

MINOR UPDATE

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 17/05/23,18/05/23, 06/06/23 and 13/06/23)
Recommendation:	Grant Permission
Application Type	Change of Use

Reason for Minor Update**Further representation received**

One further representation has been received from JT Planning, objecting to the development. The representation has been submitted on behalf of the occupiers of 4 households, all of whom have already made separate objections against the proposal.

The representation raises the following points, as summarised below:

- the proposal in principle is unacceptable as it would result in the loss of a high-quality family home, contrary to Policy CS9 of the Core Strategy
- the parking design along the frontage of the site would result in poor design through the removal of landscaping and the entire paving of the frontage. The site is also a short distance from the western edge of the Ryton Conservation Area, therefore there is the potential for poor design to negatively impact upon the setting of the Conservation Area, contrary to heritage policies.
- the proposal would result in significant amenity issues for residents who live nearby, including through noise and disturbance and a fear of anti-social behaviour
- Adding a 7-bedroom care home which caters for up to 6 children and employs 14 full-time staff will result in further amenity issues in terms of traffic movements; noise from vehicles (doors opening/closing etc.); and children and staff congregating within the grounds and playing in the rear garden area, though it is understood that no more than 4 children and 5 staff would be on the site at any one time.

- the current layout does not provide adequate and safe parking and access for 5 vehicles and will lead to vehicles parking on the public highway
- The public highway is already congested, severely so during school pick-up and drop-off times. Therefore, it seems clear that the proposals are unacceptable and would lead to further highway safety concerns.
- Residents understand that the Applicant has a similar property providing care for 4 children in Fenham at '14 West Acres'. At this site it is understood that an additional 7 car parking spaces have been provided on top of the original 4. Residents believe that this is clear evidence that they require far in excess of the parking arrangements that Brumby can offer.

Officers are of the opinion that no new material planning issues in relation to the application site have been raised within this representation and that the points made are addressed within the main officer report.

Additional information received

An updated 'Existing Floor Plan' has been submitted by the agent for the application because the original existing floor plans incorrectly identified 7 bedrooms at the property. While the dwelling benefits from additional living accommodation in its roof space, the updated 'Existing Floor Plan' confirms that it only has 5 bedrooms.

In addition, an updated 'Proposed Floor Plan' has been submitted by the agent, improving the visual clarity of the original drawing and clarifying that no new bedrooms are proposed to be created as a result of the change of use.

As set out within the submitted Planning and Transport Statement(s), which have formed the basis of the assessment of the development, the children's home would have 5 bedrooms, accommodating a bedroom each for no more than four children and one member of staff.

Condition(s) amended

Taking into account the additional information received, the following recommended conditions are proposed to be amended, in order to insert the updated Existing and Proposed Floor Plan drawing numbers:

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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 0400 Revision P3 Existing Plans~~

~~-Drawing Number 3000 Revision P3 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.

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The secure and weatherproof cycle storage as detailed on the approved plan ~~'Drawing Number 3000 Revision P2 GA Plans'~~ **'Drawing Number 3000 Revision P3 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.

SEE MAIN AGENDA FOR OFFICERS REPORT.