

REFERENCE: P/20/301/FUL

APPLICANT: Mr & Mrs N Heard c/o John Matthews,
Anglesey House, 47 Anglesey Way, Porthcawl CF36 3QP

LOCATION: 66 Grove Road, Bridgend CF31 3EF

PROPOSAL: Change of use from dwellinghouse (use class C3(a)) to the residential care of 2 children (use class C2)

RECEIVED: 24 April 2020

APPLICATION/SITE DESCRIPTION

The application seeks full Planning permission for the change of use of the existing building from Class C3 - Dwellinghouse to Class C2 - Care Home providing supported living for two looked after children with two members of staff (1:1) as follows:-

The proposed use will involve the residential care of two children under 18 years of age and who are classed as vulnerable. The use will be subject to registration by the Care Inspectorate of Wales and the two children will be in full-time care with two fully trained carers looking after them throughout the day and night except if and when they are at school. The carers will work to 12-hour shifts with daily shift change-over times taking place at 07.00 and 19.00 hours respectively.

The property is well-suited for the proposed use and already benefits from adequate parking space for use by the carers. In the latter respect, there is off-street parking available at the rear of the property which is accessed via the rear lane. In addition, there is on-street parking availability along Grove Road to the front of the property. The foul and surface water drainage provision will be as already existing and no external alterations to the property are required.

On the above basis, the proposed use will have no adverse impact on the amenity and privacy of surrounding residential properties or on the general character of the area.

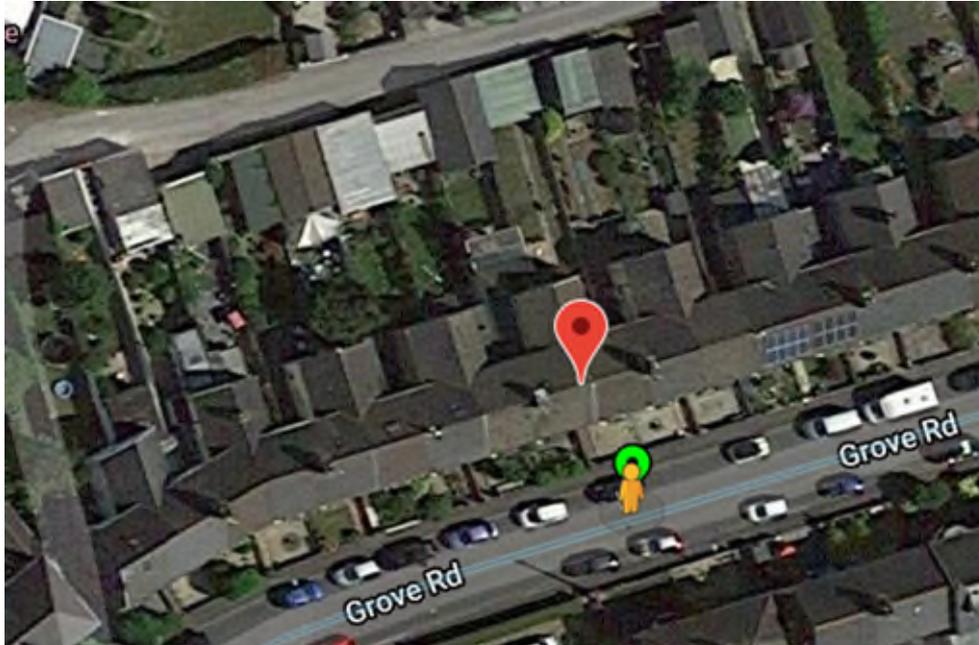
The Agent has further advised *the children to be cared for in the property are classed as vulnerable as they come from difficult background home circumstances. While some may have learning difficulties, they are victims of circumstances and are simply in need of proper care and attention. As such, they are not offenders and pose no potential threat to the local community.*



Google Street View of the existing front elevation

The application site is located within the primary key settlement boundary of Bridgend as defined by Policy PLA1 of the adopted Bridgend Local Development Plan 2013 (LDP) within an established residential street.

The existing dwelling, 66 Grove Road, appears as a traditional two-storey mid terraced dwelling house which would not be altered externally to accommodate the change of use. The building has a stone fronted front elevation with on street car parking to the front of the building on Grove Road.



Google Satellite View of the Property

The application plot fronts onto the street and benefits from an enclosed rear garden/amenity space that also accommodates a garden outbuilding (which it is believed has been removed to accommodate car parking facilities).

PUBLICITY

The proposal has been advertised on site. Neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 4 June 2020

CONSULTATION RESPONSES

Councillor Matthew Voisey - I would like this application to be considered by full committee.

- Grove Road is a residential road, suffering from acute traffic congestion, due to issues of on street parking and as a rat run from Ewenny road to Merthyr Road. It is also due to be considered for residents only parking status.
- I believe that this change of use will result in a marked increase in nuisance and disturbance from traffic, noise, crime and disorder and attendance by Police and other services to the premises. (This is the experience near other such locations). The neighbours will be adversely effected to their detriment and wellbeing.
- At this point I would also like to request a members site visit, so members can consider this on the ground.
- Onsite parking. Google maps view does not show any open parking visible at the rear. If consented, it must be a condition that the parking is provided and must be used, rather than street parking.

Councillor Lyn Walters - I do not consider that the change of use for this property is appropriate and wish to object and request this is referred to Development Control. The local community is very close knit and changing the use from a dwelling house to a children's residential home is not appropriate. In addition, access to the property for any carers or support staff may not be as simple in the future if the long proposed residents parking scheme is introduced. I am aware that a number of residents are very concerned about this change and I share their concerns.

Bridgend Town Council has no objection to the proposal.

REPRESENTATIONS RECEIVED

Representations have been received from:-

Grove Road – 18, 21, 28, 53, 57, 64(2), 68, 70(2), 76(2), 80, 84, 85(2), 88

Brynteg Avenue – 21, 28

Grove Gardens – 2

Merthyr Mawr Road – 41(2), 70

St Marie Street – 49, 51, 55, 57, 61

1 anonymous

The objections raised are summarised below:-

- The effect on vulnerable persons (children and elderly);
- Previous use of the premises as emergency accommodation for children caused problems;
- According to the SWP website there were 16 offences, 5 in Newbridge fields and 11 in the vicinity of the residential care unit for teenagers opposite Preswylfa Court, these included sexual offences & arson;
- noise and disturbance for adjacent properties;
- drug and alcohol related problems;
- anti social behaviour - including damage, violence, possession of bladed articles and threats (youth arrested);
- criminal records;
- The property is mid terrace and not suitable - a detached/semi detached property on a quieter street with less neighbours would be far more suitable for this type of care;
- consideration needs to be given to how these buildings were erected with no individual attic space and anyone who wanted to access another property could do so by moving through the attic space from property to property. As these teenagers have behavioural problems I consider this unsafe and unacceptable.
- Parking for residents is already difficult so carers coming back and forth and health visitors would add to that;
- Already two residential homes nearby plus a new one being built on the Brynteg School site;
- If this change of use is granted then there is a precedent set and nothing stopping someone buying another property in the street and doing the same;
- The proposal to utilise the rear lane access is inappropriate; the unsurfaced unadopted lane is particularly narrow with restricted visibility for safe access/ loading/ turning;
- Highway safety is also a concern due to the number of young families in the street, the street's/lane's role as a safe walking route to Old Castle School, the speed vehicles reach on the straight road and double lines of parked cars;
- Effect on house prices which will cause further stress and financial burden;
- These type of properties do nothing to protect the vulnerable and only serve to line the pockets of the companies whom propose such enterprises in a built up residential area;

- It will have a detrimental impact on the nearby community;
- Effect on health and wellbeing

COMMENTS ON REPRESENTATIONS RECEIVED

Site visits are not currently being undertaken by Committees due to the Covid-19 restrictions. The objections raised will be addressed in the Appraisal.

PLANNING POLICIES

Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan 2006-2021, which was formally adopted by the Council in September 2013, and within which the following policies are of relevance:

- Strategic Policy SP1 – Regeneration-Led Development
- Strategic Policy SP2 – Design and Sustainable Place Making
- Strategic Policy SP3 – Strategic Transport Planning Principles
- Policy SP12 – Housing
- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy PLA11 – Parking Standards
- Policy COM3 – Residential Re-Use of a Building or Land

Supplementary Planning Guidance

SPG02 – Householder Development

SPG17 – Parking Standards

National Planning Policy and Guidance

National planning guidance in the form of Planning Policy Wales (Edition 10, December 2018) (PPW) is of relevance to the determination of this application.

Technical Advice Notes:

Technical Advice Note 12: Design (2016):

Technical Advice Note 18: Transport (2007)

Other Relevant Policies:

Biodiversity/Ecology

Section 40 of the Natural Environment and Rural Communities Act 2006 states that ‘every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. This “duty to conserve biodiversity” has been replaced by a “biodiversity and resilience of ecosystems duty” under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that “a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.” Section 6(2) goes on to state that “In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems.

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If

they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the development in this instance (change of use proposal of an existing building), it is considered that there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

APPRAISAL

The application is referred to Committee to consider the representations made by Councillor Lyn Walters, Councillor Matthew Voisey and local residents.

The application seeks full Planning permission for the change of use of the existing residential unit (dwelling) to a care home for 2 children and 2 carers.

The following main issues will be considered as part of this report:

- The principle of development – use class
- The impact on the amenities of neighbouring residents
- Perception/fear of crime and antisocial behaviour
- Parking and Highways Safety
- Impact on visual amenities.

The Principle of development – Use Class

The proposal seeks to change the use of the existing dwelling from Class C3 - Dwellinghouse to Class C2 - Care Home providing supported living for two looked after children with two members of staff (1:1).

The C2 use class encompasses a number of different uses, including other types of residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

The C2 use class is distinct from the C2a use class, which groups together secure residential institutions, such as prisons, young offenders' institutions and secure hospitals.

Some local residents have raised concerns that the use could be changed to a C2a use, such as a young offenders institute at a later date, without Planning permission. It should be noted that C2a is a different use class and a separate grant of Planning permission would be required to change a C2 use (residential institution) into a C2a use (Secure Residential Institution).

In some circumstances, residential dwellinghouses can be converted into children's care homes without the need for Planning permission. Each proposal has to be assessed on its merits taking account of various factors, such as level of and operational aspects of care. The C3 use class, which encompasses residential dwellinghouses, is split into the following three categories:-

- A dwelling house lived in by a single person or family. This category would include foster families.
- Up to 6 people living as a single household and receiving care. This includes supported housing schemes, such as for people with mental health issues or learning disabilities.
- Up to 6 people living as a single household, which do not fall within a C4 use (small house in multiple occupation), such as religious communities.

A recent Court judgement concluded that although adult carers will be present at all times they would not be living permanently at the property as part of a 'household' and a group of young people containing individuals under eighteen could not reasonably be regarded as being capable of living together as a single household.

In addition, the level of daily activity at the site would be more intensive and constant than might reasonably be expected to be generated by even a large dwellinghouse and as such, the overall character of the use would differ materially from that of a dwellinghouse.

It was considered that such a proposal represents a material change of use and therefore, the use would fall within Use Class C2.

In this case however, the property is to accommodate 2 children and 2 adult carers in a residential area which would display many similar features associated with a family dwelling. The changeover of carers would occur every 12 hours at 7pm and 7am.

The application site is located within the settlement boundary of Bridgend, as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP) 2006-2021 and, as such, the conversion of this existing building into a small scale care home of the nature proposed is considered to accord with the criteria set out in Policy COM3 of the LDP and Planning Policy Wales (2018) which supports the use of suitable previously developed land for

residential purposes as it can assist regeneration and at the same time relieve pressure for development on greenfield sites.

Furthermore, Strategic Policy SP1 seeks to encourage regeneration led development within the settlement hierarchy and it is considered that the proposed change of use of the existing building to another form of residential use in such a locality is compatible with surrounding land uses and is acceptable. It is considered that the proposed development is located within a sustainable location being located close to public transport links and local amenities which would be of benefit to potential future occupiers and staff at the premises.

In view of this, the proposed development is considered to accord with Strategic Policy SP1 and Policies PLA1, COM3 and SP10 of the Bridgend Local Development Plan (2006-2021) and can be supported in principle.

As detailed, the terraced property is situated within the settlement boundary of Bridgend and it is considered that the conversion of an existing dwelling to a care home of the nature proposed, with no major external or internal works proposed and the visual character of the property being retained, would provide a valuable alternative type of living accommodation in the locality without harmfully or significantly eroding the character and appearance of the existing area.

The essential character of the area is derived from single households and the introduction of a small scale care home of the nature proposed, which is appropriate in a residential setting, can be supported. Furthermore, the proposal is for a small two-person care home which is residential in nature and as such, it would not result in an undue concentration of incompatible uses in this location.

Notwithstanding the above, whilst the principle of a residential use, such as a care home, within a residential area is accepted and common place, it is necessary to consider the aspects of this proposed use which may have the potential to adversely affect the residential amenities of the area.

Impact on the amenities of neighbouring residents

Planning applications must be determined in accordance with the adopted Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers).

Policy SP2 (Design and Sustainable Place Making) in particular states:

All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment by:

1. *Complying with all relevant national policy and guidance where appropriate;*
2. *Having a design of the highest quality possible, whilst respecting and enhancing local*
3. *distinctiveness and landscape character;*
4. *Being of an appropriate scale, size and prominence;*
5. *Using land efficiently by:*
 - (i) *being of a density which maximises the development potential of the land*
 - (ii) *whilst respecting that of the surrounding development; and*
 - (iii) *having a preference for development on previously developed land over*
 - (iv) *greenfield land;*
6. *Providing for an appropriate mix of land uses;*

7. *Having good walking, cycling, public transport and road connections within and outside the site to ensure efficient access;*
8. *Minimising opportunities for crime to be generated or increased;*
9. *Avoiding or minimising noise, air, soil and water pollution;*
10. *Incorporating methods to ensure the site is free from contamination (including invasive species);*
11. *Safeguarding and enhancing biodiversity and green infrastructure;*
12. *Ensuring equality of access by all;*
13. *Ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected;*
14. *Incorporating appropriate arrangements for the disposal of foul sewage, waste and water;*
15. *Make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change; and*
16. *Appropriately contributing towards local, physical, social and community infrastructure which is affected by the development.*

The Local Member and local residents have raised a number of concerns regarding the impact that the care home would have on the residential amenities of neighbouring properties. There are two main strands to these concerns:-

- the potential noise and disturbance caused by additional comings and goings, relating to the institutional use of the site;
- the potential disturbance, resulting from the children's behaviour.

The supporting statement advises that the home would accommodate up to two children between the ages of 0 and 18. The applicant has confirmed that the home would be registered with the Care Inspectorate of Wales if Planning permission is granted. It should be noted that registration with the overseeing body is not a requirement to grant planning permission but is a separate regulatory process.

There would be a maximum of two carers on the premises at any one time, providing one to one supervision for the children during waking hours. Overnight there would be two carers on the site. The staff handover would take place at 7am and 7pm. Parking will be provided for vehicles at the rear of the property, however, at handover time, there would be a maximum of 4 members of staff at the premises. On the basis that the staff could all arrive and leave individually, that would result in a minimum of 8 staff movements to and from the property per day.

The times of the handover, 7am and 7pm, are at quieter times of the day, where comings and goings are more likely to be noticeable and disruptive to nearby residents. However, the property is located on a road that links Merthyr Mawr Road and Ewenny Road where traffic is likely to be quite busy at those times.

In terms of the level of amenity, the plot benefits from an enclosed rear garden that would provide a form of external amenity area and waste/recycling bin storage space for the potential future residents of the premises.

No details have been provided of any regular visitors to the property however, it would not be reasonable or enforceable in Planning terms to restrict, by use of a Planning condition, who could visit the property and when, as well as the number of visitors present on the site at any one time. Such a condition would go beyond the remit of the Planning system as it could potentially interfere with the operational functioning of the home, affecting how and when key visitors, such as social workers and health visitors,

could attend the property. It would also be impossible to monitor.

In terms of the likely impact on the residential amenities of the neighbouring properties, with particular reference to the immediate residents of Grove Road, it is considered the proposed use would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in such a locality. It is considered that the level of activity and other likely effects of the use would not significantly exceed what might be expected from its occupation as a family dwelling. Given the relatively small scale nature of the use, the level of movement to and from the property may not intensify to such an extent that it would be incompatible in this residential area

Whilst the maximum number of children placed at the home is limited to two (and this can be controlled by a Planning condition), the precise operational requirements of the use are not fully known and will ultimately be controlled by the requirements of the Care Inspectorate of Wales. These requirements could result in additional staff, visitors or vehicles movements over the estimates given by the applicant and different shift patterns at times of day which could be more disruptive for nearby residents.

In some circumstances a temporary Planning permission may be appropriate. This includes where a "trial run" is needed in order to assess the effect of the development on the area. In this case the precise day to day functioning of the care home is not known and there are limited existing examples within the vicinity. The information provided by the applicant indicates that the use could function without materially harming the amenities of nearby residents in terms of noise and disturbance from comings and goings. However, given the proximity of the site to nearby properties, in the event of any significant increase in comings and goings caused by the actual operational requirements of the care home could potentially result in unacceptable levels of noise and disturbance to nearby residents. There are no conditions, except for a cap on the maximum number of children, which could reasonably be imposed to ensure that the information submitted by the applicant is adhered to.

Taking into consideration the above, a two year temporary permission would enable the Local Planning Authority to fully assess how the care home functions in practice and whether it operates in a manner compatible with the surrounding residential area. Given that the home is not yet registered with the Care Inspectorate for Wales, the precise impact of the use is not fully known and cannot be assessed, a full permanent Planning permission cannot be justified in this particular case. A temporary consent is therefore considered appropriate to allow the impact of the proposal to be fully assessed over a period of time.

Residents' perception/fear of crime and antisocial behaviour

Many of the objectors raise concerns that the proposed use will result in antisocial behaviour from the children and from potential visitors to the property. The risk of crime and disorder and the perception of it arising from the proposed use is, in some instances, a material Planning consideration.

In order to carry weight in the determination of a Planning proposal, fear of crime must be based on sound reasons and there needs to be reasonable evidential basis for that fear. A number of the representations refer to children's care homes nearby and they have raised concerns that these care homes have resulted in higher levels of crime and antisocial behaviour and increased police visits to the site and area.

Objectors' concerns and anxieties about the proposed use are acknowledged but there is no solid evidence to demonstrate that the change of use of the dwelling to a small

children's care home would result in a spike in antisocial behaviour in the neighbourhood. Proposals for care homes are not an uncommon occurrence nationally and Planning appeal decisions relating to similar proposals have concluded that it cannot be assumed that children living in care would be more likely to behave antisocially or create levels of noise over and above children living in a 'traditional' family unit.

Inspectors seem to take note that in a care home children would be cared for by specialist supervising staff and care workers who are able to deal with any situations that might arise.

It is the case that in addition to holding the relevant Planning permissions, residential children's homes which accommodate children under 18 years old must be registered with the Care Inspectorate for Wales and it is a criminal offence to run a children's home which is not registered with this body. As part of this registration process, the applicant must demonstrate that they meet certain legal requirements set out within The Care Standards Act 2000 (Notification) (Wales) Regulations 2011, The Regulation and Inspection of Social Care (Wales) Act 2016 and The Children's Homes (Wales) (Amendment) Regulations 2017. The Care Inspectorate for Wales can take enforcement action where care homes have been shown to fall short of the legal requirements set out within the Acts and can remove a care home's licence.

How the care home would function is a process that would need to be agreed as part of the registration process and as this is controlled by other legislation, it is not within the remit of the Planning system to seek to control the day to day functioning of the care home.

No evidence is available to demonstrate that the children living at this care home would create disturbances or cause an increase in other forms of antisocial behaviour. As such, whilst the fear and perception of crime is a material Planning consideration, there is no reasonable evidence base for the fear in this instance. A refusal cannot be justified on the grounds of residents' fear of crime in this case.

Parking and Highways safety

Criterion (6) of Policy SP2 states that developments should have good walking, cycling, public transport and road connections to ensure efficient access to the site and this is supplemented by Supplementary Planning Guidance 17 which requires 1 space per resident staff, 1 space per non-resident staff and 1 visitor's space per 4 beds.

A garage/outbuilding has recently been removed at the rear of this property and the width of the area remaining could accommodate 2 cars. Subject to a condition requiring the proposed off-street parking areas to be laid out prior to first use, it is considered that the parking provision would comply with the standards for staff with visitor parking being accommodated on-street.

Visual amenities

No material changes are proposed to the exterior of the building however, concern was expressed at the removal of the garage/outbuilding at the rear of the property. Provided the hardstanding is laid such that 2 vehicles can park off-street it is considered that there would be no material harm to the character and appearance of the area.

Other Matters

Some of the other objections have raised concerns regarding the impact of the proposal on local house prices/devaluation of property. This is not a material planning consideration and has not been assessed as part of the application.

The need for further care home spaces in Bridgend is for the developer to assess and not a material consideration in the determination of this application and as such, no weight can be attached to this matter in terms of decision making.

CONCLUSION

The proposed children's care home would be a residential type use in a residential area.

There is no objection in principle to this use in this location.

Given the relatively small scale nature of the use and on the basis of the information provided by the applicant, the proposal may not result in any comings and goings in excess of those which could reasonably be expected in a residential area. However, given the extent of local concerns about activity and that the operational functioning of the business has not been confirmed, as it is not yet Care Inspectorate of Wales registered, the extent of any noise and disturbance resulting from the movements associated with the use cannot be fully assessed. With this in mind a two year temporary permission is recommended to enable the impact of the proposal to be fully assessed.

There is no tangible evidence to demonstrate that the creation of a children's care home in this location would result in anti-social behaviour or crime. Whilst the perception and fear of crime can be a material Planning consideration it must be based on sound evidence rather than anecdotal evidence.

It is not within the remit of the Planning system to manage the operation of the care home, as this is covered by other legislation and managed by the Care Inspectorate of Wales. The care home would have to be registered with the Care Inspectorate of Wales and comply with all the necessary legislation that ensures the care home is run to an appropriate standard.

The proposed parking arrangement would meet the standards set out within Supplementary Planning Guidance 17 and the Highway Authority has not raised any highway safety concerns.

In addition to the Planning condition limiting permission to two years, conditions are also suggested restricting the use to a children's care home only; requiring the parking area to be installed prior to first use of the home and limiting the number of children living in the home to a maximum of two at any one time.

Accordingly, it is considered that the proposed development is acceptable in terms of the likely impact on neighbouring amenity levels and, therefore, accords with Policy SP2 (12) of the Local Development Plan and the Council's Supplementary Planning Guidance SPG02: Householder Development.

RECOMMENDATION

(R11) That permission be GRANTED subject to the following condition(s):-

1. The use hereby permitted shall be discontinued on or before 31 December 2022.

Reason: To enable the Local Planning Authority to assess the impact the development has on the amenities of the area and to enable the matter to be reviewed at the end of the period of the temporary consent.

2. The premises shall be used as a residential care home for a maximum of two children as specified in the application details and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or

in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: To enable the Local Planning Authority to retain effective control over the use of the premises in the interests of safeguarding the general amenities of the area.

3. The use hereby approved shall not operate until space has been laid out in permanent materials at the rear of/within the curtilage of the site for two cars to be parked. This area shall be retained for parking purposes for two cars in perpetuity.

Reason: To ensure adequate off street parking is provided in the interests of highway safety.

4. An up to date register shall be kept at the residential care home (use class C2) premises from the first beneficial C2 occupation of the property. The register shall be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names and occupations of all visitors to the property, the date, the time of arrival and the time of departure from the property.

Reason: To inform the Local Planning Authority of the use of the property at the end of the temporary period.

JONATHAN PARSONS
GROUP MANAGER PLANNING & DEVELOPMENT SERVICES

Background Papers

None