

23/01258/FUL

Applicant Mr Mike Stanway

Location Tythby Grange Farmhouse, Bingham Road, Tithby

Proposal Change of use from C3 to C2 children's home

Ward Cropwell

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Support
- RECEIVED FROM:** Councillor Ted Birch

SUMMARY OF MAIN POINTS:

- This is a positive proposal for a desirable site for a children's home for young people recovering from trauma and suffering social anxiety in a tranquil rural area and for the children who would benefit from it;
- Local Plan Policy 2 is very generic – the logic is understood to ensure that staff and visitors can easily access the site and for the residents to have access to services and facilities. However:-
- The site has excellent transport links – has better access to facilities etc in Bingham than many properties in Bingham - it's easier to drive from the site into Bingham than from the eastern and western most suburbs of Bingham or from the new houses built to the north of Bingham;
- There is easy access for staff – 5 minutes drive from Bingham, 2 minutes to the A52 and 3 minutes to the A46
- Residents of the children's home are not living independently would be transported by careers in the same way that children are transported to facilities by parents - access to public transport is a moot point;
- The rural location is an asset to aid children's recovery

PLANNING OFFICERS COMMENTS:

This core issue is covered in detail within the committee report.

Policy 14 of LPP2 is explicit that such proposals should be located in an existing residential area close to good public transport routes, shops, community facilities etc. Whilst the Councillor's note that the policy is generic is noted, it should be highlighted that an Authorised C2 use as requested by this application would allow any C2 use of the building, not just that identified in the application.

The application site is in a very isolated rural position at the end of a long track shared with agricultural, commercial and 2 no. residential properties. There are no bus stops or public transport links along Tythby Road and no footpaths or street lighting.

Notwithstanding the stated driving times to Bingham, the A52 and A46, this demonstrates that there would therefore be a heavy reliance on the use of private motor vehicles for staff and visitors to gain access to the site and for transporting children who are likely to have different activities or need to access services and community facilities at different times of the day which may not necessarily be located in Bingham.

Planning officer therefore considers the site is not in a sustainable location and the proposal therefore does not accord with Policy 14 of LPP2.