



## Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Corporate Director Communities	Councillor Peter Le Marinel, Planning Policy and Economic Development Portfolio Holder	19 October 2023

### Adoption of Children's Homes – Guidance for Applicants

**Key decision:** Yes

#### 1. Purpose of report

- 1.1 To consider whether or not to adopt the Children's Homes – Guidance for Applicants, which has been prepared to inform and assist applicants seeking planning permission for the development of, or change of use of an existing building or premises to a children's home. The guidance note is also relevant for Lawful Development Certificates.

#### 2. Corporate priorities

- 2.1 Explore opportunities for communities and partners to build resilience supporting our most vulnerable residents and our ageing population.
- 2.2 Work with residents, Parish and Town Councils and businesses to plan, protect and enhance the quality of our neighbourhoods and environment and promote responsible use of Wyre's great outdoors.

#### 3. Recommendations

- 3.1 That the Children's Homes – Guidance for Applicants be adopted.
- 3.2 That the power be delegated to the Head of Planning and Regeneration to make minor editorial amendments and corrections if necessary to the guidance prior to publication.
- 3.3 That delegated authority is given to the Head of Planning and Regeneration in consultation with the Planning Policy and Economic Development Portfolio Holder to approve any update to the Children's

Homes – Guidance for Applicants to reflect any changing national policy, regulation and guidance.

#### **4. Background**

- 4.1** Over recent years, there has been an increasing number of Lawful Development Certificates and planning applications for change of use submitted for the proposed use of a dwelling as a children's home. The availability of relatively large properties within the borough at reasonable prices is understood to be a key driver behind this trend. This trend is also being seen across Lancashire.
- 4.2** Officers from Wyre Council's planning department have worked closely with colleagues at Lancashire County Council's Children's Commissioning Team to better understand the nature of children's homes and the issues that exist within the sector (see Appendix 2).
- 4.3** The guidance document is intended to offer clarification and information, and it will be a material planning consideration in the assessment of planning applications. It does not provide exhaustive guidance on these matters but simply highlights relevant legislation, regulations or guidance that can have a bearing on the planning judgement about the proposed development. This ensures that the council has the right level of information submitted with the planning application at the start of the process, which can avoid unnecessary delay. The introduction will also assist officers in meeting the government's statutory timescales for which planning applications are required to be determined.
- 4.4** Planning applications determined after the adoption of the Children's Homes – Guidance for Applicants will be expected to meet the guidance and the council's aim is to ensure that good quality accommodation is available in appropriate premises and locations within the borough to meet the needs of looked-after children within the care of Lancashire County Council and other authorities, without causing undue harm to the character and amenities of local neighbourhoods.

#### **5. Key issues and proposals**

- 5.1** The Children's Homes – Guidance for Applicants is set out in appendix 1.
- 5.2** The guidance has undergone public consultation for a period of just over four weeks between 18 May and 16 June 2023. The council contacted all consultees held on the Local Plan consultation database: 548 in total (536 sent via email and 12 by letter). In addition, the council also contacted active planning agents who have regularly submitted a planning application for children's care homes to the council: 27 in total (27 sent via email). In addition, the consultation document was published on the council website and placed on deposit at the civic centre.
- 5.3** In total ten responses were received. A summary of the responses and how they have been considered as part of finalising the Children's Homes – Guidance for Applicants is available in the Statement of Consultation

set out in appendix 2. The consultation resulted in wording updates to reflect Lancashire County Council’s request: revised wording to section 5.8 regarding information to include in a management plan; and updated wording in relation to the pre-application service provided by Lancashire County Council.

- 5.4** The draft guidance has also been updated to refer to the written ministerial statement: planning for accommodation for looked after children published on 23 May 2023, during the public consultation on the draft guidance.
- 5.5** The draft guidance has also been updated to provide further information and guidance on how applicants demonstrate compliance with all principal objectives of the guidance, identified in paragraph 2.2 to reflect consultation with the Planning Policy Working Group.
- 5.6** The guidance will be periodically reviewed to reflect any changing policy, regulation and guidance.

**6. Alternative options considered and rejected**

- 6.1** The creation of an interim policy was considered as this could provide a wider ranging policy approach. However this would require a new supporting evidence base. New evidence will be prepared for the emerging Local Plan and updated guidance and/or an interim policy could be developed then. This would be subject to public consultation if it changed the approach substantially. In consultation with the Planning Policy Working Group, the guidance was considered an appropriate measure at this time.

**7. Delegated functions**

- 7.1** The matters referred to in this report are considered under the following executive function delegated to the Planning Policy and Economic Development Portfolio Holder (as set out in Part 3 of the council’s constitution): “To consider matters relating to the Local Development Scheme, Supplementary Planning Documents and other planning guidance”.

<b>Financial, Legal and Climate Change implications</b>	
Finance	The cost of preparing and reviewing the document will be met from the existing Planning Policy revenue budget.
Legal	If adopted, the guidance will be a material planning consideration and used to determine planning applications and lawful development certificates for children’s homes.
Climate Change	There are no climate change implications as the guidance provides clarity on the information to be submitted to

	determine a planning application and lawful development certificate for children's' homes. The function of the homes will be the same and it would be unreasonable to require energy efficiency reviews or upgrades where this is not required in the Local Plan
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### Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
health and safety	x

risks/implications	✓ / x
asset management	x
ICT	x
data protection	x

### Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
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List of background papers:		
name of document	date	where available for inspection
none		

### List of appendices

Appendix 1: Children's homes – Guidance for Applicants  
Appendix 2: Statement of Consultation



## **Wyre Council**

**For consideration by the Portfolio Holder  
Children's Homes - Guidance for Applicants (version 2)**

**September 2023**

**Wyre Council**  
**Children's Homes - Guidance for Applicants**

**Version Control**

<b>Version Control</b>	<b>Date</b>	<b>Version / Amendment</b>
1.0	May 2023	Draft prepared for public consultation
2.0	September 2023	Revised draft prepared for adoption

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## 1. Purpose of the advice note

- 1.1 This guidance document is intended to inform and assist applicants seeking planning permission for the development of, or change of use of an existing building to a children's home. The guidance note is also relevant for Lawful Development Certificates.
- 1.2 The guidance document is intended to offer clarification and information, it has undergone formal public consultation and will be a material planning consideration in the assessment of planning applications.
- 1.3 This guidance document does not provide exhaustive guidance on these matters but simply highlights relevant legislation, regulations or guidance that can have a bearing on the planning judgement about the proposed development. The best approach is to engage with the planning service through the [pre-application advice service](#) to ensure a full and correct understanding of the proposed development.

## 2. Aims and objectives

- 2.1 The council's aim is to ensure that good quality accommodation is available in appropriate premises and locations within the borough to meet the needs of looked-after children within the care of Lancashire County Council and other authorities, without causing undue harm to the character and amenities of local neighbourhoods.
- 2.2 In light of the specific issues in Wyre as set out above, the council has identified the following principal objectives:
  - Ensure that new children's homes are established in appropriate premises and in suitable locations;
  - Prevent an undue concentration of specialist uses in any particular area of the borough in order to safeguard the local character and amenity; and
  - Safeguard the children in care and the interests of local communities by requiring premises to be operated in accordance with a robust Management Plan.

## 3. Children's care in Wyre – a planning perspective

- 3.1 Over recent years, there has been an increasing number of Certificate of Lawfulness submitted for the proposed use of a dwellinghouse as children's homes. The availability of relatively large properties within the borough at reasonable prices is understood to be a key driver behind this trend.
- 3.2 A Certificate of Lawfulness for a proposed use is granted when the council judges that the use proposed is not materially different in planning terms from the existing lawful use of a building. Many factors must be taken into account when considering materiality.



- 3.3 Officers from Wyre council's planning department have worked closely with colleagues at Lancashire County Council's Children's Commissioning Team to better understand the nature of children's homes and the issues that exist within the sector.
- 3.4 As a result of these discussions, notwithstanding the fact that every planning application must be determined on its own merits, the council is now of the opinion that a change of use from a dwellinghouse to a children's home will generally be material for the following reasons:
- Change in the character of the use as a result of increased day-to-day activity;
  - Change in the character of the use as a result of the necessary form of operation of the premises;
  - Change in the character of the use as a result of typical physical alterations to the property;
  - Impact of the proposal in terms of the loss of family dwellings;
  - Impact of the proposal on local public service delivery; and
  - The change of use could include minor alterations that require planning permission.
- 3.5 By requiring operators to apply for planning permission for the creation of children's homes, the council is able to ensure that such provision is established in appropriate properties in suitable locations.
- 3.6 In determining planning applications for children's homes, the council will identify and consult a number of different groups, this could include Lancashire County Council Children's Commissioning Team and Lancashire Constabulary.

## 4. Relevant planning policy

### **National Planning Policy Framework (NPPF) (September 2023)**

- 4.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. Paragraph 60, 61 and 62 relate to the delivery of a sufficient supply of homes.
- 4.2 Paragraph 60 makes clear that in order to *"support the Government's objective of significantly boosting the supply of homes.....the needs of groups with specific housing requirements are addressed"*.
- 4.3 Paragraph 61 makes clear how housing need in an area should be assessed and understood, and paragraph 62 advocates that planning policies should reflect the housing needs for different groups in the community.

### **Written ministerial statement: planning for accommodation for looked after children (23 May 2023)**

- 4.4 On 23 May 2023, the Housing Minister issued a written ministerial statement on planning for accommodation for looked after children. The statement set out that

the planning system should not be a barrier to providing homes for the most vulnerable children in society. The statement referred to paragraph 62 of the NPPF which requires local authorities to assess the size, type and tenure of housing needed for different groups in the community and reflect this in planning policies and decisions. The statement said local planning authorities should consider whether it is appropriate to include accommodation for children in need of social services care as part of that assessment.

### **Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (January 2023)**

- 4.5 The local plan sets out the development strategy for Wyre up to 2031, including a vision and objectives that seeks to deliver a wider choice of quality homes to meet the needs of Wyre's community. The plan also sets out a number of planning policies to direct development.
- 4.6 Notwithstanding the fact there is no specific policy relating to children's homes, the local plan includes a number of policies that are of most relevance:
- SP2 Sustainable Development;
  - SP8 Health and Well-Being;
  - CDMP1 Environmental Protection;
  - CDMP3 Design;
  - CDMP6 Accessibility and Transport;
  - HP1 Housing Requirement and Supply; and
  - HP10 Houses in Multiple Occupation.
- 4.7 Policy SP2 sets out how sustainable development requirements will be applied at the local level in Wyre. It also sets out the sustainable framework to ensure housing provision meets the needs of all sections of the community and facilitate the provision of strategic and local infrastructure and services.
- 4.8 Policy SP8 supports development that promotes the health and well-being of local communities and which helps to maximise opportunities to improve quality of life and to make it easier for people in Wyre to lead healthy, active lifestyles.
- 4.9 Policy CDMP1 requires new developments to be compatible with adjacent existing or proposed uses and would not lead to significant adverse effects on health, amenity, safety and the operation of surrounding uses and for occupants or users of the development.
- 4.10 Policy CDMP3 requires new developments to respect the character of the area and is an appropriate form of development for the surroundings. The policy sets out how development should achieve good design and not result in unacceptable adverse impact on the amenity of occupants and surround nearby properties.
- 4.11 Policy CDMP6 seeks to maximise opportunities for sustainable transport. The policy also acknowledges Wyre's rural nature means that there is a high reliance on the car, the policy therefore seeks to ensure adequate parking provision and

that the development will not have an adverse impact on the existing highway network.

4.12 Policy HP1 sets out Wyre's housing requirement and housing supply.

4.13 Policy HP10 may also be appropriate in considering conversion of buildings to Houses in Multiple Occupation (HMOs).

## 5. Specific advice

### **How do I demonstrate the premises is in a suitable location?**

5.1 Applicants will be expected to include a supporting statement to provide:

- a justification that the premises is appropriate;
- that it is located in a suitable location;
- that it would not lead to undue concentration of children's homes in the particular area; and
- would not impact on local character and amenity.

### **What type of property should I look for?**

5.2 In general, the following types of property are considered to be appropriate as follows:

- Terraced properties – are generally only suitable for accommodating one child;
- Semi-detached properties – are typically only suitable for accommodating up to two children;
- Detached properties – can be used to accommodate one or two children but become necessary for proposals seeking to accommodate three children or more, subject to the material planning considerations.

### **What other changes might I be expected to make to a property?**

5.3 It is recognised that many children who require accommodation in a children's home may have suffered trauma or neglect of some kind. This can result in behavioural problems. Whilst such children undoubtedly deserve to live in a pleasant, caring and supported residential environment as part of the community, it is also important that the amenities of neighbours be appropriately protected. As such, the following measures may be required:

- Installation of sound-proofing to protect party walls;
- Prevent children from having access to balconies, roof terraces and any flat-roof areas;
- Provision of appropriate boundary treatments to garden areas; and
- Installation of CCTV.

### **What about car parking?**

5.4 It is recognised that children's homes requires more car parking than a dwellinghouse of a comparable size. This is because of the number of staff

members who are likely to be working at the property at any one time, but also because of the potential for visits from other professional support workers.

- 5.5 On this basis, proposals for children's homes will only be supported where adequate car parking provision is available to meet the needs of the use. On-street parking provision will be taken into consideration where it is available and not subject to excessive pressure.
- 5.6 When considering parking availability, due regard will be given to the care ratio, the needs of the children accommodated, the operational model of the home, the nature of the surrounding area and the presence of any parking restrictions on-street. In essence, each proposal will be considered on its own particular merits.
- 5.7 Vehicular movements and frequency of access that would result from the intensification of activity in and around the site, particularly in unsociable hours, can be disruptive in a residential setting and impact on residential amenity. The increase in car parking in the locality can also affect visual amenity. On this basis, proposal for children's homes will only be supported where there is no impact on living conditions of existing residents or impact on visual amenity.

### **What do I need to include in my Management Plan?**

- 5.8 A management plan must be submitted with all applications for planning permission for a children's home.
- 5.9 The management plan should consider the following questions to guide its preparation:
  - How many children would be accommodated and the age range?
  - What is the ratio of staff to children that is required i.e. delivery model?
  - What is the likely level of need of the children accommodated i.e. is there a focus on complex needs? Will the home have a particular specialism?
  - What is the likely shift pattern of staff i.e. how many staff (management and care staff) would likely be at the premises at any one time and when would shift changes occur?
  - What support officers would be likely to visit the property?
  - How would visits be scheduled and would staff/support-workers meetings take place at the property?
  - If residents are unable to participate in full-time mainstream education, what educational support would be offered on-site and what educational staff are needed onsite?
  - Would therapeutic care be offered on site?
  - Would case reviews take place on or off-site?
  - Are friends and relatives of residents able to visit at any one time?
  - Will the property be OFSTED registered?
  - Will the property be CQC registered?
  - As a provider, are you part of Lancashire County Council's Children's Home Commissioning Arrangements or do you intend to join these arrangements once eligible?

- Are children ever left alone unsupervised at the property?
- Under what circumstances are children allowed to leave the property?
- Would staff members be informed/aware if a child left the property?
- Is there a curfew?
- What would happen in the event of a breach of the curfew?
- What security provisions are proposed e.g. security and access controls on doors?
- Would CCTV be installed?
- How would local residents know how to raise a concern in the event of an issue?

5.10 A management plan must also be submitted with lawful development certificates for children's homes.

## 6. Further information

### Pre-application advice

- 6.1 The council welcomes and encourages discussions with applicants or their agents before a planning application is submitted. Early discussions can help to achieve time savings, and a better standard of application, which improves the chance of a timely and successful outcome. The council does, however make a charge for advice that it provides to applicants and developers prior to submitting a planning application. The level of the fee depends on the scale and nature of the development proposed.
- 6.2 Further information on the pre-application service can be found at on the council's [website](#).
- 6.3 Lancashire County Council's Children's Services would welcome and encourage early discussions and engagement with applicants or their agents before a planning application is submitted at no charge to the provider. Children's Services can be contacted via [artenquiries@lancashire.gov.uk](mailto:artenquiries@lancashire.gov.uk)



## **Wyre Council**

### **Statement of Consultation: Summary of Responses to the Children's Homes – Guidance for Applicants Consultation**

**September 2023**

## **1. Introduction**

- 1.1 The Children's Homes – Guidance for Applicants has been prepared to inform and assist applicants seeking planning permission for the development of, or change of use of an existing building to a children's home. The guidance note is also relevant for Lawful Development Certificates.
- 1.2 The guidance document is intended to offer clarification and information and will be a material planning consideration in the assessment of planning applications. It does not provide exhaustive guidance on these matters but simply highlights relevant legislation, regulations or guidance that can have a bearing on the planning judgement about the proposed development. This ensures that the council has the right level of information submitted with the planning application at the start of the process, which can avoid unnecessary delay.
- 1.3 It is important to seek the views of anyone who may use the guidance document. This Statement of Consultation sets out the public consultation process undertaken and provides a summary of the consultation responses received and how they have been addressed, where appropriate.

## **2. Consultation**

- 2.1 It is important to seek the views of anyone who may use the guidance document. The consultation was launched on 18 May 2023 and ran for a period of just over four weeks until 16 June 2023. The council contacted all consultees held on the Local Plan consultation database: 548 in total (536 sent via email and 12 by letter). In addition, the council also contacted active planning agents who have regularly submitted a planning application for children's care homes to Wyre Council: 27 in total (27 sent via email).
- 2.2 In addition, the consultation document was published on the council's website and a copy was held at the council's offices (Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU).
- 2.3 Responses were invited either by email ([planning.policy@wyre.gov.uk](mailto:planning.policy@wyre.gov.uk)) or by post to Planning Policy, Civic Centre, Breck Road, Poulton le Fylde, FY6 7PU. It was made clear to all respondents that all comments received, including the name of the sender will be published. No personal information will be publicly available. Anonymous comments would not be accepted.
- 2.4 In total ten responses were received, all by email.
- 2.5 A summary of the points raised by each respondent, along with any changes sought and the council's summary response is set out in the table below ([appendix A](#)). All responses received have been read in full and where appropriate, incorporated into the final guidance.

## **3. Next Steps**

- 3.1 The final guidance document will be reviewed and considered for adoption by the council.

## Appendix A

Organisation	Summary of Representation	Modification Proposed	Council Response	Modification Required
National Highways	No Comment	n/a	Noted	n/a
Network Rail	Network Rail notes that should any planning applications come forward for children's homes adjacent to the railway that the proposal includes a suitable minimum 2m trespass proof fence set back 1m from the railway boundary – this is to ensure that there is no unauthorised access on to the railway or its boundary by minors who may not be aware of the risks posed by the existing operational railway.	n/a	The development management procedure order requires the local planning authority to consult the relevant railway authority on planning applications located within 10 metres of railway land.  An advisory note is included on decision statements for a risk assessment and method statement (RAMS) in respect of all works to be undertaken within 10m of the adjacent railway shall be submitted to and agreed in writing with Network Rail to ensure that works on site follow safe methods of working and have taken into consideration any potential impact on Network Rail land and the operational railway. Network Rail Asset Protection should be contacted by email at <a href="mailto:AssetProtectionLNWNorth@networkrail.co.uk">AssetProtectionLNWNorth@networkrail.co.uk</a> to discuss the RAMS requirements in more detail. The advisory note also refers to party wall notification.	n/a
Historic England	No Comment	n/a	Noted	n/a
The Coal Authority	No Comment	n/a	Noted	n/a
Homes England	No Comment	n/a	Noted	n/a
Lancashire County Council  (Policy, commissioning and Children's Health)	Support:  - guidance and the clearer stance that Wyre is seeking to adopt.  - the stance that a change of use to a children's home is material (and I assume will therefore require full planning permission rather than a Certificate of Lawfulness for a Proposed Use).  - that in determining planning applications, WBC will consult with Lancashire County Council's Commissioning Team and can confirm our commitment to respond in a timely manner.	Update section 5.8:  - regarding joining LCC's Children's Home Commissioning Arrangements to read: <u>As a provider, are you part of Lancashire County Council's Children's Home Commissioning Arrangements or do you intend to join these arrangements once eligible?</u>  - Regarding likely level of need to read: .....is there a focus on complex needs? <u>Will the home have a particular specialism?</u>	Support noted.	Update section 5.8



Organisation	Summary of Representation	Modification Proposed	Council Response	Modification Required
	<ul style="list-style-type: none"> <li>- the views in relation to the type of property that would be suitable as a children's home and note that this is in line with neighbouring Blackpool's position.</li> <li>- the requirement to include a management plan as part of planning applications.</li> <li>- Question relating to provider's intention to join Lancashire County Council's (LCC) Children's Home Commissioning Arrangements and likely level of need but suggest updated wording.</li> </ul>			
Lancashire County Council  (Policy, commissioning and Children's Health)	<p>Pre-application advice section is noted.</p> <p>LCC's Children's Services is of the view that new homes should meet an identified local gap in provision, be good value and quality and prioritise Lancashire children. Note Wyre officers's previous concerns regarding requirement for local need.</p> <p>We would welcome Wyre making it a requirement that providers speak to us prior to submitting for planning permission, so we can discuss a) local demand/ need, b) the type of children's home they are seeking to open (which our discussions may help to influence) and c) ways in which LCC and the provider could work together to maximise the use of local homes for Lancashire children (helping us to develop relationships early on and again informing their thinking).</p> <p>We will commit to respond to providers in a timely manner and at no charge to provider. We would be happy to set up a specific email box for this purpose and for this to be included in the guidance.</p> <p>Updated wording suggested.</p>	LCC's Children's Services would welcome the inclusion in the pre-application advice section of a requirement (or encouragement if requirement is not possible) for applicants to speak to LCC's Children's Commissioning team and for the guidance to include a new specific LCC email address.	Noted.	Insert new paragraph 6.3 to encourage pre-application engagement with LCC.
Cllr Andrea Kay, Cllr Richard Rendell, Cllr Ian Amos and	Concerns are that the dwellings do not seem adequate for purpose; local bus services not always suitable for children to be able to get round and be able to interact with peers; most of children coming from out of Lancashire so not under the umbrella of Lancashire; and children being placed in	n/a	The guidance is intended to inform and assist applicants seeking planning permission. The guidance provides further information to support the implementation of policies in the adopted Wyre Local Plan.	n/a

Organisation	Summary of Representation	Modification Proposed	Council Response	Modification Required
Cllr Lady Dulcie Atkins	rural area when they are used to town and cities.			
Adrian Rose, Planning Agent	<p>Guidance welcome.</p> <p>In relation to 3.4, it is unreasonable that Lawful development Certificates are not appropriate without an Article 4 Direction.</p> <p>Believe should be guidance for both LDC and COU applications.</p> <p>Comments regarding material change:</p> <ul style="list-style-type: none"> <li>- character of the use as a result of increased day-to-day activity typically do not result in significantly more movements than a family home.</li> <li>- character and physical alterations: there are no noticeable physical differences and numbers of people in premises restricted</li> <li>- impact on loss of family dwellings: the property is still providing residential accommodation and remains reusable as a family dwelling. Not relevant for lawful development certificate</li> <li>- impact on local public service deliver: will have no different impact than a family.</li> <li>- In relation to minor alterations, this is not relevant to a lawful development certificate.</li> </ul>	n/a	<p>Noted.</p> <p>The guidance at 3.4 sets the council's view of where it considers a change of use to occur, notwithstanding the fact that every planning application must be determined on its own merits.</p> <p>The guidance note is for change of use but as set out at paragraph 1.1, is also relevant for lawful development certificates. Separate guidance is not considered necessary.</p>	n/a
Adrian Rose, Planning Agent	<p>Concerned by paragraph 3.5. Planning is not the main regulation for deciding the suitability, planning can look at impact on amenity only. Referring specifically to OFSTED, it is through their requirements to produce a location risk assessment, which includes assessment of issues such as local crime and what mitigation is required to ensure the location is suitable for the children in the home.</p> <p>To refuse to consider Lawful development certificates would be unreasonable.</p> <p>Refers to considering including a requirement for management plans in guidance.</p>	n/a	<p>Noted</p> <p>The guidance is for planning purposes only.</p> <p>The guidance sets out at 5.7 that a management plan must be submitted with all planning applications for a children's home and paragraph 5.8 sets out the matters that the management plan should consider.</p>	n/a

Organisation	Summary of Representation	Modification Proposed	Council Response	Modification Required
	Comments also made in relation to HMOs and that considers children's care homes not HMOs			
Chris Betteridge, De Pol Associates (Agent)  (late comments)	Provided link to Chief Planners Newsletter which was published June 2023. The agent commented that it is difficult to see that the blanket approach advanced by the Council in respect of Certificate of Lawfulness is appropriate in this setting and the guidance note should perhaps be reconsidered and consulted on.	n/a	The council considers that a change of use from a dwellinghouse to a children's home will generally be material for the reason set out in section 3.4 of the guide. The Written Ministerial Statement referred to in the Chief Planners Newsletter does not alter this.	Guidance updated to refer to Ministerial Statement: Planning for accommodation for looked after children (23 May 2023)
Local Flood Authority  (late comments)	No comment	n/a	noted	n/a