

UPDATE SHEET

PLANNING COMMITTEE – 3 June 2025

**To be read in conjunction with the Report of the
Head of Planning and Infrastructure to Planning Committee**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions; and**
- (c) Changes to Recommendations**

A2 25/00026/FUL

Change of use from dwellinghouse (C3) to children's home (C2) for up to three children

6 Swan Way, Coalville, Leicestershire, LE67 4BU

Additional Information

Change to description of proposal

The applicant has stated that there will only be two children residing at the property. As such, the applicant wishes for the description of the application to be amended to *"Change of use from dwellinghouse (C3) to children's home (C2) for up to two children"*

Amendment to handover times and inclusion of manager on site

The applicant has stated that the handover time of staff will be 10am and handovers will last for a maximum of 30 minutes.

The applicant has stated that, in addition to the three care staff, a manager will also be on site Monday to Friday 9am-5pm.

County Highways Authority

The County Highways Authority (CHA) were asked to provide comments in relation to the above matters and they have responded stating that *"Whilst this change may result in one additional car parking demand for the manager, the LHA continues to be in the position that it could not demonstrate that any potential displaced parking would result in a severe impact to highway safety in the context of Paragraph 116 of the NPPF."*

Environmental Protection

The Council's Environmental Protection team were asked to provide comments in relation to the above matters and they have responded stating that *"The Environmental Health EP team would welcome this change because it would improve the management of the home and reduce the risk of noise and antisocial behaviour from having an adverse impact on the amenity for the neighbourhood."*

Officer Comment

It is noted that no objections are raised to the changes by the County Highway Authority or by the Environmental Protection Team. It is therefore recommended that conditions 4 and 5 should be amended to limit the occupancy to two children and to limit the maximum number of three carers and one manager being on site at any one time (except for handover periods), which the applicant is agreeable to.

Condition 6, which required submission of the details of staff handover times prior to commencement, should be deleted, as details of the handover periods have now been provided and so can be incorporated into condition 5.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION SUBJECT TO AMENDMENTS TO CONDITIONS 4 AND 5 TO LIMIT THE OCCUPANCY TO TWO

CHILDREN AND TO LIMIT THE MAXIMUM NUMBER OF THREE CARERS AND ONE MANAGER BEING ON SITE AT ANY ONE TIME (EXCEPT FOR HANDOVER PERIODS) AND TO DELETE CONDITION 6 AND INCORPORATE THE DETAILS OF HANDOVER TIMES/PERIODS INTO CONDITION 5

A3 24/01541/FUL Conversion of agricultural building to dwelling

Land adjoining 1 Main Street, Osgathorpe

Additional Information

If new agricultural buildings were proposed on the site in the future, then they could be applied for under the prior notification process if they meet the permitted development requirements or as a planning application if they don't meet the permitted development requirements.

If a prior notification application was submitted for an agricultural building in the future, officers would not be able to undertake a full assessment of the need for the building or consider all technical material planning considerations, as only matters relating to siting, design and external appearance of the building can be considered under such an application. A full assessment of the need for the building and all technical material planning considerations can be considered if a planning application is submitted.

Therefore given that an existing agricultural building would be lost if this application is approved, it is considered reasonable to impose a condition removing permitted development rights for the erection of new agricultural buildings within the application site (the red-lined land) and the wider site (the blue-lined land) on the submitted location plan, so that a planning application would need to be submitted for all new agricultural buildings on the site to allow a full assessment of such proposals.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION SUBJECT TO IMPOSITION OF AN ADDITIONAL CONDITION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR NEW AGRICULTURAL BUILDINGS WITHIN THE RED AND BLUE-LINED LAND ON THE LOCATION PLAN