

Committee Report

Application No:	DC/23/00266/COU
Case Officer	Josh Kenolty
Date Application Valid	12 April 2023
Applicant	Action for Children
Site:	Brumby Barmoor Lane Ryton NE40 3AA
Ward:	Ryton Crookhill And Stella
Proposal:	Change of use from residential dwellinghouse (Use Class C3) to residential Children's Home (Use Class C2). (Additional information received on 17/05/23 and 18/05/23)
Recommendation:	Grant Permission
Application Type	Change of Use

1.0 The Application:

1.1 DESCRIPTION OF SITE

The application site comprises the residential property of Brumby, a detached five-bedroom dwelling located on Barmoor Lane in Ryton. The dwellinghouse benefits from hardstanding for the parking of up to 5 vehicles to its front elevation. The property also has a garden to its rear elevation, providing private amenity space.

1.2 The property neighbours Thorp Academy Secondary School to the west/north-west, with similarly sized, detached residential properties located along either side of Barmoor Lane to the east/north-east and south of the site.

1.3 The property is not located within a Conservation Area, however the boundary of Ryton Conservation Area is adjacent to the site, including the properties situated along the opposite side of Barmoor Lane. Ryton District Shopping Centre, as designated by the Local Plan for Gateshead, is located approximately 460 metres to the east of the site along the B6317.

1.4 DESCRIPTION OF APPLICATION

Full planning permission is sought for is sought for the change of use of the existing residential dwellinghouse (Use Class C3) to a residential Children's Home (Use Class C2), which would accommodate up to four children between the ages of 8 and 17. The children would be under 24-hour supervision, 7 days a week.

1.5 As set out within the submitted Planning Statement, the staff team will consist of fourteen full-time staff in total; with one registered manager,

two team leaders, and eleven care workers. There will be no more than five staff on shift over the course of each 24-hour day, with three day-time staff and two night-time staff. The proposed staffing arrangements are detailed within the below table:

Staff Required Daily	Shift	Daily Handover
1 x Sleep in each day	10am-11pm, 7am-10.30am the following day	Handover will take place between 10am and 10.30am with the staff member coming on duty and the staff member leaving
1 x Waking Night each day	9.30pm – 9.30am	
2 x Late shifts (Monday - Friday)	2pm – 10pm	
2 x Staff (Saturday)	8am – 10pm	
2 x Staff (Sunday)	8am – 10pm	
1 x Manager or Deputy (Monday – Friday)	9am – 5pm	

1.6 The home will be managed under the Children's Homes Regulations (2015) and will be inspected by the regulator Ofsted.

1.7 No external alterations are proposed to the existing building to facilitate the change of use, although the existing vehicular access to the property off Barmoor Lane would be widened to improve vehicle manoeuvrability and provide a pedestrian visibility splay. Internal alterations are proposed to provide a new bathroom, laundry room and internal cycle storage.

1.8 SUPPORTING INFORMATION

The applicant has provided the following information in support of their planning application:

- Site Location Plan

- Existing and Proposed Floor Plans

- Existing and Proposed Site Layout, detailing the proposed works to the front boundary to include a pedestrian visibility splay

- Planning Statement, providing details of how the property would be used as a children's home, the planning policy background and an assessment of the proposal

- Statement of Community Involvement, detailing the pre-application consultation the applicant, Action for Children, undertook with Ward Councillors and local residents ahead of the submission of a planning application.

-Transport Statement

1.9 PLANNING HISTORY

The following planning history relates to the property:

832/02 | Installation of two dormer windows at rear and one dormer window at front of dwellinghouse to provide additional living accommodation in roof space | Granted planning permission

1321/91 | Erection of single-storey extension at rear of dwelling- house to provide enlarged garage, kitchen and lounge, and new conservatory | Granted planning permission

1180/84 | Erection of an enlarged attached garage with work area to rear at side of dwelling | Granted planning permission

2.0 Consultation Responses:

Northumbria Police	Northumbria Police have no objections to the application for the change of designation. The only recommendations are that the doors and windows of the ground floor to be of PAS 24-2016 and that internal doors should meet the fire safety requirements. Also CCTV to be added externally for crime and disorder and to better ID Missing person(s) if they leave the home.
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3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 A total of 25 letters of representation have been received.

3.3 22 letters of objection were received against the proposal, the details of which are summarised within the following headings below:

3.4 Principle of Development

- Loss of a family home is contrary to Local Plan policy
- Changing this property to a residential Children's Home eliminates the opportunity for a family to reside on a currently quiet street, in an ideal location for access to the school and local amenities.
- There are far more suitable properties in the Ryton area
- If a change of use is granted this may set a precedent for further conversion of homes into business use.

3.5 Visual Amenity

- Out of character with streetscene
- Out of character with the conservation area
- Development would significantly change the streetscape and have an adverse effect on the character of what is one of Ryton's oldest and historically important streets which borders a conservation area
- Altering the perimeter of the property will make it clear that it is very much not a residential dwelling but rather very obviously a commercial entity

3.6 Residential Amenity

- A number of the neighbouring properties are in very close proximity (some overlooking) Brumby and without any uncertainty would be affected by noise, disturbance and privacy issues.
- Different hours of operation to adjacent school. The comings and goings to and from this property will incur noise and disturbance 24/7.
- Development would be a huge infringement on basic human rights to peace and quiet.
- Local residents, particularly the elderly and vulnerable, also have a right to live in a safe and secure area free from the fear of crime and neighbourhood issues which this home would bring to the area.
- Whilst Action for Children will closely supervise the young people in their care, they cannot do this 24 hours a day especially with the older children. In light of this there is concern in the community (especially considering the demographics in the area) that there could be an increase in petty incidences, nuisance behaviour and possibly more.
- Given the potential age of the children at the home they will be able to leave the property with or without the permission of the staff and as such the staff would have no control over their behaviour, where they go or what they do outside the property.
- Potential increase in anti-social behaviour and fear of crime.
- There is the potential that the home and children could be the target of bullying, intimidation and anti-social behaviour due to a negative perception of them by some of the pupils at the school

3.7 Highway Capacity and Road Safety

- Inadequate car parking
- Increase of traffic
- Increased congestion, risk of harm to other road users and pedestrians.
- There will always be additional traffic, overlapping shift changes, visiting family, visiting medical personnel, inspections, senior staff visits, this would generate "significantly greater" traffic.
- The plans provided do not in any form adequately demonstrate five vehicle parking spaces together with the necessary manoeuvring spaces for each. The "Proposed Site Access Arrangements Drawing" demonstrates that any more than 3 vehicles parked would prevent any manoeuvring capabilities completely.
- The site, even with modifications to the driveway is not suitable for staff movements without considerable disruption. This will have a significant

impact on Barmoor Lane, throughout the day and at times through the night.

- Residents of Barmoor Lane have suffered significant issues in relation to parking and highway safety over several years and despite the local authority attempting to enforce parking restrictions outside Thorp academy this remains a persistent problem
- 1:1 meeting with Action for Children where it was identified that those accommodated would not necessarily be local to the neighbourhood and could come from any of the 7 councils in Tyne and Wear, Northumberland and County Durham. They could also continue to attend a school in that area, in which case school transport would be required resulting in additional vehicles trying to access the Site at already congested times of the day.
- Barmoor Lane does not provide social interaction and access to other neighbourhoods is via a main road with no assisted crossing. Access is not safe at certain times of the day when pedestrians are forced to use the highway due to illegally parked vehicles.
- Barmoor Lane is a bus route

3.8 Other Matters

- Why were the consultation meetings not open meetings where all who wish to attend can gather to discuss the proposal collectively with the representatives of the Charity and Council planners?
- Lack of consultation
- The Council's statutory procedure has not been adhered to. Throughout the application period notices should be clearly displayed, certainly up to 3 May 2023, there has been no public notices attached to lamp posts, anywhere in Barmoor Lane
- More than 100 privately run children's homes in England have been found with serious failings and have been branded inadequate by inspectors of Ofsted
- A Freedom of Information request has been submitted to Northumbria police asking what the rationale was in coming to this decision. Specifically, what crime data was used, was the local Neighbourhood policing team involved in the decision-making process, was the demographic of the area a consideration and was the potential rise in community tensions and fear of crime considered. Until this information is made available, Action for Children should not be allowed to attach the weight to this that they seem to be doing at the moment.

3.9 A letter of support was received in relation to the proposal, the details of which are summarised below:

- This is a very positive proposal offering a home to disadvantaged children. In a very suitable environment.

3.10 One representation was received from Thorp Academy neither supporting nor opposing the development:

- We have no objection. As a school we are very inclusive to all children.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Specialist and Supported Housing Supplementary Planning Document (SPD)

CS9 Existing Communities

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP11 Housing for Specific Groups

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

5.0 Assessment of the Proposal:

5.1 The main issues to be taken into consideration in the assessment of this application are the principle of the use sought, as well as the impacts on visual amenity, residential amenity and highway capacity and road safety.

5.2 PRINCIPLE OF USE

Part 4 of Policy CS9 (Existing Communities) of the Local Plan for Gateshead seeks to prevent the loss of family homes (three or more bedrooms), through sub-division, change of use or redevelopment. The policy aims to retain and attract families to support economic growth; this will be achieved partly by preventing the loss of existing family homes. The loss of this family home would therefore be in conflict with part 4 of Policy CS9.

5.3 However, Part 1 of policy CS9 seeks to maintain a range of housing types and sizes. The proposal would provide specialist accommodation for children and in this respect would help to maintain a range of house types as per the aim of Part 1 of CS9.

- 5.4 Furthermore, the proposal would provide specialist accommodation for children and would help to increase the choice of accommodation for those with specific care needs, in accordance with Part 3 of Local Plan Policy CS11 (Providing a Range and Choice of Housing).
- 5.5 Policy CS11 looks to promote lifetime neighbourhood's with a good range and choice of accommodation, services and facilities to meet varied and changing needs. Particularly relevant to this application are parts 3 and 4 of the policy, which relate to increasing the choice of suitable accommodation including those with special needs, sheltered accommodation and extra care accommodation and providing adequate space inside and outside of the home.
- 5.6 The proposed change of use would increase the choice of accommodation for those with specific care needs, whilst providing adequate space inside and outside the home, in accordance with Part 3 of policy CS11 of the Local Plan for Gateshead.
- 5.7 Policy MSGP11 (Housing for Specific Groups) of the Local Plan states that specialist and supported accommodation and care schemes will be expected to provide on-site, or have good accessibility to, shops, services, community facilities and open space appropriate to the needs of the intended occupiers, their carers and visitors; and/or have good accessibility to public transport routes.
- 5.8 Section 4.7 of the Specialist and Supported Housing Supplementary Planning Document (SSH SPD) sets out requirements for children's homes. The SPD states that proximity to education services will be critical, as well as access to public transport, leisure facilities and medical services, while there should be well designed amenity space, internal and external, that will support learning, and enable play and activity without causing unreasonable impact on neighbouring properties.
- 5.9 The proposed development is within close proximity to education services, with easy access to public transport, as well as shops, community and leisure facilities and medical services within the settlement of Ryton. The property has provided well designed internal space for the children and there is also a rear garden for external space.
- 5.10 As set out within the Nature and Operation section of the submitted Planning Statement, the applicant seeks to continue the provision of residential accommodation at Brumby, with the intention to operate to all intents and purposes as a family home, albeit for vulnerable children in need of care and with a team of carers rather than parents.
- 5.11 The Council's Childrens Services Team have confirmed they support the delivery of a children's home at this location. They have highlighted that within the Council's sufficiency strategy, ensuring there is enough

children's homes in the local area, therefore ensuring there is capacity within Council operated children's homes and though the external market, is a key priority. Having suitable registered children's homes within the Gateshead area means a reduction in the number of children entering residential care and having to move away due to lack of resource. They have also highlighted the fact that access to residential care is a key priority nationally, and therefore they would welcome the opportunity for children to remain in Gateshead at this site.

5.12 On balance, it is considered that the change of use from a dwellinghouse to a children's home, whilst resulting in the loss of a family dwelling, would increase the choice of specialist housing, as well as the choice of accommodation for those with specific care needs, and therefore, in principle, accord with the relevant Local Plan policies; albeit a detailed assessment needs to be made of the potential impacts upon the local area. These are given consideration below.

5.13 VISUAL AMENITY

No extension or other external alterations are proposed to the property itself to facilitate the change of use.

5.14 It is proposed that the existing driveway would be widened by approximately 1.8 metres, for highway safety reasons. This would necessitate the removal of a section of the existing timber fence and a brick pillar along the front boundary of the site. The works are minor in nature and the wider vehicular entrance would not appear out of character within the residential streetscene. This is having regard to the design and size of the driveways of neighbouring properties.

5.15 On the basis of the limited external works proposed in relation to the change of use of the property, it is also not considered that the development would result in any harm to the setting of Ryton Conservation Area, the boundary of which runs along the opposite side of Barmoor Lane.

5.16 For the above reasons, it is therefore considered that the development would be acceptable in respect of design and visual impact, and would accord with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

5.17 RESIDENTIAL AMENITY

Policy MSGP 17 (Residential Amenity) of the Gateshead Local Plan makes clear that development will be required to provide a high-quality environment and a good standard of amenity for existing and future occupants of land and buildings. Planning permission will be granted for new development where it:

5.18 1. does not have an unacceptable impact on amenity or character of an area, and does not cause unacceptable disturbance, through an

- increase in noise, disturbance, traffic and parking congestion, smells, fumes or other harmful effects, or conflict with other adjoining uses;
- 5.19 2. safeguards the enjoyment of light, outlook and privacy; and
- 5.20 3. ensures a high quality of design and amenity
- 5.21 The site is located within a predominantly residential area of Ryton, however, it is also adjacent to Thorp Academy Secondary School. Though not positioned next to the main entrance to the school, this still means the area sees higher levels of activity during the daytime, particularly around the time of school pick-ups and drop-offs.
- 5.22 While some internal re-configuration would be carried out to the dwelling, no extension or external alterations are proposed to facilitate the change of use. Therefore, the development would not result in any unacceptable impact on the amenity of neighbouring occupiers through a loss of light, outlook or privacy.
- 5.23 The removal of a small section of the existing front boundary treatment, measuring approximately 1.8 metres in width, would also not result in unacceptable harm to the amenity of neighbouring occupiers.
- 5.24 The property is detached from the surrounding properties and would have a maximum occupancy of four children, who would be supervised by staff 24 hours a day. No increase in the number of existing bedrooms at the property is proposed.
- 5.25 It is acknowledged that a level of domestic noise may be generated as a result of the change of use; however, taking into account the site circumstances, staffing levels, as well as the number of children who would live at the property, it is not considered that this level of noise would be unduly different to that associated with the existing use of the property as a five bedroomed residential dwelling.
- 5.26 Nonetheless, in the interests of protecting the amenity of the occupiers of neighbouring dwellings from unacceptable noise or disturbance at quieter morning or evening times, a condition is recommended requiring a noise management plan to be submitted and approved prior to the first use of the property as a children's home. Subject to the submission and satisfactory discharge of the condition, the Council's Environmental Health Officer has confirmed that they have no objections to the development.
- 5.27 Furthermore, in the interests of protecting residential amenity, a condition is proposed restricting the use of the property as a children's home to be occupied by no more than four children at any time. Any increase beyond the current number proposed may also necessitate an increase in staff numbers and vehicles movements associated with the use and would require a further assessment of the impact of this on neighbouring occupiers and highway users.

- 5.28 A number of objections have raised concerns that the proposed development could lead to anti-social behaviour, whilst also having the potential to exacerbate existing issues. Officers would, however, draw to attention that the planning system deals with the use and development of land, rather than the identity and background of any particular occupiers of existing and proposed buildings. As noted above, officers consider that the principle of the use would accord with policy.
- 5.29 Furthermore, it is noted that the Designing Out Crime Officer at Northumbria Police has raised no objections to the proposal. Whilst the Officer did suggest CCTV was added externally to the property to better ID missing person(s), the agent for application has advised that the applicant, Action for Children, do not intend to install this. They have highlighted Ofsted guidance which encourages providers to operate homes akin to typical residential homes, and to steer away from anything that might feel 'institutional', something which they consider CCTV may contribute to. They have also commented that there is the potential for CCTV usage to cross over into monitoring and surveillance, which would raise safeguarding issues.
- 5.30 It is considered that anti-social behaviour is a matter for the management of the building in connection with the Police and the Council's Environmental Health and/or Private Sector Housing sections and should not preclude granting planning permission in this case for the reasons cited above. On the basis of the information provided, Officers are satisfied that the applicant has demonstrated an operational management of the property. In addition, the ongoing management of the property would be subject to further, separate oversight and regulation through Ofsted.
- 5.31 Subject to the recommended conditions, it is not considered that the proposed use would be out of character with surrounding area or result in a detrimental impact on the amenity of surrounding residents through unacceptable noise and disturbance or a loss of privacy; and would be in accordance with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.
- 5.32 **HIGHWAY CAPACITY AND ROAD SAFETY**
Policy MSGP 15 of the Local Plan for Gateshead addresses the transport aspect of the design of new development. Under the requirements of MSGP15, proposals will need to secure safe access to the site for all people and provide adequate servicing facilities; and provide the level of parking necessary to secure the safe and effective operation of the development by:
- providing car parking for residential development to the levels set out in the Council's parking standards (Appendix 4a of Making Spaces for Growing Places)
 - limiting car parking for non-residential development in line with the Council's parking standards (Appendix 4b)

- providing electric vehicle charging points in line with the Council's parking standards (Appendices 4a & 4b)
 - providing motorcycle parking facilities in line with Council's parking standards (Appendix 4b)
 - providing cycle parking facilities in line with the standards set out in the Council's cycle parking standards (Appendix 5)
- 5.33 The site has an existing vehicle crossover arrangement onto the north side of Barmoor Lane which is approximately 3.0 metres wide and serves a driveway and area of hardstanding that can accommodate up to 5 parked vehicles.
- 5.34 Barmoor Lane itself is subject to a posted 30mph speed limit which changes to a 20mph speed zone, approximately 30 metres north of the site. There are footways and yellow line parking restrictions on both sides of Barmoor Lane in the vicinity of the site.
- 5.35 As part of this application, the existing vehicular access to the dwelling is proposed to be widened to 4.8 metres, in order to accommodate the simultaneous movement of 2 cars, as well as provide a pedestrian visibility splay of 2 metres by 2 metres within the site. As included within Appendix A of the submitted Transport Statement, a swept path analysis of a large car has been undertaken into the proposed access arrangement, to demonstrate that the access width can accommodate the vehicle's movements.
- 5.36 The widening of the driveway to include a pedestrian visibility splay is welcomed by Transport Officers, in relation to highway safety improvements. In the interests of highway safety, conditions are recommended to ensure the visibility splay is implemented prior to the first occupation of the property as a children's home, as well as restrict the height of any boundary treatment within the visibility splay to no more than 0.6 metres.
- 5.37 As set out within the submitted Planning Statement, carers will operate on a shift basis, whereby two or three members of staff will always be present at the property, which means that a maximum of five staff will be present at any one time (to account for shift handover). The Planning Statement continues that the turnover of vehicles at staff shift changeover times will be managed internally to ensure the working arrangements can be accommodated within the curtilage of the site.
- 5.38 Having regards to the number of staff that would be employed at the property, taking account of any overlap for shift changes, and the proposed level of parking provision, Transport Officers are satisfied that car parking requirements could be accommodated and managed within the curtilage of the property, without significant detriment to the surrounding highway network.

- 5.39 For context, Local Plan Policy MSGP15 sets parking requirements for residential care homes at 1 space per 3 residents. This is equivalent to the parking requirements for a single residential dwelling, which is the existing use of the dwelling.
- 5.40 It is also acknowledged that the location of the site is easily accessible by sustainable modes of travel, with bus stops in close proximity providing convenient access to public transport for staff, and local services and amenities which can be accessed within a practicable walking and cycling distance.
- 5.41 One of the car parking spaces will be fitted with an electric vehicle (EV) charging point, while secure and weatherproof cycle parking will also be provided internally within the existing garage of the property. There are no proposed changes to the existing arrangements for refuse collection and deliveries.
- 5.42 Conditions are proposed requiring full details of the EV charging point to be submitted and approved, and the cycle parking implemented, prior to the first use of the property as a children's home, in the interests of promoting sustainable choices of transport.
- 5.43 Subject to the recommended conditions, it is considered that the proposal would not have an unacceptable impact on highway capacity or highway safety and would deliver an acceptable level of parking provision for the use sought, having regard to the sustainable location of the site. The proposal would therefore comply with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is considered that the development complies with the relevant Local Plan policies and the NPPF. Therefore, it is recommended that the application be granted subject to the conditions below.

7.0 Recommendation: GRANT permission

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

- Drawing Number 1000 Revision P2 Site Location Plan
- Drawing Number 3000 Revision P2 GA Plans
- Drawing Number JN2653-Dwg-0001A Proposed Site Access Arrangement
- Drawing Number J034-001 Measured Survey

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material

change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Prior to the first occupation of the use hereby permitted final details of a noise management plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of residential amenity and so as to accord with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.

4

The development hereby approved shall be implemented in accordance with the details approved under condition 3 at all times and retained and maintained as such for the lifetime of the development.

Reason

In the interests of residential amenity and so as to accord with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

Prior to the first occupation/ use of the children's home hereby approved the works to the driveway and front boundary treatment as detailed on the approved plan 'Drawing Number JN2653-Dwg-0001A Proposed Site Access Arrangement' shall be completed in full and the retained front boundary treatment made good. The front boundary treatment shall be maintained as such thereafter for the lifetime of the development. The maximum height of the retained front boundary treatment within the pedestrian visibility splay as detailed on the approved plan 'Drawing Number JN2653-

Dwg-0001A Proposed Site Access Arrangement' shall not exceed 0.6 metres and shall be maintained as such thereafter for the lifetime of the development.

Reason

In the interests of highway safety and in order to accord with policies CS13 and MSGP15 of the Local Plan.

6

Notwithstanding the details of the submitted application, prior to the first occupation/ use of the property as a children's home hereby approved final details of the electric vehicle charging point(s) shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan.

7

The electric vehicle charging point(s) approved under condition 6 shall be implemented wholly in accordance with the approved details prior to the first occupation/ use of the property as a children's home. The electric vehicle charging point(s) shall be retained thereafter for the life of the development.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan.

8

The secure and weatherproof cycle storage as detailed on the approved plan 'Drawing Number 3000 Revision P2 GA Plans' shall be implemented wholly in accordance with the approved details prior to the first use/occupation of the property as a children's home. The cycle parking provision shall be retained as such thereafter for the life of the development.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan, and the Gateshead Cycling Strategy 2015.

9

Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification) the permitted development rights of the development are removed in relation to the erection, construction, maintenance, improvement

or alteration of a gate, fence, wall or other means of enclosure along the front boundary of the site adjacent to Barmoor Lane.

Reason

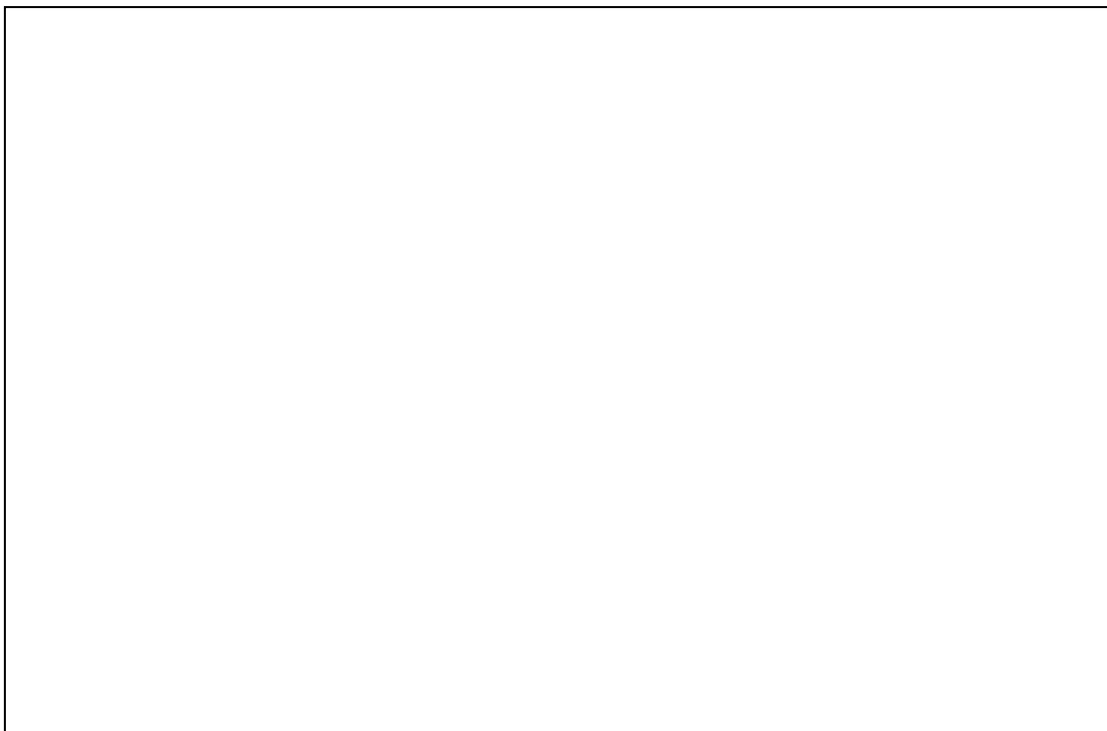
In the interests of highway safety and in order to accord with policies CS13 and MSGP15 of the Local Plan.

10

The property shall be used solely as a children's home under Use Class C2 (Residential Institutions) of the Use Classes Order 1987 (as amended) with a maximum occupancy of no more than four children at any time and staffing levels at the property to not exceed those detailed within the submitted Planning Statement reference: JP/LH/ER/5120NE/R001 at any time.

Reason

In the interests of residential amenity and highway safety and so as to accord with the NPPF and policies CS13, CS14, MSGP15 and MSGP17 of the Local Plan for Gateshead.



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Team Leader	Date
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Date Printed 02 June 2023