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS RECEIVED A SIGNIFICANT NUMBER OF OBJECTIONS AND HAS BEEN CALLED IN BY CLLR TOMLINSON

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2025/0547>

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 site subject to this application is 10 Emral Rise, Dothill, a residential dwelling situated on the Eastern side of Emral Rise.
- 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 mainly detached properties.
- 2.3 The site to which the change of use relates comprises a 2-storey, four-bedroom detached dwelling with parking and private amenity space to the rear. The application site is located approximately 5.2 miles from Telford Town Centre and approximately 1 mile from the Market Town of Wellington. 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 of a dwellinghouse (Use Class C3) to a small children's residential care facility

(Use Class C2), installation of 1no. window on the first floor north east elevation and creation of an extended driveway and vehicular access.

- 3.2 The proposed Care Home will provide a home for up to three children between the ages of seven (7) and seventeen (17) under the care of two full-time staff members and one manager, in a safe and secure environment. The proposed care home will operate as closely as possible to a standard family household, in order to mirror a typical family environment.
- 3.3 In terms of external alterations, the Applicant is looking to install a window at first floor level, on the side elevation and make changes to the existing driveway by way of extending the area of hard surfacing and the existing vehicular access.
- 3.4 As part of the assessment carried out, Officers have sought clarity on some of the information provided, as well as additional information in the form of a Staff Rota. This information was required to allow the LPA's assessment to be finalised.

4. RELEVANT PLANNING HISTORY

TWC/2020/0716 – Erection of a single storey side extension to link onto the existing detached garage, conversion of the existing garage into a habitable room and temporary siting of a garden shed for a period of 18 months (Retrospective) – Full Granted on 27th November, 2020.

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

Telford & Wrekin Council Commissioning Strategy and Market Position Statement for Children's Safeguarding and Family Support 2024-2029

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 Wellington Town Council. Following receipt of additional information a re-consultation was also undertaken.

6.2 The Local Planning Authority (LPA) received 57 objections to proposed scheme. The following summarised issues were raised in objection to the proposal:

- Number of elderly people living on the street and concern regarding disruption.
- Concerns regarding increased noise.
- General disruption due to the nature of users.
- Business operation in residential area.
- Insufficient parking for the proposed use. Given the required number of carers in the amended plan, plus the manager, there will be a basic need to have a minimum of four available staff parking spaces at the home. However, there is only a single dropped kerb and even if it is possible to extend this, taking into account the lamppost sited partway across the frontage there will still not be enough on-site parking for four vehicles, let alone five.
- Lack of parking in the area / congestion on highway.
- Increased traffic, especially during change over times and increased number of visitors, with essential staff such as social workers,

- therapists, health workers and family visiting on a regular basis
- Given that carers will not be living permanently within the premises, the occupants will not be living together as a single household and the proposed use cannot fall within Class C3(b). The class use actually falls within Class C2.
 - The LPA should therefore deal with this as a material change of use.
 - Proposal is contrary to Policy HO7 of the TWLP, considering the location as a solely residential area and lack of services available.
 - Impact on community cohesion and safety due to increasing anti-social behaviour.
 - Out of keeping with the residential character of the area.
 - Existing garden is small, insufficient amenity space.
 - Property is subject to a restrictive covenant.
 - Property is unsecure for the children being cared for.
 - No local amenities for entertaining users.
 - C2 use represents a fundamental and intensive use shift, exceeding the scale appropriate for a neighbourhood designed for single family occupancy.
 - Overdevelopment of the site.
 - The site lacks features such as parking and nearby healthcare/community resources – meaning the use is unsustainable.
 - Loss of privacy and overshadowing – due to window proposed.
 - Noise and disruption during construction.
 - Not all the residents in the area have been notified formally of the proposals.
 - Dwelling is insufficiently sized.
 - Inaccuracies within supporting documentation.
 - Would result in tenant seeking alternative housing.

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council: Object:

- Lack of parking.
- Fear of antisocial behaviour.
- House not suitable, change character of the street.
- Street has elderly residents and is quiet – fear of disturbance.
- Too many carers coming and going, causing congestion on an already narrow road.
- Privacy worries for neighbours.
- No teenager facilities within close proximity to the site.
- Will negatively impact the community.

7.2 Cllr Karen Tomlinson: Object:

- Lack of transparency regarding the planning application with existing residents. Failing to take into consideration the views of neighbouring on Emral Rise and residents nearby.
- Contrary to Policy HO7 of the TWLP, as site is not suitable for this proposal, considering the location as a solely residential area and lack of services available.
- Property is subject to a restrictive covenant.
- The property is located on a narrow road, which poses several concerns with regards to traffic and parking. No capacity for pavement parking outside of the property due to how narrow the road is. If parking was allowed on the road, it would prevent the neighbours opposite from exiting their driveways.
- Whilst there is a driveway proposed, this is unlikely to meet the capacity of vehicles attending the residential home, with staff changeover, family & friends, social workers, health visitors etc.
- 2 members of staff and one manager daily, which demonstrates that there will not be enough parking.
- Significant impact on the surrounding properties, with regular staff change overs creating noise disturbance due to traffic arriving and leaving, as well as potential activities within the home leading to increased noise.
- Concern around the impact of business operations on the character of a residential area, and how it would be operated.
- Fear of crime / anti-social behaviour.
- Concerns about the existing extensions, which local residents believe did not gain the correct planning permission initially and was retrospective. Not the correct footings within the existing kitchen.
- Different building requirements, such as accessible standards, communal facilities.
- Applicant has no services already provided.
- Various contradictions and a lack of clarity within the plans submitted, including confusion over the number of residents.
- Contradiction in terms of who will be accommodated within the property; suggesting a lack of understanding by the provider.

7.3 Local Highways Authority: **Comment:**

- On review of the updated submission documents, the Local Highways Authority would raise the following comment.
- The updated submission now indicates that the existing driveway parking area and vehicle access crossover will be improved to accommodate 4no. vehicles that are easily accessible and convenient for use by staff/visitors.

- The 'Staff Rota Option 4' and 'Design and Access Statement' now clearly indicate 2no. staff stay on-site for 48 hours at a time, with travel only occurring on handover days. Handovers between sleep-in staff are now proposed to be staggered with the site manager arriving and departing outside of handover periods. For the majority of the time, there will be a maximum of 3no. staff members on site at any one time. The proposed parking arrangement would therefore be sufficient to accommodate development parking demand and the operational house car.
- The Applicant does look to provide cycle storage at the front of the property to encourage sustainable travel as an alternative to use of a private vehicle, which is fully supported by the LHA. The LHA would recommend storage for 2no. bicycles is provided to support the development. Details of cycle storage can be dealt with via planning condition.
- The LHA are therefore content that the Applicant has overcome the previous reasons for refusal and would not be in a position to support the proposal.
- This is subject to conditions and informatives being included on any decision notice.

7.4 Specialist Housing Team: **No Objection:**

- From a commissioning point of view, there is a need within the Borough. The quality and safeguarding evidence will be once Ofsted register the service and commissioning utilise the provision with a user in placement. Housing have met with the provider at the property.

7.5 Shropshire Fire Service: **Comment:**

7.6 West Mercia Police: **Comment**

- Application has been assessed on the likely impact on local residents and the resources of both the local authority and policy.
- Paragraph 91 of the NPPF recommended that LPA's aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- Whilst not formally objecting to the proposal, there are opportunity to design out crime, reduce the fear of crime and to promote community safety.
- Should planning approval be granted, the below should be considered.
- Boundaries: lower fences/hedges at the front of a property around 1m high are better than high fencing, allowing for natural lines of sight and not providing cover for someone hiding. Taller fencing recommended to rear and sides to prevent easy access.

- Outbuildings: garage doors are vulnerable and can be made more secure by installing additional security such as padlocks.
- Wheelie Bins: these should be stored behind a locked gate, as can be used as a climbing aid.
- External lighting: recommended at all entrances. Should be out of reach to prevent tampering.
- Landscaping: should be cut down to below 1m at front of property.
- Windows: key operated locks are recommended. Window opening restrictors allow ventilation – they're not a security feature.
- Doors: doors and door frames should be secure, robust and fit for purpose.
- The principles and standards of the Secured By Design initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures.

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

8.4 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.

8.5 The application site is located within the Built up Area of Telford, where the principle of new development is generally considered acceptable under Policy SP1 of the TWLP. 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.

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

8.7 **Scale and Design**

8.8 The application site comprises an existing detached, four-bedroom dwelling with off-road parking and private amenity space available. In addition to the proposed change of use, the Applicant is looking to extend the existing driveway and vehicular access, and install a window at first floor on the side elevation; some minor internal changes are also required to ensure that the home meets the needs of the residents.

8.9 The proposal will provide private bedrooms for each of the three (3) children, with a bedroom / managers office being provided at first floor and a managers room being provided at ground floor; these rooms will therefore be 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'. As per the Block Plan provided, the existing amenity space measures approximately 63 square metres and this is an appropriate in size for the proposed use. Officers are therefore satisfied that whilst the use of the site is changing, this is not unacceptably intensifying and will not result in an overdevelopment of the site.

8.10 The scale and design of the existing dwelling will not be altered as a result of the proposal and the scheme will not therefore impact the existing streetscene. The works to the driveway are also considered appropriate, and Officers would look to include a condition requesting details of the materials to be used; Officers would want to see these being appropriate, in keeping with the surrounding area, and matching those on the existing driveway. 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.

8.11 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.

8.12 The application site is situated within the Built up Area of Telford, and is considered to be a sustainable location. The site is approximately 0.6 miles from local shops and services, 0.4 miles from Dothill Primary School and 0.5 miles from Charlton School; as such, the siting of the proposal is considered appropriate. The scheme is also considered appropriate in terms of design given the external changes proposed, which will remain in keeping with the character and appearance of the site and its surrounding area. Furthermore, the proposal meets the specific needs of its proposed residents and as such complies with Policy HO7 of the TWLP.

8.13 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 whilst a comment was initially raised by the Council's Specialist Housing Team, given the inaccuracies with some of the documents submitted, they have outlined that there is a need for this accommodation within the Borough. This is further supported by a Ministerial Statement on 'Planning for accommodation for looked after children' released in May 2023.

8.14 Notwithstanding the above, a comment has been raised by the Council's Specialist Housing Team outlining that the Applicant will need to be Ofsted registered; however, this is not a material planning reason to warrant the refusal of this application.

8.15 Impact on Amenity of Adjacent Properties/Uses

8.16 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.

8.17 Whilst the proposed use does involve the care of children, as the existing dwelling falls within Use Class C3 and given that the proposed use will be 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.

8.18 The proposed development will provide a home for a maximum of three children ranging between the ages of seven (7) and seventeen (17). 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. Officers have based their assessment on the Staff Rota provided, which

outlines that the on-site manager will typically work Monday-Friday, between 09:00 and 17:00; outside of these hours the manager will be available on an on-call basis, responding to any urgent needs. The two care staff will work 48-hours shifts. On change over days, one carer will finish their shift at 08:00, with change overs taking place between 07:30 and 08:00. The second carer will then finish their shift at 10:30, with change overs taking place between 10:00 and 10:30. This staggered approach has been proposed to avoid disruption and ensure that on-street parking is avoided. As such, the maximum number of staff on site at any one time will be four, but this would only be during the 10:00 till 10:30 changeover, for a maximum of 30 minutes, every other day.

- 8.19 In addition to the above, the Planning Support Statement 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 six weeks, but this is subject to the need of the individual children. As such, the intensity of these visits are limited.
- 8.20 Concern has been raised in this instance regarding the installation of a first floor window and the fact that this would lead to overlooking and a loss of privacy. The window will be obscurely glazed and Officers have proposed a condition, stating that the window must be obscurely glazed to a satisfactory level and therefore required in perpetuity. Officers do not therefore consider the proposed window would lead to loss of privacy.
- 8.21 During the formal consultation period, a number of concerns have been raised regarding the impact the proposal would have on neighbouring amenity, including impacts due to increased noise. This has been considered at length by Officers and whilst the proposed development will offer a level of on-site care (as set out in the Planning Statement and supporting information), it is considered that the daily operation of the home will not prejudice or undermine the existing surrounding uses. A comment has also been raised regarding noise being caused during construction works; however, given the scale of the proposed external works, Officers do not consider this would be significantly detrimental and the scale of the scheme would not warrant the inclusion of a condition requesting a Construction Environmental Management Plan be submitted. It is considered therefore that the proposal accords with Policies BE1 and HO7 of the TWLP in relation to impact on neighbouring residential amenity.
- 8.22 **Highway Impacts**
- 8.23 When this application was first submitted, the Local Highways Authority did initially object to the works on the basis of insufficient, off-road parking being available. This being said, amended plans have been submitted and the Applicant has now demonstrated on a Proposed Block Plan the on-site parking provision available. This includes works to extend the existing driveway and vehicular access, allowing adequate space for up to 4 cars to be

accommodated. Whilst Officers have noted that there is an existing gate on site, in line with the main, principal elevation, this has not been shown on any of the plans and Officers have made this assessment based on this gate being removed; a suitably worded condition would therefore be included, ensuring this is the case.

- 8.24 From the Proposed Block Plan, the proposed driveway will have a total width of approximately 9 metres. Directly in front of the existing dwelling, the driveway measures approximately 7.4 metres in depth and to the side (South) of the dwelling the width of the driveway measures approximately 3 metres and the depth of the driveway between the North West elevation of the existing kitchen and the main North West (principal) elevation is approximately 6.5 metres. As per national guidance (Manual for Streets 2007), which is also referred to within the Telford & Wrekin Local Plan, a standard off-road parking space should measure 2.4m x 4.8, whereas if the spaces are abutting a hard boundary or wall, the LHA request a minimum width measurement of 3m. In this instance, based on the measurements taken from the Proposed Block Plan, Officers are satisfied that 4no. off-road spaces can be suitably accommodated on the proposed driveway.
- 8.25 As a result of the above, the number of staff change overs per day being limited and staggered on the days where change overs do take place, and in recognition of the proposed development and staffing numbers presented on the Staff Shift Rota 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. 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. To further control the development, Officers have requested that the Applicant include measures within their Planning Statement/Business Plan, to ensure the staff park in the off-street spaces where available, with on-street parking being limited to the 07:30-08:00 and 10:00-10:30 changeover.
- 8.26 A comment has been noted regarding mention of a House Car and where this would be parked on site. As per the staff rota, if a House Car is to be accommodated on site, during the one set of change overs there will be a half an hour time frame where 5 cars will need to be accommodated. However, given the short time frame for this and the fact that it is once every 48 hours, this is not considered to be significantly detrimental to the surrounding highway network and would not allow for a technical highways reason for refusal. Similarly, whilst there may be some external visitors to the site these are understood to be infrequent; as a result of this and given that the application site is currently used as a residential dwelling, whereby visitors could be frequent, this is also considered acceptable on balance.
- 8.27 Further to the above, a comment has been raised in this instance relating to the existing lamppost evident. This has also been discussed with the Local

Highways Authority and given the positioning of the lamppost, Officers do not consider this would need to be affected as a result of the extended driveway/vehicular access. This being said, further consideration would need to be given to the proposed dropped kerb and a Section 184 License would need to be applied for with the Local Highways Authority. A suitably worded informative would therefore be included on this decision notice.

- 8.28 Whilst the proposal is for a Children's Care Home, it is acknowledged that the site will be operated in a similar manner to a residential dwelling. The children being cared for range from the ages 7-17 and are therefore unlikely to have use of a car, with only the carers requiring parking facilities.
- 8.29 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 complies with 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.
- 8.30 **Other Matters**
- 8.31 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.
- 8.32 Firstly, a comment has been raised regarding the use class of the proposal and how this should be dealt with as a material change of use from Use Class C3 to Use Class C2. Officers can confirm that this is a full planning application and as per the description of the application, the scheme has been assessed as a material change of use from Use Class C3 to Use Class C2. The correct application type has therefore been submitted.
- 8.33 A comment has also been raised in relation to there being a restrictive covenant on the application site. Covenants are not material planning considerations and cannot therefore be taken into account during the assessment carried out. This would be a civil matter for the Applicant to look into.
- 8.34 Furthermore, a comment has been raised regarding inaccuracies within the supporting documentation. Officers did note this when the scheme was first submitted and the Applicant was given the opportunity to amend the supporting documentation. This not only allowed the LPA's assessment to be finalised, but as per Para 39 of the NPPF, ensured that the LPA worked proactively with the Applicant.

- 8.35 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.
- 8.36 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 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
Details of materials
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 (3)
Removal of existing gate
Window obscurely glazed

Informative(s):

COAL AUTHORITY – Low Risk Standing Advice
Fire Authority
Highways access
Biodiversity Net Gain – Not Required
Conditions
Reason for Grant