

## Item No. 09

<b>APPLICATION NUMBER</b>	<b>CB/12/03433/FULL</b>
<b>LOCATION</b>	<b>21 Potton Road, Everton, Sandy, SG19 2LD</b>
<b>PROPOSAL</b>	<b>Change of use to care home from adult residential home to residential childrens home</b>
<b>PARISH</b>	<b>Everton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Amy Lack</b>
<b>DATE REGISTERED</b>	<b>12 October 2012</b>
<b>EXPIRY DATE</b>	<b>07 December 2012</b>
<b>APPLICANT</b>	<b>Mrs D Bavister</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called to Committee by Cllr Gurney and Cllr Zerny given concern over inappropriate location for the proposed facility.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

That Planning Permission be approved for the reasons set out as follows:

- 1 The development shall begin not later than three 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.

- 2 The application site shall be used as a residential care home for no more than 5no. children at any one time falling within Class C2 of the Use Classes Order and for no other use specified in Use Class C2 of the Schedule or the Town and Country Planning (Use Classes) Order 1987, or any Statutory Instrument revoking and re-enacting that Order without modification.

Reason: To fully assess the impact of occupation of the site by any other use.

- 3 Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [Site Plan; Block Plan; Floor Plan].

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 – Article 31**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposed use of 21 Potton Road as a residential institution for the care of children (Use Class C2) is acceptable in principle. The use will have a neutral impact upon the character of the surrounding area, car parking and highway safety. There would be no significant harmful impact upon the living conditions of neighbouring occupiers nor the wider local community. The development accords with the Central Bedfordshire Core Strategy and Development Management Policies (2009).

[Notes:

1. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]