

Committee Report**Date: 03.04.2024**

Item Number	02
Application Number	24/00029/FUL
Proposal	Change of use from dwelling (Class C3) to children's care home (Class C2)
Location	Harrita 1 Allotment Lane St Michaels-on-wyre Preston Lancashire PR3 0TZ
Applicant	Hexagon Care Services Ltd
Correspondence Address	c/o Mr Simon Richardson 107 Lawsons Road Thornton Cleveleys Lancashire FY5 4PP
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Miss Lucy Lowcock**

Site Notice Date: 19.01.24

Press Notice Date: N/A

1.0 INTRODUCTION

1.1 This application is brought before Planning Committee at the request of Councillor Peter Cartridge citing concerns in relation to the location of the site and the impacts upon residential amenity and the local community. A site visit is recommended to enable members to understand the site context beyond the plans submitted.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is a detached dwelling, situated on the western side of Allotment Lane, with the junction of Garstang Road (A Road), St Michaels. The site is within the settlement boundary. It is also in Flood Zone 3 and an SSSI impact zone. There is a Public Right of Way along Allotment Lane, including to the front of the dwelling.

2.2 The property is a dormer bungalow, with three dormers in the front and one in the rear. There is a grassed lawn to the frontage with Garstang Road. To the eastern side of the dwelling is an area of hardstanding for parking.

3.0 THE PROPOSAL

3.1 This application is for the change of use of the building from a dwelling (C3) to a children's home (C2). No physical works are proposed to the building. The

supporting information with the application states that the proposal will accommodate 1 child, with 2 managers and 2 carers present in the daytime and 2 carers overnight.

4.0 RELEVANT PLANNING HISTORY

- 4.1 17/00872/FUL - Three front dormers, raising roof height, single-storey side extension and external alterations (re-submission 17/00672/FUL)
Approved
- 4.2 17/508/LAWP - Certificate of lawful development for proposed rear dormer and side extension
Refused
- 4.3 17/00023/FUL - Proposed roof lift, provision of front and rear dormers, and two storey extension following removal of conservatory
Refused
- 4.4 Application No: 03/00112 - Single storey side extension and attached garage
Approved

5.0 PLANNING POLICY

- 5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022) AND BARTON NEIGHBOURHOOD PLAN (2019-2030)

5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 and forms the development plan for Wyre. The Barton Neighbourhood Plan (2019-2030) was adopted on 30 November 2023 and forms part of the development plan for Wyre, where decisions are made within the Barton Neighbourhood area. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

- 5.1.2 The following policies contained within the WLPPU 2031 are of most relevance:

- SP1 Development strategy
- SP2 Sustainable development
- SP8 Health and well-being
- CDMP1 Environmental protection
- CDMP2 Flood risk and surface water management
- CDMP3 Design
- CDMP6 Accessibility and transport
- HP1 Housing land supply

- 5.2 NATIONAL PLANNING POLICY FRAMEWORK 2023

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 19th December 2023. It sets out the planning policies for England and how these should be applied in the determination of planning

applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2023 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Chapter 2. Achieving sustainable development
- Chapter 5. Delivering a sufficient supply of homes
- Chapter 8. Promoting healthy and safe communities
- Chapter 9. Promoting sustainable transport
- Chapter 11. Making effective use of land
- Chapter 14. Meeting the challenge of climate change, flooding and coastal change

OTHER MATERIAL CONSIDERATIONS

5.3 Wyre Council (2023) Children's Homes - Guidance for Applicants

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

5.5 ADEPT and Environment Agency (2019) Flood risk emergency plans for new development

5.6 The National Planning Practice Guidance (NPPG) - Flood risk and coastal change

6.0 CONSULTATION RESPONSES

6.1 INSKIP PARISH COUNCIL

6.1.1 Objection. Small villages do not have suitable facilities to support a child/children with specific or complicated needs, where this has gone ahead there have been reports of disruptive behaviour.

6.2 LANCASHIRE CONSTABULARY

6.2.1 No comments received.

6.3 LANCASHIRE COUNTY COUNCIL CHILDREN'S SERVICES

6.3.1 No objections

6.4 LANCASHIRE COUNTY COUNCIL HIGHWAYS

6.4.1 No objections

6.5 LANCASHIRE COUNTY COUNCIL PUBLIC RIGHT OF WAY OFFICER

6.5.1 No comments received

6.6 OUT RAWCLIFFE PARISH COUNCIL

6.6.1 No comments received

6.7 PEAK AND NORTHERN FOOTPATH SOCIETY

6.7.1 The works should not affect the use of the PROW.

6.8 THE ENVIRONMENT AGENCY

6.8.1 No objection

6.9 THE RAMBLERS

6.9.1 No comments received

6.10 UPPER RAWCLIFFE PARISH COUNCIL

6.10.1 Objection relates to the following summarised points:

- Proximity to A586 and River Wyre.
- Lack of screening for privacy for service users.
- Question over whether commercial use has access right over Allotment Lane.
- Concern about reaction time of emergency services in relation to abscondment, personal harm and property damage.
- Lack of emergency evacuation plan on flooding.
- Conflicting information on supervision of service users.
- Social amenities - only a garage and a pub
- Quality of care and role of Wyre Council and LCC

6.11 WBC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.11.1 No objection

6.12 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY
(ENVIRONMENTAL PROTECTION - AMENITY)

6.12.1 No objections

7.0 REPRESENTATIONS

7.1 Over 20 letters of support, points raised:

- suitable location
- no weight behind the objections
- need more places like this
- the village is a safe place for a child to be brought up
- safer than a town centre and benefit from the calm environment

7.2 Over 120 letters of objection, points raised:

- not a suitable location
- proximity to main road and safety/health concerns
- dangers of river
- lack of sufficient parking
- lack of public transport
- lack of facilities and infrastructure. No police stations.
- no footpath out of village
- flooding

- traffic and access
- not in keeping with the local area
- servicing vehicles will obstruct the road
- not securely fenced
- sheltered accommodation across the road and many elderly in the village and young families
- unsuitability of Allotment Lane
- Sets precedent
- impact on local area
- could it lead to increase in the number of children in the accommodation
- amenity for the occupant - small garden, 1 bathroom and no privacy
- national policy on children's care homes and cost
- size of property and cost
- anti-social behaviour, criminal damage, meeting up with other youngsters, security
- question over management of the establishment
- noise and disruption, including to the tranquillity of the village
- timing of site notice posting and inadequate consultation
- shortage of residential properties
- negative impact on well being
- carbon emissions
- unreliable public transport

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 19/2/24 Submitted flood risk emergency plan

9.0 ISSUES

9.1 The main issues in this application are as follows:

- Principle of development
- Visual Impact/Design/Impact on the street scene
- Impact on the residential amenity
- Impact on Highway safety/Parking
- Flood Risk

Principle of Development

9.2 The application site is within the settlement boundary of St Michaels. There are no Local Plan designations or allocations on the land to prevent the development, and Policy SP1 of the Local Plan directs development to within settlement boundaries. New development is required to be of an appropriate type and scale to the character of the settlement in the hierarchy. Impacts on character are assessed below under the visual impact and residential amenity sections of this report. St Michaels is identified as a main rural settlement under Policy SP1. The use of the existing dwelling for such use is not protected and there are no Adopted Local Plan policies that can be used to require the retention of the use of the property as a house. LCC Children's services have no objections. They state, the proposal is for 'a solo home and is being developed by a key provider of Lancashire County Council, Hexagon Care. I can confirm that we do struggle to find smaller sized children's homes that can care for children who require higher staffing rotations and/or to live on their own for a period of time'. This identifies a need for the proposal to be provided for LCC use, but not necessarily locally, such as for a child to live close to where they call home and to people they know. Without a specific

identified need for the proposal to be provided locally, this holds limited weight as a material benefit in support of the proposal against any harm which may be identified. However, no Local Plan or NPPF Policy requires a need for the development to be demonstrated with a planning application, therefore the council cannot require the applicant to evidence a need for the children's home. The Written Ministerial Statement (May 2023) says 'the planning system should not be a barrier to providing homes for the most vulnerable children in society'. The change of use of the dwelling to a children's care home is therefore acceptable in this location in principle. Representations have been received about setting a precedent, however, each application is assessed on its own merits and no cumulative impact is evident in this case, which is discussed further below.

- 9.2.1 The Local Plan does not require any contributions towards services for C2 uses.
- 9.2.2 Policy SP2 of the Adopted Local Plan requires sustainable development. The site is in an accessible location, within the settlement boundary of St Micheals. As mentioned above, Policy SP1 identifies St Michaels as a main rural settlement. The site is on an A road, there are nearby bus stops with services, and some amenities in the settlement, including a primary school. The site is therefore suitably accessible for the type and scale of development proposed and forms sustainable development. Some representations raise comments on the unreliability of public transport, however, as a regular bus service is in place this is assessed to be sufficient provision. Some representations raise that there are no footpaths out of the village. This is accepted, however, in this case with the suitable accessibility of the proposal as assessed above and the presence of an existing 4 bedroom dwelling with associated transport movements, this would not make the development unacceptably accessible. The Parish council and representations raise that there are insufficient facilities/infrastructure, however, the site is suitably accessible to wider settlements, also the level of service provision is the same as for the existing use as a dwelling where children or persons with a range of needs could live.
- 9.2.3 Policy SP2 also requires a response to climate change to be provided. A climate change statement has been provided and contains sufficient information on energy saving matters for this type of application. The proposal will make use of an existing building, which has some climate change benefits. A condition can be used to require cycle storage facilities to be agreed and provided, to ensure that staff have the option to use this more sustainable transport option. An electric vehicle charge point scheme will not be required, as there will not be increased parking over the existing situation, or quantifiable increase in carbon emissions, which is in accordance with Policy CDMP6. Overall, this will comply with the climate change requirements of Policy SP2.

Visual Impact / Design / Impact on the street scene

- 9.3 No physical works are proposed, therefore these will not have any visual amenity impacts including on the adjacent Public Right of Way. Policy CDMP3 sets out how development should achieve good design. Development is required to make a positive contribution to an attractive townscape. The Council's guidance on children's homes in paragraph 5.7 says 'the increase in car parking in the locality can also affect visual amenity' and 'on this basis,

proposals for children's homes will only be supported where there is no impact on visual amenity'. The residential amenity section of this report below, discusses the carparking requirements associated with the proposal. Based on this assessment and that there is sufficient parking at the property so that parking in the street should not likely regularly be required, the visual amenity impacts from parking will not be unacceptable.

Impact on the residential amenity

- 9.4 Policy CDMP3 sets out how development should not result in unacceptable adverse impact on the amenity of occupants and surrounding nearby properties. Policy CDMP1 of the Local Plan 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 with reference to various factors including noise and nuisance. As no physical works are proposed in association with the application, there will not be any overlooking or loss of light impacts from the development over the existing situation. There will be no greater overlooking impact of the application property than there currently is for its residential occupants, and the facilities and garden will be as for the existing dwelling. Comparing the existing use as a dwelling and occupation by 1 child, the level of amenity proposed for the occupant will be acceptable.
- 9.4.1 The main consideration with regard to residential amenity is the actual change of use itself. Significant objections have been received which raise concerns over the inappropriateness of the development in terms of residential amenity, noise, anti-social behaviour, unsuitability of the property, and disruption and concern to both an elderly community and where there are other young people. The dwelling is located in a residential area with houses in close proximity to each other. Allotment Lane is a single-width private road, with no opportunities for on-street parking. The floor plans show a typical residential layout with four bedrooms in the existing dwelling. The proposed floor-plans show the same layout but with two of the bedrooms used for staff and one for the child. The council's environmental protection department have been consulted on the application and have no objections, but advise the rear garden is enclosed with a solid fence.
- 9.4.2 The proposal would accommodate 1 child and there would typically be 4 members of staff on site at any one time to provide the care and management. 2 carers would be present at night. The general occupation of the house by 1 child with 4 adults present is similar to the existing use as a dwelling, which could be used as a 4-bedroom family home. In relation to the use of the property to be lived in by 1 child, the scale and nature of this in itself would function on a similar level to a family residential dwelling and noise from young people i.e. playing in the garden would not be different from that which would be generated by a family unit living at the property, where there would be no restrictions on the number of children living there. A representation has raised that the occupant will meet up with other youngsters. However, this is potentially the case with any children that could occupy the existing dwelling, and it is not the role of the planning system to control the social interactions of individuals. For this size of dwelling, with 4 bedrooms, occupation by a family with 1 child or more children could be reasonably likely. Children will be taken to school and will participate in leisure activities like that of a typical C3 residential use. There are no age restrictions

on the property i.e. specifically for retirees and therefore it would be unreasonable to raise issues with the proposal based on the age of the occupants. It would operate in a manner which is similar to that of the existing residential dwelling and the statement shows that children would follow a daily routine which would not impact the community any more than a normal family home with children. It is considered it would be reasonable to condition the number of children occupying the premises to a maximum of 1. Any increase in the number of children cared for would then require consent. With 1 child and the level of activity being similar to a residential home, as explained above, there would be no requirement in this case for soundproofing to be installed. A condition could be used for boundary fence details to be agreed, to ensure that the rear garden adjacent to the neighbour/s is fully enclosed and to provide a degree of privacy and some acoustic benefit to the use of outdoor spaces, as in any residential situation, and as advised by the council's environmental protection department.

- 9.4.3 The main difference between this C2 use and a family home is the presence of on-site staff which would result in additional activity at staff changeover times. The submitted example staff rota and supporting statement indicates that on a given day there would be two managers present in the day (09.00-17.00) with 2 carers (09.30/10.00am 24hours), therefore 4 staff in total. The managers would leave at 17.00. The carers would changeover at 9.30/10.00am, on a 24 hour rota. This indicates at night there will be two staff present. From this it is understood that daily there would be a total of 8 arrivals/departures of staff members. This will be alongside other daily activity, such as going shopping or to school.
- 9.4.4 Comings and goings, and visits by friends, family and tradespersons are commonplace in residential settings. There is no control over how often or when these activities take place in a typical residential dwelling. However, the potential intensification of such activities on a regular and daily basis, to a point that it would be out of character with the residential area, requires consideration. The council's guidance on children's homes says in paragraph 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. On this basis, proposals for children's homes will only be supported where there is no impact on living conditions of existing residents'. The submitted planning statement says 'TRICS database in respect of a comparable dwellinghouse predicts 4 vehicular movements in and 4 (total 8) out, weekday'. The staff vehicular movements could be seen as being comparable to this, however, this will be alongside the typical activities for the users of the care home, going to school, shopping etc. The proposed site plan shows 4 off-street parking spaces within the curtilage of the property, as existing. There are an additional 2 spaces to the front of the detached outbuilding. Changeover is proposed to be staggered by 30 minutes, therefore in the morning a maximum of 5 car spaces could be required for a short time as carers changeover whilst the two managers are also present. Based on the available carparking, this could all take place within the curtilage of the dwellinghouse. The managers would arrive at 09.00 and depart at 17:00, and the carers' changeovers at 09.30/10.00, which are not considered to be unsociable hours. In this particular situation, where the staff vehicular comings and goings are unlikely to have to spill out into the wider street and with the changeovers/staff arrivals taking place at a reasonable hour, this is assessed to not have an unacceptable impact on residential amenity through

disturbance. Also, in this particular case, the dwelling is adjacent to a relatively busy A-road through the village, so there will already be vehicular and pedestrian activity in proximity of the site at the changeover times and the site is not assessed to be in a particularly quiet or tranquil setting, so that the level of activity will not be out of keeping. This would be in accordance with Policies CDMP1 and CDMP3 of the Adopted Local plan, and the NPPF, with the collective aim to protect the living conditions of existing residents.

- 9.4.5 Neighbour objections raise concerns over the behaviour of the children and possibility of noise and increased crime, security and impacts on wellbeing. Comments have been received about the management of the use. Concerns about public safety and anti-social behaviour or the welfare of children are a material planning consideration, although there is no specific planning policy or guidance on these matters. National Planning Practice Guidance (NPPG) provides general guidance on promoting healthy and safe communities as referred to in section 8 of the NPPF, including designing out crime and disorder having regard to Section 17 of the Crime and Disorder Act 1998 (as amended). Whilst these concerns can be viewed as a material consideration, in this case there is no substantiated evidence that the proposal would give rise to anti-social behaviour or unacceptable harm to the existing occupants' quality of life, given that the number of children residing at the property would be no greater than typical in a family home and would be in an environment with adult care and supervision. Additionally, Lancashire Constabulary have been consulted on the application and not provided any comments. It is also a matter that is subject to separate legislation and regulation. It is not therefore considered that there would be an unacceptable anti-social behaviour impact to prevent the use at this site. Based on this it is also not appropriate to require the provision of CCTV or a higher level of security in this case, other than the fencing for general amenity reasons set out above. No external lighting is proposed and it is not anticipated that this should be required over that found at a dwelling. There will be no flat roofs available to be accessed. Some representations raise that there are no police stations in the village and about the response time of emergency services, however, based on the above assessment, there is no evidenced or policy reason to require the presence of such services in order for the development to be acceptable.
- 9.4.6 The Council's guidance for applicants, includes that a principal objective is to 'prevent an undue concentration of specialist uses in any particular area of the borough in order to safeguard the local character and amenity'. There are no records of other planning permissions or Lawful Development Certificates for C2 uses in St Michaels. It is therefore assessed that there would not be a cumulative impact in relation to any of the material considerations assessed. Comments have also been raised about general provision of children's homes and their cost in the UK and North West. Representations also raise comment over the size of the property and the associated cost, and the quality of care and the role of Wyre Council and Lancashire County Council. However, these are not matters for consideration under this planning application.

Impact on Highway / Parking

- 9.5 No access or parking alterations are proposed. Lancashire County Council (LCC) Highways have been consulted on the application and have no objections. Based on this professional advice, there are therefore no highway safety, parking or traffic concerns with the proposal. The parking as shown can be conditioned to be retained to ensure its availability during the

operation of the use. A comment has been raised in a representation about servicing vehicles obstructing the road. Based on the acceptability of the application to LCC and that this would be the same situation as with the existing dwelling, this will not result in unacceptable highways harm.

Flood Risk

9.6 The application site is within Flood Zone 3 - an area identified at high risk of flooding from fluvial (rivers) and tidal (sea) sources. The Environment Agency have been consulted on the application and have no objections. The existing drainage that serves the dwelling can be used and there will not be any additional surface water impacts. The council's drainage engineer has no objections.

9.6.1 The NPPF in paragraph 173 includes that development should only be allowed in areas at risk of flooding where it can be demonstrated that 'e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan'. The NPPF does not set out when an emergency plan is required, but the NPPG guides that 'an emergency plan will be needed wherever emergency flood response is an important component of making a development safe. Emergency plans will be essential for any site with transient occupancy (e.g. hostels and hotels)'. A dwelling and a residential institution are both classed as 'more vulnerable' in Annex 3: Flood risk vulnerability classification. Therefore, the proposal will not be for a more vulnerable use than that existing. However, the nature of the use will involve more transient occupancy, with different staff occupying the property on a rota and who may be less aware of the flood risk of the site, than a permanent occupant. It is therefore considered that an emergency plan is required with the development. An emergency plan has been submitted with the application and the council's drainage engineer considers this to be acceptable. This can be conditioned to be implemented.

9.6.2 Sequential/exception tests are not required because the proposal is for a change of use and so is exempt from this requirement in accordance with the NPPF.

Other Issues

9.9 Neighbour comments have been raised about the timing of the site notice being posted and inadequate consultation on the application. The site notice has been posted outside the application site within an appropriate timeframe from the validation of the application, alongside the consultation of adjoining properties, and the statutory period for comments has been provided. This meets the statutory requirements for the publicity of a planning application as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

9.10 Some comments have been received in representations about how the use would be managed, supervised and operated. It is not appropriate for the management approaches for children's care homes to be assessed through a planning application, but this is subject to separate regulation, such as through OFSTED.

9.11 There is a Public Right of Way (PROW) along Allotment Lane. The Ramblers and Lancashire County Council Public Right of Way Officer have been

consulted on the application but have not commented. The Peak and Northern Footpath Society raise no specific concerns. No physical works are proposed to the building, however, for the applicant's information an informative can be added about not blocking the PROW. The Parish Council have questioned access rights onto Allotment Lane. This will be a private matter.

- 9.12 The site is in an SSSI impact zone. For this type of development in this location there is no requirement to consult Natural England and there are no concerns with significant impacts on protected habitats.
- 9.13 Health and safety concerns for the occupant of the proposal have been raised, including from the adjacent main road and River Wyre. As noted above LCC Highways have raised no issues, therefore there are no unacceptable highways concerns. The operation of the care home will be subject to separate legislation, including in relation to its safe operation, which is outside the remits of this planning application. However, it should be noted that the existing dwelling could be occupied by children with the same surrounding environment, as could any residential dwelling in the village. This is therefore not an evidenced or reasonable ground to refuse the application.

10.0 CONCLUSION

- 10.1 The proposal is acceptable in principle within the boundary of a settlement, and is within a suitably accessible location for the type of use proposed. It has been assessed that the proposal will not have an unacceptable impact on visual or neighbouring amenity. Based on professional advice from LCC Highways there will not be an unacceptable highway safety impact and there is sufficient parking in association with the proposed use. The site is in Flood Zone 3 and a suitable flood risk emergency plan has been provided. Overall, the development will comply with the NPPF and Adopted Local Plan, subject to the recommended planning conditions.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

- 11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.
- 11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

- 12.1 Grant Full Planning Permission

Recommendation: Permit

Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 10.01.2024 including the following plans/documents:

- Location plan 1:1250
- Proposed ground & first floor layout plan DWG NO. WBC-1266-23-12 002

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the first use of the development hereby approved, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

Reason: In the interests of the appearance of the site and locality and to provide sustainable transport options, in accordance with policies CDMP6 and CDMP3 of the Wyre Local Plan (2011-31).

4. Prior to the first use of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to the site boundaries, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment/s shall be completed before the use hereby permitted is first commenced. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the residential amenity of occupants/neighbours in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

5. The premises shall be used as a children's care home (C2 use) only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

6. The number of children to be cared for at the premises shall be limited to 1 at any one time.

Reason: To enable the Local Planning Authority to retain a measure of control over the development thereby safeguarding the amenities of the area including neighbouring properties in accordance with Policy CDMP3 of the adopted Wyre Local Plan 2011-31.

7. The development hereby permitted shall be operated in full accordance with the approved Flood Risk Emergency Plan (Doc Ref: rep-tjba-HCS-1 allotment In-FRA EP-300124.docx)

Reason: To manage the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

8. The parking area(s) shown on the site plan (1:50) on Proposed ground & first floor layout plan DWG NO. WBC-1266-23-12-002 shall be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

Notes: -

1. The grant of planning permission does not authorise any closure, obstruction or diversion of a public right of way. Any proposed stopping-up or diversion of a public right of way should be the subject of an Order under the appropriate Act and Lancashire County Council should be contacted for advice in the first instance.