

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>25/00288/FUL</b>
<b>LOCATION:</b>	<b>22 Muriel Road Beeston Nottinghamshire NG9 2HH</b>
<b>PROPOSAL:</b>	<b>Proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2)</b>

The application has been called to Planning Committee by Councillor Steve Carr. The application has been called to Planning Committee due to the concerns that this would be an inappropriate use in a residential area, the car parking space is not entirely owned by the applicant and the car parking space is not big enough for three cars.

1. Purpose of the Report

The application seeks planning permission for the proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2).

2. Recommendation

**The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix.**

3. Detail

The application seeks full planning permission to change the use of this property, currently a House in Multiple Occupation (Class C4), to a residential children's care home (Class C2).

The application site consists of a two storey semi-detached dwelling, with a garden of considerable size located to the rear (north-east), with a single storey flat roof detached garage located within. The adjacent road, Muriel Road, is located to the front (south-west) of the application site. The dwelling is located in a residential area with a mix of two storey and single storey properties.

In regards to adjacent neighbouring properties, 24 Muriel Road is the semi-detached dwelling adjoined to the side (north-west) elevation of 22 Muriel Road. 20 Muriel Road is located to the side (south-east) of the application site, 21 Muriel Road is located to the front (south-west) of the application site and 75 Marlborough Road is located to the rear (north-east) of the application site.

The benefits of the proposal are the retention of the dwelling as a residential use, the provision of targeted accommodation to the benefit of future occupants in need of a care home and compliance with policies contained within the development plan. It is considered there would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

Nil.

**Appendix****1. Details of Application**

- 1.1 The application seeks planning permission to change the use of the property from a House in Multiple Occupation (Class C4) to a residential children's care home (Class C2). As stated on the submitted planning application form, the property is currently in use as a licensed House in Multiple Occupation (HMO) Class C4, occupied by unrelated individuals sharing facilities. It is shown on the existing floor plans submitted that there are six bedrooms, with four shared bathroom/toilet facilities and a shared kitchen/lounge. It has been stated on the submitted application form that there are three existing car parking spaces available for the existing use of the site as a House in Multiple Occupation (Class C4).
- 1.2 The proposed change of use of use to a residential children's home (Class C2) would provide specialist care and accommodation for up to three young people aged 7-17 years with Emotional and Behavioural Difficulties (EBD). The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application. The proposed internal layout is arranged across three floors and would include three bedrooms for young residents, with two located on the first floor and one on the second floor. There would be two staff offices, one on the ground floor and one on the first floor, each with designated working space and provision for staff sleep-in arrangements. The ground floor offers an open-plan kitchen and dining room, with a separate lounge room proposed to be used for educational, therapeutic and recreational purposes. The rear garden would be accessible to residents and proposed to be used for supervised leisure and activities. It has been stated there would be off-street parking for up to three vehicles and bicycle rack accommodating three bikes would be installed on site to promote active travel among staff and visitors.
- 1.3 The staffing structure would include a registered manager, deputy manager, senior support worker and residential support workers. There will be at least one senior and two support workers on shift during the day, with waking night staff providing overnight care and supervision. It was confirmed in writing by the planning agent that there would be a maximum of two adults in the home over night. The planning agent also confirmed in writing that a maximum of four adults may be on site at once (excluding the Registered Manager and Deputy Manager). This only occurs during the handover at 10:30, which lasts 10–15 minutes. Scheduling the handover at 10:30 avoids peak traffic and busy periods when most people are out at work. Therefore, the property would be staffed 24/7 by trained professionals who would oversee the safety and conduct of the residents. It has been stated in the submitted planning statement daily operations would resemble those of a typical family home, with consistent routines and supervision in place to ensure a calm and orderly atmosphere. Activities would be managed to minimise noise and disruption to neighbouring properties.

- 1.4 It has been stated in the submitted planning statement that the care home would be operated with a strong ethos of emotional stability, respect and empowerment, with a care model centred around individual needs. The care approach would include: individualised care plans tailored to each resident's emotional, behavioural and development needs; therapeutic interventions, including access to counselling and mental health services; educational support through collaboration with local schools and additional in-house learning opportunities; life skills training to build independence and confidence in day-to-day activities. The care home would be Ofsted-registered and would operate under the Quality Standards set out in the Guide to the Children's Homes Regulations (2014).

## **2. Location and Site Characteristics**

- 2.1 The application site consists of a two storey semi-detached dwelling, with a garden of considerable size located to the rear (north-east), with a single storey flat roof detached garage located within. The adjacent road, Muriel Road, is located to the front (south-west) of the application site. The dwelling is located in a residential area with a mix of two storey and single storey properties.
- 2.2 In regards to adjacent neighbouring properties, 24 Muriel Road is the semi-detached dwelling adjoined to the side (north-west) elevation of 22 Muriel Road. 20 Muriel Road is located to the side (south-east) of the application site, 21 Muriel Road is located to the front (south-west) of the application site and 75 Marlborough Road is located to the rear (north-east) of the application site.
- 2.3 It has been stated in the submitted sustainable travel policy document that the property at 22 Muriel Road benefits from three on-site parking spaces, which will be prioritised for use by staff and visitors to minimise on-street parking. It is the intention of Countrywide Children Homes Ltd to make full use of these available on-site spaces and to manage parking responsibly to reduce any potential impact on neighbouring properties. While the location falls within a controlled parking zone where resident and visitor permits may be applied for, the applicant does not intend to apply for the maximum number of permits available. Any permit applications will be made only if absolutely necessary, and with careful consideration to avoid placing pressure on local parking availability.
- 2.4 Furthermore, it has been stated in the submitted sustainable travel policy document that Muriel Road is well-served by frequent local bus services operated by Nottingham City Transport, Trent Barton, and other providers. These routes provide convenient access to Nottingham city centre, Queen's Medical Centre, Beeston town centre, and neighbouring areas. Key routes within walking distance of the home include: NCT 36 – Frequent service to Nottingham city centre and University Park; Trent Barton Indigo – Linking Beeston with Long Eaton, Derby, and Nottingham. To further promote the use of public transport, subsidised bus passes may be offered to staff commuting regularly by bus. In addition to local bus services, it has been

stated in the submitted sustainable travel policy the property at Muriel Road benefits from excellent access to the Nottingham Express Transit (NET) tram network. The nearest tram stop is Beeston Interchange, located within a short walking distance from the property. The tram provides a fast, frequent, and reliable service connecting Beeston to key destinations including: Nottingham city centre; Queen's Medical Centre (QMC); University of Nottingham; Nottingham Railway Station; Phoenix Park and Hucknall (via the NET Line 1). The availability of tram services further enhances sustainable transport options for both staff and visitors. To encourage public transport use, support may be offered in the form of subsidised travel cards or season tickets for staff who regularly commute via tram. Beeston Railway Station is located approximately 1.2km from the property and provides regular regional and national train services. The station offers direct connections to Nottingham, Derby, Leicester, and Birmingham, making rail travel a practical and sustainable option for staff, visitors, and professionals.

- 2.5 The facility at 22 Muriel Road will provide secure on-site bicycle storage to encourage cycling as a primary mode of transport for staff and visitors. A dedicated cycle rack with capacity for three bicycles will be installed on-site, ensuring that bikes are stored securely and remain easily accessible. Cycling is strongly encouraged as an eco-friendly and health-conscious alternative to driving. Staff will have access to the Cycle to Work Scheme, allowing them to purchase bicycles and safety equipment through tax-efficient financing. This initiative supports Broxtowe Borough Council's active travel strategy, helping to reduce vehicle dependency and promote sustainable lifestyles. Beeston and the wider Nottingham area offer a comprehensive network of dedicated cycling routes that connect residential neighbourhoods to key destinations including the town centre, Queen's Medical Centre, the University of Nottingham, and beyond. Popular nearby routes include the Nottingham Canal Towpath, the Big Track, and the Erewash Valley Trail.
- 2.6 The Muriel Road facility encourages carpooling as a sustainable and cost-effective travel solution for staff. A Carpool Register will be maintained internally, allowing staff to coordinate shared journeys with colleagues travelling similar routes. Reducing the number of single-occupancy vehicles aligns with Broxtowe's environmental priorities and helps alleviate local traffic. Visitors are encouraged to share transport wherever possible to minimise parking demand and reduce the environmental impact of travel. The facility's administration team will assist with coordinating carpool arrangements when required. The Sustainable Travel Policy reflects the organisation's commitment to environmental sustainability and the well-being of staff, residents, and visitors. By prioritising cycling, carpooling, and public transport, the Muriel Road facility supports Broxtowe's goals for sustainable transport, contributing to a cleaner, safer, and more connected community.

### **3. Relevant Planning History**

- 3.1 No relevant planning history post 1974.

**4. Relevant Policies and Guidance****4.1 Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

**4.2 Part 2 Local Plan 2019:**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-Making, Design and Amenity
- Policy 19: Pollution

**4.3 National Planning Policy Framework (NPPF) 2024**

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 8: Promoting healthy and safe communities
- Section 12: Achieving well-designed places

**5. Consultations****5.1 Councillors**

Councillor Steve Carr – Request for the application to be brought to planning committee, with the reasons including: inappropriate use in a residential setting, car parking space is not entirely owned by the applicant and car parking space is not big enough for three cars.

Councillor Barbara C Carr – No comments received.

**5.2 Neighbours**

Four neighbouring properties were consulted on the application, with one response received. The response objected to the proposal. Two further responses were received from additional contributors, with one response objecting and the other raising concerns. The reasons for the objections and the concerns raised are noted below:

- Not enough space in the front garden of the application site for three proposed parking spaces, impacted by the proposed

bicycle rack and the boundary line which separates the shared driveway with adjacent neighbouring property 20 Muriel Road. Concern that the proposed vehicles will park on the adjacent road, Muriel Road.

- Lowering the kerb to make parking, although providing off road parking, would also reduce the amount of on-street parking.
- Noise impact on the street – changing of staff/emergency drop off of children in possible unsocial hours resulting in noise and disruption during the night/early hours.
- The potential increase in anti-social behaviour from the children in the home could affect the whole street, risk this could result in police being called out regularly causing distress and disturbance for many residents.
- Concern relatives of the children could turn up and cause disruption.
- Not a safe environment for younger children – property is small with no clear distinct boundaries, due to the shared drive and proposed removal of front wall. Back garden is not fully enclosed. No secure gates.
- Countrywide Children Homes Ltd only set up in April 2025, therefore, no previous experience of running a children's home.
- The proposal does not fit with the quiet residential character of the street.
- Increase in traffic generation/access issues caused by staff parking on the street all day/night.
- Concern in regards to proposed safeguarding of the home.
- Concern not enough properties on Muriel Road have been consulted on the application.

### 5.3

#### NCC Highways

The proposal is to change the use of the HMO to a three bed children's care home, together with the dropped kerb widened to facilitate parking on the frontage. The bike store will need relocation to the side or rear as it will obstruct the parking.

In view of the above, the Highways Authority would have no concerns, subject to the following condition:

No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been widened/extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

**Reason: In the interests of Highway safety.**

Note to applicant

The proposal makes it necessary to widen/extend the existing vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

5.4 Environmental Health

State no objections in principle to the proposed development. However, without proper mitigations the proposals have the potential to have an adverse impact on local amenity for the following reason:

The operational phase of the development has the potential to cause adverse impact to the amenity of existing sensitive receptors due to its impact on noise.

Proposed Condition:

In order to mitigate the potential adverse impacts identified above and to enable the development to progress in accordance with planning policy objectives, recommend that the following condition is attached if the development is approved:

Before use of the development commences, a noise and anti-social behaviour mitigation plan shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise and anti-social behaviour associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The Scheme shall be complied with for the lifetime of the development.

**Reason: To protect the amenity of the locality, especially for people living nearby, in accordance with NPPF para 180 & 191.**

5.5 Environment – Bins

Gave advice in respect of amount of bins required for the development.

5.6 Nottinghamshire Police: Designing Out Crime (Architectural Liaison Officer)

This planning application relates to a proposed Children's Home in the postcode of NG9 2HH, which is within the lower super output area (LSOA) of E01028079 which attracts higher than average crime and disorder levels with burglary being in the 82nd percentile, cycle theft 86th percentile, and robbery in the 81st percentile (fig 1).



After liaison with the Neighbourhood Policing Team, the primary concern is vulnerable children leaving the home without agreement and then being deemed as missing, resulting in the police commencing an investigation to locate them. A management plan is required to mitigate these concerns and ensure there is a process in place with the local policing team to respond appropriately.

Any child who has a history of 'going missing' on a frequent basis should be raised with the Nottinghamshire Police, 'Children in Care' Officer in order that an appropriate plan is in place ahead of any reported incident.

In addition, make the following recommendations in the interests of preventing crime and disorder and keeping everyone safe:

- External CCTV (SbD – Secured by Design - approved specifications) with doorbell camera at main entrance
- Secure cycle storage (SbD approved specifications)
- Dusk until dawn external lighting to compliment the CCTV system (SbD approved specifications)
- Good neighbour policy shared with neighbours

Cycle thefts in the area are unusually high and the proposed cycle rack will need to achieve the Secured by Design minimum security requirements. Ideally, this should be a building with access control.

This planning application should also adhere to the Secured by Design standards to ensure it meets the required security standards for a property of this type and intended use.

#### 5.7 Re-consultations

Following the initial consultation period the applicant provided the following information in response to the consultee's comments: security statement, noise and anti-social behaviour mitigation plan, missing child protocol and police liaison strategy, good neighbour and community engagement plan, amended bike plan, amended waste disposal plan and a consolidated response to the consultee comments. Therefore, all neighbouring properties, contributors and consultees were re-consulted on the application. It must also be noted NCC Children and Family Services were consulted as part of the re-consultation despite not receiving a response in the initial consultation period.

#### 5.8 Neighbours

During the re-consultation period one response was received from a neighbouring property and one response was received from an additional contributor. The response received from the neighbouring

property objected to the application on the grounds of loss of privacy and disturbance created by the proposal. The response received from an additional neighbouring property stated they do not feel that this would be a suitable facility on Muriel Road because of the openness of the very small front garden and access restricted by the narrowness of the shared driveway. They also stated there are also parking restrictions on the road.

In addition to this, the response from the additional contributor raised concerns that they had not been consulted on the application and there was an error preventing them from viewing the submitted plans and documentation on the website. It was explained in writing to the additional contributor that all adjacent neighbouring properties which sit adjacent to the application site were notified as per the statutory requirements set out in the Planning Regulations (that is, to notify all properties which adjoin the common boundary).

In regards to the error message, it was explained that at that moment in time we were experiencing problems with our public access system and this was being looked into. Meanwhile, a new link which provided access to the submitted plans and documents for the application was provided to the additional contributor and they were informed any comments/concerns they subsequently raise will be taken into consideration as part of the planning determination process. It must be noted no further comments were received from the additional contributor.

## 5.9 NCC Highways

The applicant stated in their consolidated response to the consultee comments that they can confirm the bike store will be relocated to the rear garden to avoid obstruction of the parking area, as advised. The applicant agreed to the proposed condition requiring that the dropped vehicular footway crossing be widened and constructed in accordance with the Highway Authority's specifications. The applicant confirmed these works will be arranged following the grant of planning permission and completed prior to the first occupation of the home.

NCC Highways provided the following re-consultation response:

The proposal is to change the use of the HMO to a 3bed Children's Care home, together with the dropped kerb widened to facilitate parking on the frontage.

The bike store will need relocation to the side or rear as it will obstruct the parking, which the applicant has agreed to on the revised supporting statement as shown below.

*1. Nottinghamshire County Council – Highways We confirm that the bike store will be relocated to the rear garden to avoid obstruction of the parking area, as advised. We agree to the proposed condition requiring that the dropped*

*vehicular footway crossing be widened and constructed in accordance with the Highway Authority's specifications. These works will be arranged following the grant of planning permission and completed prior to the first occupation of the home.*

In view of the above, the Highways Authority would have no concerns, subject to the following condition:

No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been widened/extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

**Reason: In the interests of Highway safety.**

Note to applicant

The proposal makes it necessary to widen/extend the existing vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

5.10 Environmental Health

The applicant stated in their consolidated response to the consultee comments that they acknowledge the concerns raised about potential noise and anti-social behaviour associated with children requiring Emotional and Behavioural Difficulties (EBD) care. The applicant confirmed they are in agreement with the proposed condition and have included a Noise and Anti-Social Behaviour Mitigation Plan for the home's operation.

Environmental Health stated in their re-consultation response that they are satisfied that the combined commitments in the Good neighbour and community engagement plan and the Noise and anti-social behaviour mitigation plan provide a proportionate level of assurance of the matters raised in my previous consultation response. EH will not be seeking any specific conditions or making any further comment.

5.11 Environment – Bins

The applicant stated in their consolidated response to the consultee comments that they clarify that the home will function as a single residential household. Although each child has their own bedroom, the operation of the home follows a family-style model with shared routines and facilities. Consequently, the applicant does not consider it appropriate to calculate waste requirements based on individual occupancy. The applicant proposes a bin provision comprising one 240L residual waste bin, one 240L recycling bin, and one 140L

glass bin. These will be stored on a dedicated area to the side of the property within a secure bin storage (demonstrated within the revised site disposal plan), located within 10 metres of the adopted highway for compliant presentation.

The Environment – Bins team stated in their re-consultation response that they have no further comments to add to the consultation that was provided on Thursday 29<sup>th</sup> May 2025.

#### 5.12 Nottinghamshire Police: Designing Out Crime (Architectural Liaison Officer)

The applicant stated in their consolidated response to the consultee comments that they welcome the advice and recommendations provided and are committed to ensuring the development operates in line with best practice for safeguarding and community safety. A comprehensive Management Plan has been included, detailing procedures for addressing incidents where a child may go missing, including liaison with the local policing team and the Children in Care Officer when appropriate.

The home will operate with a minimum staff-to-child ratio of 1:1, with the flexibility to adjust based on individual needs. While we promote integration into local educational facilities, home schooling through tutors or virtual learning may be implemented when necessary. Clinical visits are generally conducted off-site, and support services are managed and coordinated by staff, with some children being transported by professionals for sessions or family visits.

The applicant confirmed that external CCTV will be installed, including a doorbell camera at the main entrance. Dusk-to-dawn lighting will be provided, and a Good Neighbour Policy will be shared with surrounding residents. Secure cycle storage will now be located at the rear of the property, in a location not accessible to the public. Although full SbD accreditation is not proposed, we will incorporate key principles such as surveillance, responsive management and suitable physical security measures into the design and operation of the home.

Nottinghamshire Police Designing Out Crime (Architectural Liaison Officer) stated in their re-consultation response that the attached documents address the recommendations they made so they have no further comments to make.

#### 5.13 NCC – Children and Family Services

The children's residential home provider behind this application is one that we have not used. This provider appears to be a new provider in Nottinghamshire, therefore efforts to gain more information or references have proved unsuccessful.

The application refers to a 3-bed Children's Home. Nottinghamshire County Council are advocates for smaller, more familial homes which are responsive to the needs of our children-in-care, which this home may provide. Once Ofsted

have completed their visit as part of the registration process, they will offer a better perspective on the suitability of the home.

Nottinghamshire County Council have no major concerns or objections to the proposed change.

Furthermore, Nottinghamshire County Council – Children and Family Services requested Broxtowe Borough Council Planning Department provide the contact details of the applicant as they had some additional questions they wanted to ask due to this being a new provider within Nottinghamshire. The planning agent working on behalf of the applicant agreed in writing for Broxtowe Borough Council Planning Department to provide their contact details to NCC – Children and Family Services. Following a phone call between the planning agent and NCC – Children and Family Services, NCC confirmed in writing their questions had been answered and they did not wish to amend their original response noted above.

## **6. Assessment**

The main issue relates to whether the principle of the proposed change of use from a House in Multiple Occupation (Class C4) to a residential children's care home (Class C2) is acceptable. Considerations regarding design, neighbour amenity and the impact upon access (highway safety) will also be assessed as part of the report.

### **6.1 Principle**

The proposal is for a change of use from a House in Multiple Occupation (Class C4) to a residential children's care home (Class C2). The proposed change of use of use to a residential children's home (Class C2) would provide specialist care and accommodation for up to three young people aged 7-17 years with Emotional and Behavioural Difficulties (EBD). It has been stated in the submitted planning statement daily operations would resemble those of a typical family home, with consistent routines and supervision in place to ensure a calm and orderly atmosphere. Activities would be managed to minimise noise and disruption to neighbouring properties. The property's external appearance would remain unchanged as part of the proposal.

The proposed use of the property is considered to retain the residential nature of a dwelling and as such, subject to the matters below, is considered to be acceptable in principle.

### **6.2 Design**

The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application.

It must be noted that the applicant has confirmed external CCTV, including a

doorbell camera at the main entrance, dusk-to-dawn lighting will be installed and secure cycle storage will now be located at the rear of the property, in a location not accessible to the public. This was in response to the Nottinghamshire Police: Designing Out Crime (Architectural Liaison Officer) recommendations and this will be assessed further in the amenity and access sections of the report.

### 6.3. Amenity

Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers will be a consideration. Policy 17 of the Part 2 Local Plan (2019) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

Four neighbouring properties were consulted on the application, with one response received. Two further responses were received from additional contributors. During the re-consultation period one response was received from a neighbouring property and one response was received from an additional contributor. The objections and concerns raised are noted above in the consultations section of the report and will be addressed below in this section of the report and also the access section of the report.

Firstly, a concern has been raised in regards to noise impact on the street – changing of staff/emergency drop off of children in possible unsocial hours resulting in noise and disruption during the night/early hours. It has been stated in the submitted Planning Statement that there will be at least one senior and two support workers on shift during the day, with waking night staff providing overnight care and supervision. Therefore, the property would be staffed 24/7 by trained professionals who would oversee the safety and conduct of the residents.

In addition to this, it has been stated in the submitted Noise and Anti-Social Behaviour Mitigation Plan that quiet hours will be observed between 9:00pm and 08:00am, to ensure that any potential for noise during these times is controlled. Therefore, in accordance with the above, it is considered unlikely there would be a significant impact in terms of noise and disturbance from changing of staff/emergency drop off of children in possible unsocial hours, over and above what would normally be expected at a family home, or as a result of the existing authorised multi-occupancy of the property, where up to 6 adults could be residing.

A concern was raised that the potential increase in anti-social behaviour from the children in the home could affect the whole street, and that this could result in police being called out regularly causing distress and disturbance for many residents. It has been stated in the submitted Noise and Anti-Social Behaviour Mitigation Plan that the home's approach to behaviour management is rooted in trauma-informed care and built on consistency, positive reinforcement and early intervention. All staff will receive training in safeguarding, de-escalation, supervision, and managing complex behaviour in a calm and constructive way. Routines will be followed each day to create a predictable and safe

environment. These routines are carefully planned to reduce anxiety and behavioural escalation. Staff will identify potential triggers during keywork sessions and use proactive engagement strategies to prevent incidents.

Furthermore, it has been stated in the submitted Noise and Anti-Social Behaviour Mitigation Plan that when incidents of elevated behaviour do occur, staff will intervene using calm verbal de-escalation techniques. If further support is needed, senior staff will take the lead in resolving the situation. All incidents are logged and reviewed, and appropriate therapeutic work is carried out with the young person afterwards to support learning and reflection. If an incident affects neighbours or risks community disruption, the Registered Manager will follow up personally.

Therefore, in accordance with the above, it is considered a significant impact in terms of anti-social behaviour from the children in the home resulting in the police being called out regularly and resulting in disturbance to the whole street is unlikely to occur.

Concerns have been raised in regards to relatives of the children turning up and causing disruption and the proposed safeguarding of the home. The concern is that this is not a safe environment for younger children.

It has been stated in the submitted Security Statement that to ensure the home is secure and monitored appropriately, a domestic-style front-facing doorbell camera will be installed at the main entrance. This will provide a timestamped visual record of comings and goings without creating an institutional appearance. CCTV cameras will also be installed at strategic locations around the property, including the front, side and rear access points. All cameras will be focused solely on the boundaries of the property and will be positioned to avoid overlooking neighbouring properties or the public highway. These systems will operate in accordance with the Data Protection Act 2018 and the guidance issued by the Information Commissioner's Office (ICO). Clear signage will be installed to inform visitors of surveillance, and all footage will be accessible only to senior members of the management team and reviewed only in the event of a safeguarding or security concern.

Dusk-to-dawn lighting will be installed at the front and rear of the property to ensure safe access during darker hours. These lights will operate automatically and be low-level in design to minimise glare or unnecessary light pollution. In addition, motion-activated lighting will be fitted along the side pathway to support safe movement and deter intruders without affecting the amenity of neighbours. All lighting will be designed to blend with the domestic appearance of the building. Access to the property will be restricted to authorised individuals only. Rear and side gates will remain locked outside of active use and will be checked regularly by staff. Visitors, including professionals and family members, will be admitted strictly by appointment and signed in on arrival. Emergency access procedures will be in place and clearly understood by staff. A senior contact will be available on site 24/7 to liaise with emergency services when required.

The submitted Security Statement also states that all windows will be fitted with secure locks and restrictors suitable for a residential setting. Internally, staff will monitor the behaviour and movements of children to reduce risk and maintain the safety of all residents. It has been stated the home's Good Neighbour & Community Engagement Plan will ensure that nearby residents are aware of key contacts, how to raise concerns, and how the home promotes responsible community engagement. Ongoing liaison will be maintained with the local Police Community Support Officer (PCSO) and safeguarding representatives at Nottinghamshire County Council. This will help to ensure continued alignment with local risk profiles and community reassurance priorities.

It must also be noted the applicant has submitted a Missing Child Protocol & Police Liaison Strategy. This document outlines the procedures and response strategy that will be followed in the event a young person goes missing from the home. The strategy reflects current guidance from Ofsted, Nottinghamshire Police, and Nottinghamshire County Council's Children in Care Missing Team. The protocol aims to ensure effective prevention, timely intervention, and structured liaison with safeguarding partners. The policy aligns with the Philomena Protocol adopted by Nottinghamshire Police, statutory guidance on children missing from care (DfE 2014), and the local Missing from Home strategy. It establishes clear responsibilities and contact procedures for staff and sets out expectations for record keeping and partnership working. Therefore, in accordance with the above, meetings with relatives of the children would be arranged offsite and the proposed safeguarding of the home is considered to be acceptable.

A concern has been raised that the proposal does not fit with the quiet residential character of the street. It has been stated in the Noise and Anti-Social Behaviour Mitigation Plan that 22 Muriel Road is located within a quiet, established residential neighbourhood. The proposed use does not involve physical extensions or intensive use. It will operate as a domestic-style setting with a small number of residents (maximum three children) supported by trained staff working in shifts to provide 24/7 care with a maximum of four adults (excluding the Registered Manager and Deputy Manager) on site at any one time. The maximum number only occurs during the handover at 10:30, which lasts 10–15 minutes, outside of these times usually only two members of staff would be on-site. Scheduling the handover at 10:30 avoids peak traffic and busy periods when most people are out at work. The activity levels and external appearance will mirror that of a typical family home. The home will follow structured daily routines, supervised social interactions, and clear behavioural boundaries to ensure calm and stability. Residents will receive tailored therapeutic support to help them develop emotional regulation skills and reduce the risk of disruptive or anti-social behaviour. Therefore, in accordance with the above, it is considered unlikely the proposed use would significantly alter the quiet residential character of Muriel Road.

A concern has been raised regards to the proposal resulting in loss of privacy and disturbance for the adjacent neighbouring properties. It has been stated in the Good Neighbour & Community Engagement Plan that residents will be supported to follow a calm and consistent routine, and all activities will be



supervised. Quiet hours will be observed from 9:00 pm to 8:00 am, with no use of outdoor audio equipment. Staff will intervene promptly to de-escalate any elevated behaviour. Where necessary, follow-up communication will be provided to neighbours who may have been affected.

It has been stated in the Good Neighbour & Community Engagement Plan Neighbours will be able to reach the home's management through a dedicated contact line during office hours, as well as an out-of-hours line for urgent matters. An email address will also be provided for general queries or feedback. All communications will be acknowledged within 24 hours and followed up formally within three working days. Where required, actions will be taken and confirmed within seven working days. All contact and resolution outcomes will be recorded in a Neighbour Contact Log.

Furthermore, it has been stated in Good Neighbour & Community Engagement Plan that should a neighbour raise a concern, the Registered Manager will respond personally to understand and resolve the issue. A written summary of actions will be provided if requested. If the matter is not resolved, it may be escalated to the Responsible Individual, who will respond in writing within ten working days and offer a meeting with all parties if needed. All concerns and outcomes will be logged and shared. Therefore, in accordance with the above, it is considered sufficient procedures would be in place to mean it is unlikely there would be significant impact in terms of loss of privacy and disturbance to the adjacent neighbouring properties. The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application. Therefore, it is considered unlikely there would be a significant impact in terms of loss of light and sense of enclosure to the adjacent neighbouring properties.

A concern has been raised that not enough properties on Muriel Road have been consulted on the application. All adjacent neighbouring properties which sit adjacent to the application site were notified as per the statutory requirements set out in the Planning Regulations (that is, to notify all properties which adjoin the common boundary). Therefore, it is considered the correct consultation was undertaken for this application.

A concern has been raised that Countrywide Children Homes Ltd were only set up in April 2025, therefore, no previous experience of running a children's home. Following the initial consultation period the applicant provided further information in response to the consultees comments which included: Good Neighbour and Community Engagement Plan, Missing Child Protocol & Police Liaison Strategy, Noise and Anti-Social Behaviour Mitigation Plan, Revised Bike Plan, Revised Site Disposal Plan, Security Statement and a consolidated response to all the consultee comments. The consultees which included: NCC Highways, Environmental Health, Environment – Bins Team, Nottinghamshire Police were re-consulted on this new information provided and had no further comments to make as their initial concerns has been addressed.

In addition to this, NCC – Children and Family Services stated in their response

that the children's residential home provider behind this application is one that they have not used. This provider appears to be a new provider in Nottinghamshire, however, once Ofsted have completed their visit as part of the registration process, they will offer a better perspective on the suitability of the home. Nottinghamshire Children and Family Services have no major concerns or objections to the proposed change.

Furthermore, Nottinghamshire County Council – Children and Family Services requested the contact details of the applicant as they had some additional questions they wanted to ask due to this being a new provider within Nottinghamshire. The planning agent working on behalf of the applicant agreed in writing to provide their contact details to NCC – Children and Family Services. Following a phone call between the planning agent and NCC – Children and Family Services, NCC confirmed in writing their questions had been answered and they did not wish to amend their original response noted above.

Therefore, in accordance with the above, the initial concerns raised by the relevant consultees have been addressed. To conclude, it is considered the proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2) is unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties over and above that compared to the current authorised use as a 6 bed C4 HMO, or as a family home with three children.

#### 6.4 Access

Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway.

A concern has been raised in regard to lack of parking within the site, and resulting pressure for parking on nearby streets.

It has been stated in the submitted Parking Plan 22 Muriel Road provides ample parking for up to three vehicles within the front garden area. To ensure maximum parking capability, the existing boundary wall will be removed. This will allow vehicles to park comfortably onsite without obstructing the pavement or neighbouring properties. While the location falls within a controlled parking zone where resident and visitor permits may be applied for, the applicant does not intend to apply for the maximum number of permits available. Any permit applications will be made only if absolutely necessary, and with careful consideration to avoid placing pressure on local parking availability. The organisation is committed to being a good neighbour and will ensure that staff are encouraged to use public transport where possible, car share, or make use of the on-site parking in the first instance—helping to maintain positive relationships with local residents and reduce congestion on Muriel Road.

Furthermore, it has been stated in the Revised Bike Plan that in response to consultation feedback from NCC Highways and Nottinghamshire Police (Designing Out Crime team), the proposed bike rack has been relocated to the rear garden of the property. This adjustment has been made for two key reasons:

1. Highway Safety – The previous location near the front of the property posed a potential obstruction to the parking layout. Highways officers recommended that the bike rack be repositioned so as not to interfere with vehicle access or visibility.
2. Security and Crime Prevention – Nottinghamshire Police highlighted the elevated risk of cycle theft in the local area and recommended that secure cycle storage be placed in a non-public, controlled-access area. By relocating the bike rack to the rear of the property; away from public view and within a gated space. The revised layout addresses these concerns and supports principles set out in Secured by Design (SbD) guidance.

NCC Highways stated in their re-consultation response that the bike store will need relocation to the side or rear as it will obstruct the parking, which the applicant has agreed to on the revised supporting statement. In view of the above, the Highways Authority would have no concerns, subject to a condition ensuring that the dropped kerb is installed prior to the use of the parking area.

The relocation and upgraded bin storage design have been made in response to feedback from the Environment (Bins) Team and with consideration for both practical access and visual amenity. The side location offers sufficient clearance for bins to be presented at the kerbside on collection day while keeping them discreetly tucked away when not in use.

To conclude, in accordance with the above, the initial concerns raised by the consultees have now been addressed, hence, it is considered unlikely the proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2) would result in significant access (highway safety) concerns for the occupiers or the adjacent neighbouring properties.

#### 6.5. Biodiversity Net Gain

The application is exempt from biodiversity net gain because it is subject to the de minimis exemption.

#### 7. Planning Balance

The benefit of the proposal is that there would be a new residential children's care home (Class C2), which would contribute to providing and contributing to a mix of housing tenures, types and sizes in order to create sustainable,

inclusive and mixed communities. The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application. The proposal is considered unlikely to result in a significant impact upon the amenity and access (highway safety) of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that there would be the loss of House in Multiple Occupation (Class C4) floorspace. Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

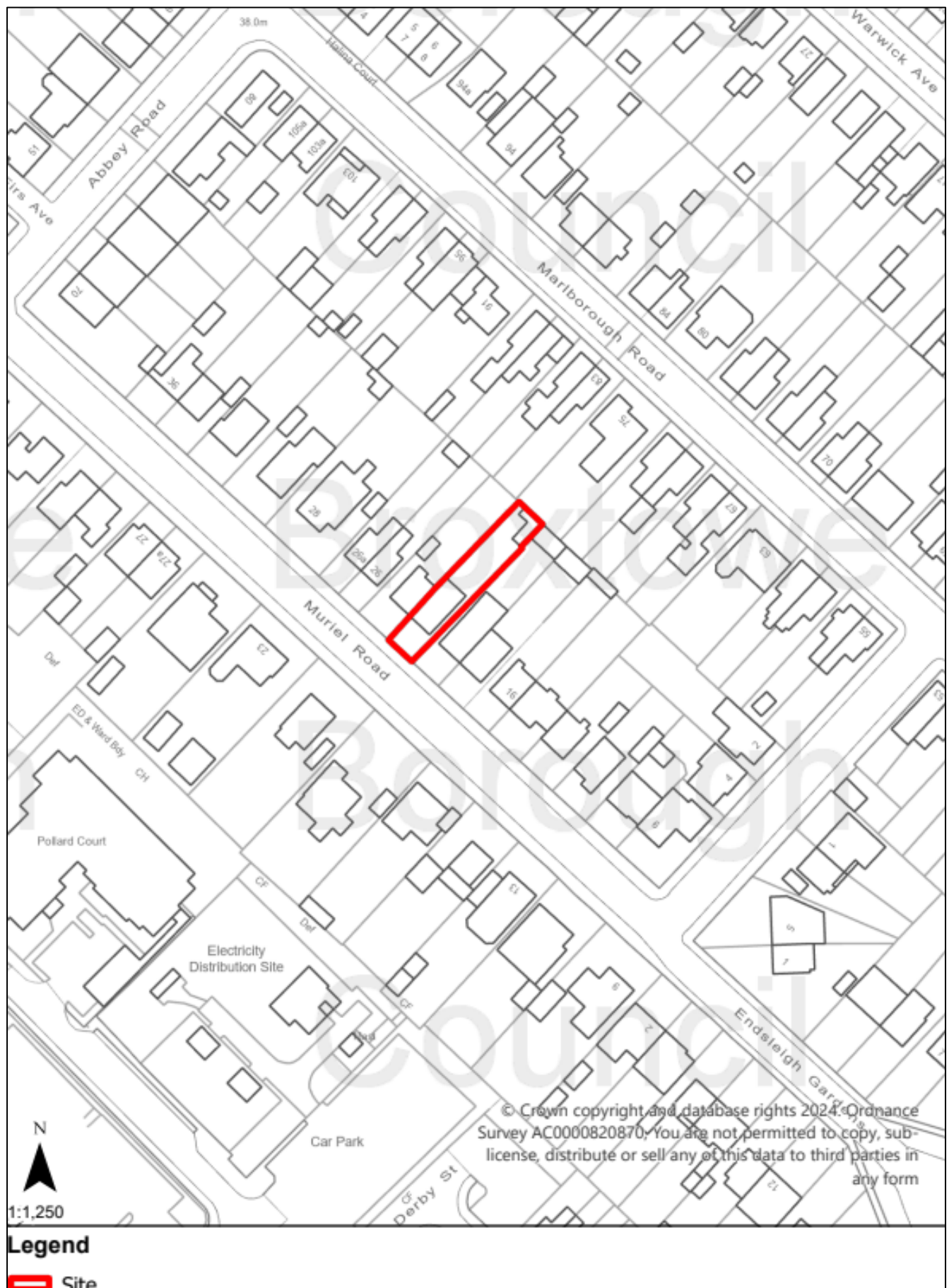
## 8. **Conclusion**

- 8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

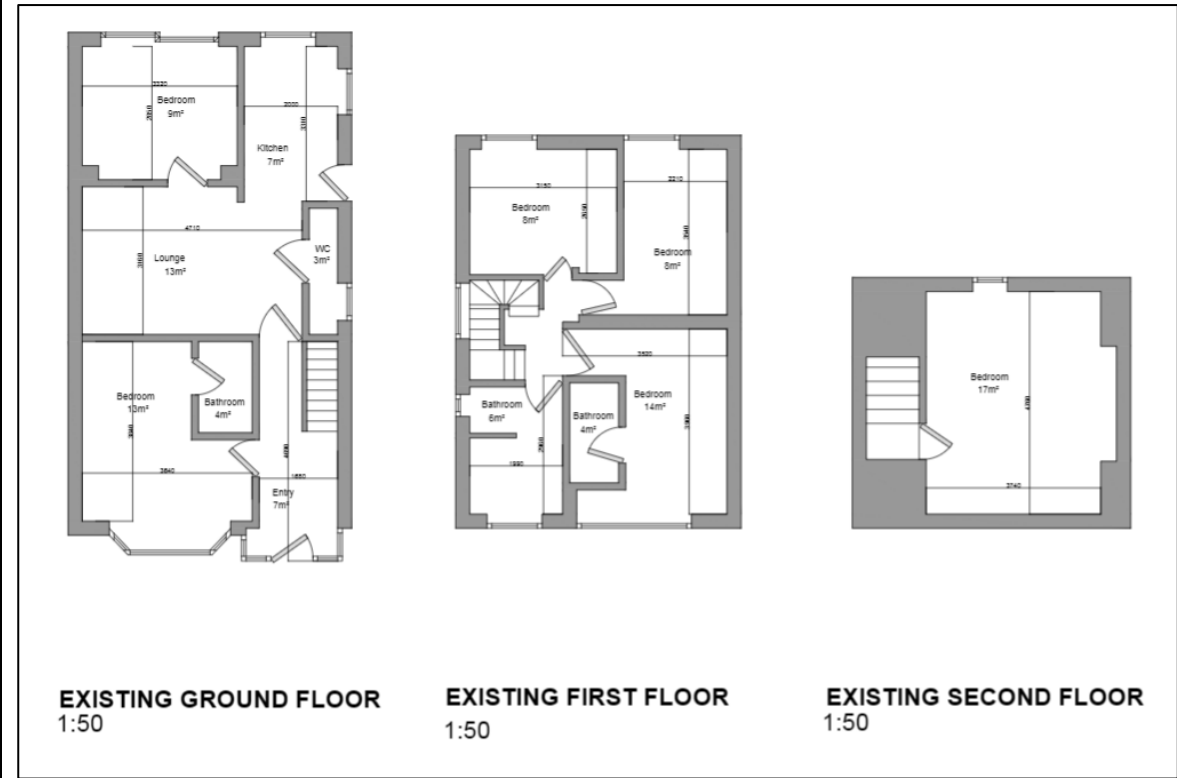
<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</b>	
<b>1.</b>	<p><b>The use hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><b><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></b></p>
<b>2.</b>	<p><b>The use hereby permitted shall be carried out in accordance with the plans</b></p> <p><b>Received by the Local Planning Authority on 10 April 2025:</b></p> <ul style="list-style-type: none"> <li>• <b>Site Location Plan (1:1250)</b></li> <li>• <b>Proposed Floor Plans (1:50)</b></li> <li>• <b>Parking Plan</b></li> <li>• <b>Care Management Plan</b></li> <li>• <b>Sustainable Travel Policy</b></li> <li>• <b>Planning Statement</b></li> </ul> <p><b>Received by the Local Planning Authority on 16 June 2025:</b></p>

	<ul style="list-style-type: none"> <li>• Security Statement</li> <li>• Noise and Anti-Social Behavior Mitigation Plan</li> <li>• Missing Child Protocol &amp; Police Liaison Strategy</li> <li>• Good Neighbour &amp; Community Engagement Strategy</li> <li>• Amended Site Disposal Plan</li> <li>• Amended Bike Plan</li> </ul> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been widened/extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.</p> <p><b>Reason: In the interests of Highway safety.</b></p>
	<b>NOTES TO APPLICANT</b>
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The proposal makes it necessary to widen/extend the existing vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

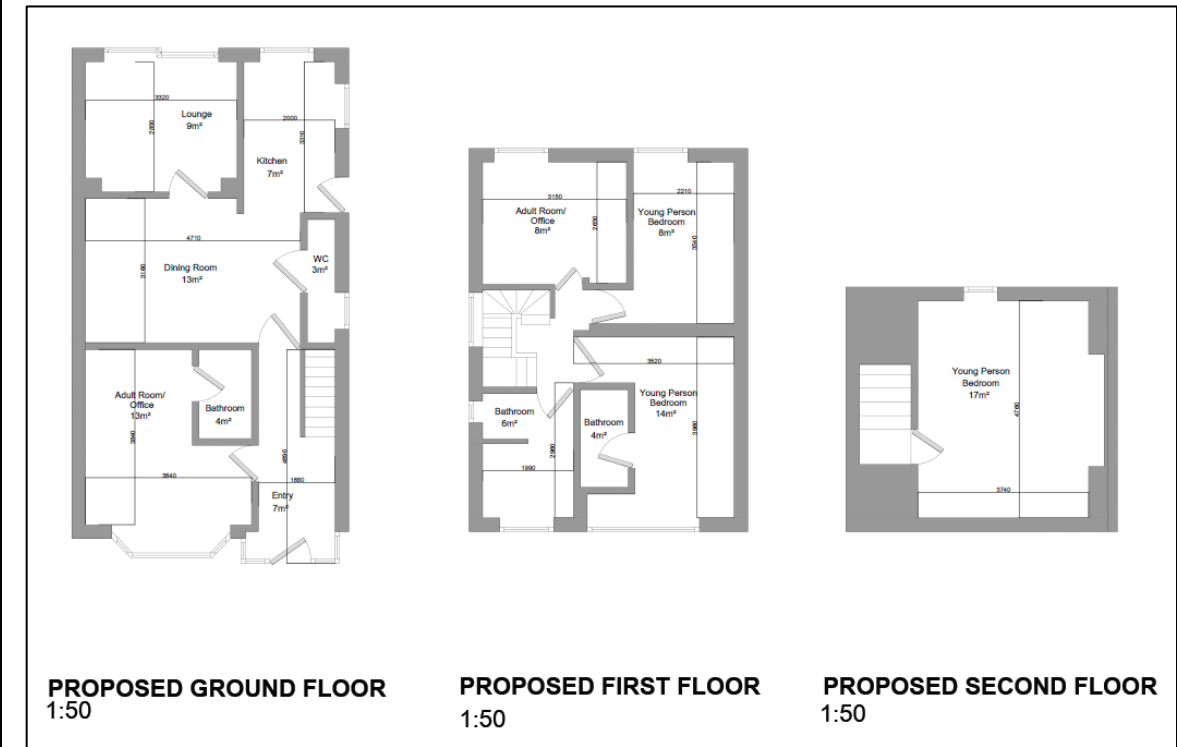
**Site Map – 25/00288/FUL – 22 Muriel Road, Beeston, NG9 2HH**  
**Plans (Not to scale)**



Existing Floor Plans



Proposed Floor Plans

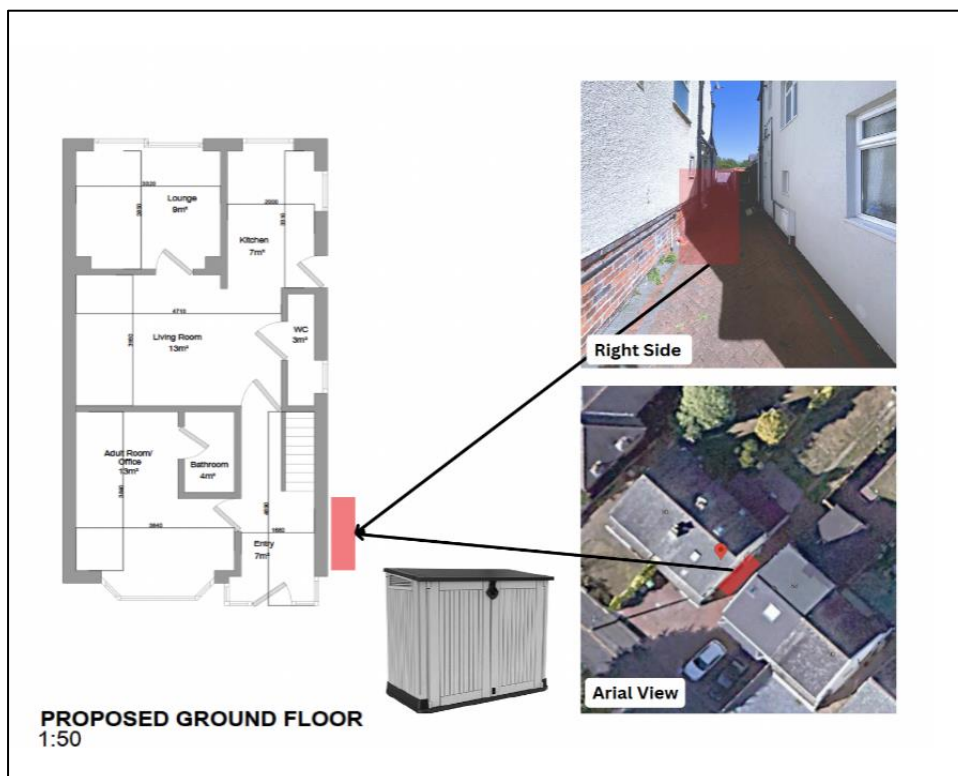


Proposed Parking Plan





### Amended Site Waste Disposal Plan





# Amended Bike Plan

