

**RECOMMENDED PLANNING CONDITIONS**

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

*Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.*

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement of the use as a children's home at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

*Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.*

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, supporting documents, and the following plans:

(a) Location Plan received by the CPA on 27 April 2021;

(b) Proposed Layout (Drawing TP2150434-002 Rev 1) received by the CPA on 30 July 2021.

For the avoidance of doubt the relocation of traffic calming shown on Drawing TP2150434-002 Rev 1 does not need to be undertaken.

*Reason: For the avoidance of doubt as to the development that is permitted.*

4. This permission shall grant use of the premises for use as regulated children's home and for no other purpose within The Town and Country Planning (Use Classes) Order 1987 (as amended) Use Class C2.

*Reason: For the avoidance of doubt as to the development that is permitted.*

5. No more than two children in care shall reside at the premises at any one time.

*Reason: For the avoidance of doubt as to the development that is permitted.*

6. The permitted use as a children's home shall not commence before:

- a) surfacing of the third parking space within the curtilage of the property with a bound material (replacing loose shale) to prevent loose material being carried on to the public highway; and
- b) drainage to intercept surface water running onto the public highway from the site

has been completed to the satisfaction of the CPA.

*Reason: In the interest of highway safety.*

7. Prior to the premises first being brought into use as a children's home, a minimum of one electric vehicle charging point shall be provided.

*Reason: To facilitate zero-carbon travel in compliance with NPPF Paragraph 112e).*

8. Prior to the premises first being brought into use as a children's home, the first floor window in the east elevation of the property shall be obscure glazed or otherwise treated to the written satisfaction of the CPA to remove a direct view into the facing window of 30 Sudbury Drive.

*Reason: To safeguard the privacy of the neighbouring occupier in compliance with Ashfield Local Plan 2002 Saved Policy HG8.*

9. The applicant shall:

- a) keep a log of the date, source, nature and remedy of all complaints received; and
- b) engage with a keep minutes of meetings with local residents (including a record of invitees) which shall take place at not less that 6-monthly intervals, with the first meeting to take place after one month but no later than two months following the commencement of the use notified under Condition 2.

Details of the log of complaints and minutes of resident meetings shall be provided to the CPA within one month of a written request from the CPA.

*Reason: To record instances that may impact on the residential amenity of the area.*

10. This permission is granted for a time-limited period of two years from the date of the commencement notified in compliance with Condition 2 of the permission. On expiry of the time-limited period use as a children's home (Use Class C2) shall cease and the property shall return to Use Class C3 *Dwellinghouse* unless expressly authorised by a further grant of planning permission.

*Reason: In order that the CPA may assess the acceptability of the proposed use on the character and amenity of the area.*

## **Informatives/notes to applicants**

1. With reference to Condition 9, the log of complaints and minutes of resident meetings should be included to evidence how the children's home has been operated when submitting an application to continue the permitted use time-limited by Condition 10.
2. Staff should park in on-site parking spaces when available in accordance with the parking policy set out in the submitted Planning Statement.