

PLANNING COMMITTEE AGENDA - 2nd March 2022

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	<p>21/02137/MFUL - Erection of 21 dwellings with associated open space, landscaping and infrastructure - Land and Buildings at NGR 302094 104175 (Westcott Park) Westcott Devon.</p> <p>01.03.22 Officers are aware that the applicant has provided Members of the Planning Committee with a position statement. Officers will respond to this during the verbal presentation to the committee.</p>
2.	<p>21/02113/FULL - Conversion of former doctors surgery to 4 new dwellings with associated landscaping and parking - Newcombes Surgery Clifford Gardens Crediton.</p> <ol style="list-style-type: none">1. Since the time of writing the officer report two further representations have been received, they key concerns are summarised below;<ol style="list-style-type: none">i. Works have already been undertaken on siteii. Concern that the applicant's intention is to use the C3 dwellings proposed to provide supported living accommodation.2. In light of the concern raised above regarding the intended use the developer has provided the following response (email 24th February); <p>My understanding is that Supported Living is also C2 Use Class and that the C3 applications allow conversion to open market residential only. Duplicate applications with different use classes have been made for development flexibility moving forwards. Central and Southern have only operated under consented C2 use class approvals from Exeter City Council, Cornwall Council and Mid Devon District Council (in the case of the existing annexe bungalow).</p> <p>Central and Southern Homes recently gained permission for a supported living project in Exeter and in that case the permission specifically identifies the use class and operator :</p> <p><i>Variation of conditions 12 and 13 of 18/1604/FUL to permit the approved special needs housing (C2 use) to be used by Central and Southern Homes.</i></p> <p>Similarly, Blockworks worked alongside the YMCA to provide Move-On Accommodation in Exeter and the application specifies the use and end user :</p> <p><i>Variation of condition two of application 20/0843/FUL (Additional storey and change of use to YMCA move-on accommodation), to approve amended materials and elevation details.</i></p> <p>In each case information was provided regarding the building operator and proposed use and the planning permissions are particularly prescriptive.</p> <p>In the case of Bodmin , Fairview House was a former NHS training facility and</p>

benefitted from an existing C2 use class. This was confirmed to us in a letter from Cornwall Council, the contents of which are below :

I refer to the above application and the current use of Fairview House. Planning records show that in 2008 consent was granted to change the use of the former hospital buildings into a training centre for healthcare staff and on the balance of probability this change of use did occur. Therefore Fairview House has a lawful planning use for a training centre (C2).

I can confirm that within the Town and Country Planning (Use Classes) Order 1987 it states that class C2 (residential institutions) allows the following uses;

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

On this basis I would confirm that the use of Fairview House as a children's home would fall within the permitted C2 use.

As previously advised no prospective Children's Home will be considered by Ofsted without the correct planning permission in place and rigorous inspections ensure that only proficient companies are able to provide this type of residential use.

We trust the above is informative and allays any concerns but please do not hesitate to contact me again if you have further queries.

OFFICER COMMENT:

Class C3 of the Town and Country (Use Classes) Order 1987 (as amended) is defined as;

Use as a dwellinghouse (whether or not as a sole or main residence) by—

(a) a single person or by people to be regarded as forming a single household;

(b) not more than six residents living together as a single household where care is provided for residents; or

(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

Therefore in some circumstances a supported living arrangement may fall within C3(b) use class.