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Application Number:	22/00414/FUL
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Application Type:	FULL PLANNING PERMISSION
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Proposal Description:	Erection of dwelling in association with proposed children's home use (Use Class C2).
At:	Plot 248- Keepmoat Skylarks Grange Development, 5 Dove Lane, Woodlands, Doncaster

For:	Doncaster's Children's Trust
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Third Party Reps:	16 objections have been received from members of the public.	Parish:	No Parish Council
		Ward:	Adwick Le Street & Carcroft

Author of Report:	Jessica Duffield
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SUMMARY

This application is seeking full planning permission for the change of use of new built dwelling on the Keepmoat Skylarks development. The dwelling has been constructed on the latest phase of the housing development.

Plot 248 is housetype 'The Warwick' which is a 3 bedroom detached property. The property will facilitate a maximum of 2 children whom will be based at the property on a permanent basis with staff/carers working various shift patterns across a 24 hour period.

No external alterations to the property are proposed as part of the change of use.

This application has received a high volume of public interest and as such is being presented to Planning Committee.

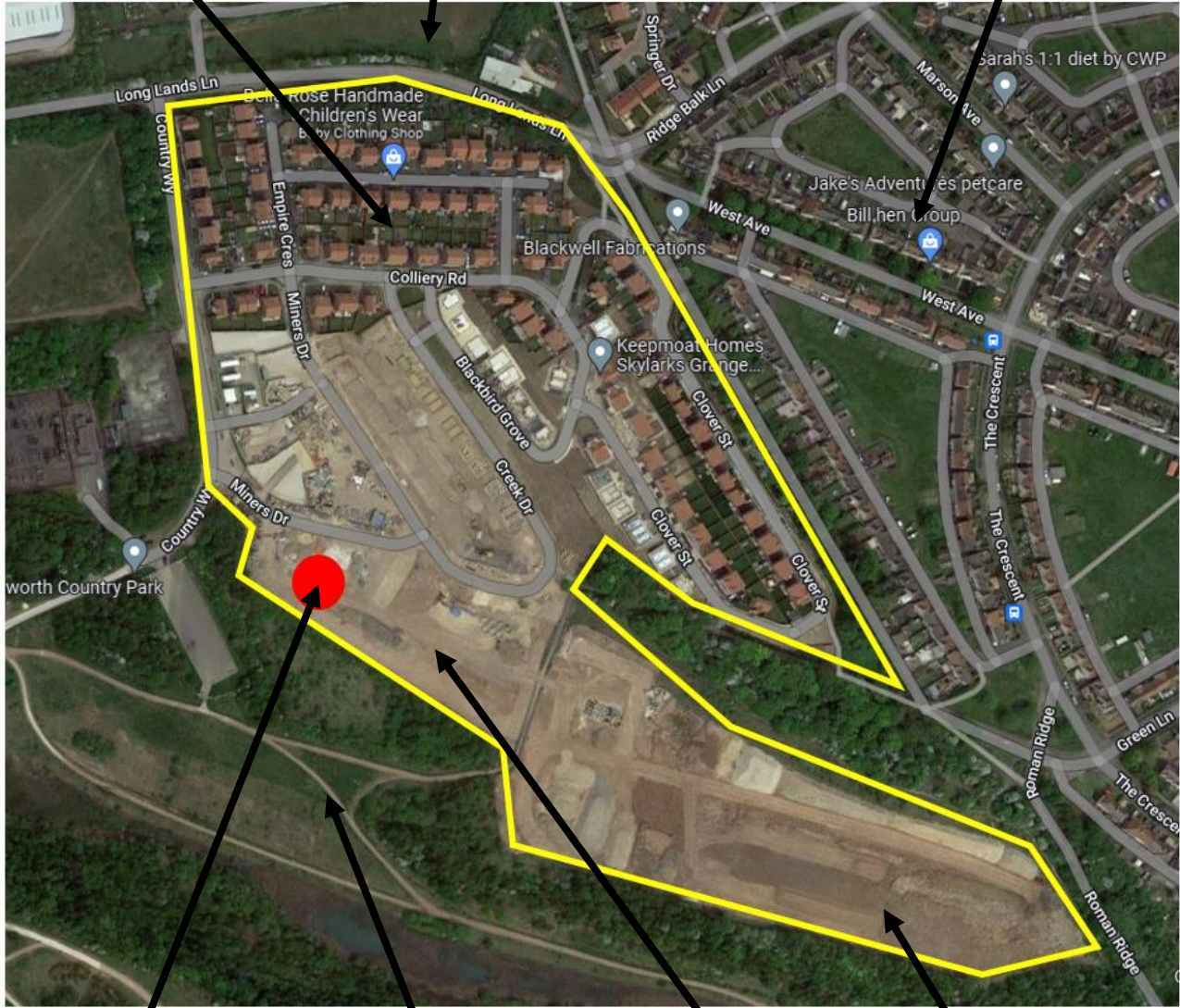
This application has been submitted in connection with a separate planning application for a similar proposal at No. 1 Dove Lane (Plot 250).

RECOMMENDATION: GRANT full planning permission subject to conditions.

Completed Earlier Phases

Long Lands Lane

Existing Residential Development



Approximate location of Plot 248/ No.5 Dove Lane

Brodsworth Country Park

Application Street Now Complete

Yellow outline-entire Keepmoat development

1.0 Reason for Report

- 1.1 The application is being presented to Members due to the volume of public interest and the application applicant being a Council department.

2.0 Proposal and Background

- 2.1 Planning permission is sought for full planning permission in relation to the erection of dwelling which will be used as a small children's home.
- 2.2 The property itself has already being constructed as approved under permission 21/00885/REMM - *Section 73 application to vary condition 8 (approved plans) of reserved matters permission 17/00826/REMM - Reserved Matters Application for the delivery of 342 residential units plus amenity space - Re-plan of 81 units within the site, GRANTED- 29/7/2021*
- 2.3 The property has been built as a standard residential dwelling (Use Class C3) in accordance with the plans for housetype – '*The Warwick*'. The property has recently been completed and is now vacant.
- 2.4 As no residential use has been implemented the application description was amended to refer to the '*erection of the dwelling*' as the proposal does not involve an operational change of use. The proposed children's home use (Use Class C2) will be the first operational use of the property.
- 2.5 The proposed development looks to use the property in order to facilitate a small children's home. The property will accommodate a maximum of 2 resident children which are typically aged between 9-17 years of age, who will attend school for at least 25hours a week, with the aim to being there full-time. The proposed operation includes providing 1-1 personal care for children who are unable to reside with their family. The children who live at the property would have a typical family routine, with a 1-1 carer.
- 2.6 The children's home will provide personal care only. No additional facilities are proposed as part of the proposed use, other than those which are found in a typical family home. The aim is that the proposed children's home will provide accommodation which replicates a family environment and 'normal' day to day living.
- 2.7 There would always be at least 2 members of staff at the property, though no members of staff will reside at the property on a permanent basis. The staff will work on a shift/rota pattern, with shifts varying between 8-9 hours in length. This means that over a 24hour period there would typically be 3 handovers between shifts, which accumulates up to 6 carers working at the property each day. Additional ad-hoc visits from the manager and other specialist carers may occur during the day, between 9am- 5pm.
- 2.8 During the night shift at least 2 carers will stay at the property overnight, typically working a 10pm – 7am shift. 1 member of staff will sleep in one of the bedrooms while the other works through the night.
- 2.9 The staff will primarily travel by car and will park on the two dedicated off-street parking spaces associated with the property. However, use of public transport such as bus or taxis is encouraged.

- 2.10 Two of the bedrooms will be for the resident children only. The third bedroom will be used as a staff bedroom. The property has a bathroom and separate W/C. On the ground floor the property provides a living room and dining/kitchen.
- 2.11 Whilst the children are at school, staff will undertake the usual household duties such as cooking/cleaning as well as the relevant paperwork to ensure regulations are met. The redecoration of the home will be done by professional decorators, whilst the upkeep of the gardens and minor jobs in the homes will be undertaken through a service level agreement, the same as the other existing children's homes in the borough.

3.0 Site Description

- 3.1 The application property is detached and finished in red brick with render feature on the front elevation. The property has an open frontage with private garden to the rear and driveway to the side, and is positioned on the southern part of the development.
- 3.2 Other residential properties surround the dwelling to the north, west and east. The vast majority of these dwellings have been purchased directly from the developer, with most now occupied. Some dwellings further along Dove Lane are nearing completion with the entire development now in its final phases of construction.
- 3.3 All the surrounding dwellings are typical modern style properties, though the housetypes vary in size and appearance. All the properties have 2 off street parking spaces, with a pedestrian footpath running along the northern side of the road. There is no pedestrian footpath on the other side of the road.
- 3.4 Established woodland sits to the immediate south of the site which the application property looks over.
- 3.5 The application site falls within Flood Zone 1 and is at low risk of flooding.

4.0 Relevant Planning History

- 4.1 Planning history for the application site as follows:

Application Reference	Proposal	Decision
22/00414/FUL (Other related application)	Erection of dwelling in association with proposed children's home use (Use Class C2).	PENDING CONSIDERATION
21/00662/COND	Consent, agreement or approval required by conditions 4 (Phasing / Delivery), 8 (Archaeological Evaluation), 9 (Contamination), 10 (Contamination Verification Report), 11 (Landfill Gasses), 12 (Measures for Landfill Gasses), 13 (Site Surfaced and Sealed), 14 (Boundary Walls), 15 (Buildings Siting Based on Tree Survey), 16 (Tree	PENDING CONSIDERATION

	Protection), 17 (Landscaping), 18 (Colliery Access), 19 (Looped Road), 20 (Public Footpath), 23 (Flood Risk Assessment), 24 (Drainage), 25 (Ecology) and 26 (Construction Method Statement) of planning application 10/02812/EXTM.	
21/00885/REMM	Section 73 application to vary condition 8 (approved plans) of reserved matters permission 17/00826/REMM - Reserved Matters Application for the delivery of 342 residential units plus amenity space - Re-plan of 81 units within the site.	GRANTED RESERVED MATTERS- 29/7/2021
21/00871/MAT	Reserved Matters Application for the delivery of 342 residential units plus amenity space (being amendment to previous application 17/00826/REMM; Amendment to condition 8 to include approved plans).	PLANNING NOT REQUIRED- 11/5/2021
19/02627/MAT	Reserved Matters Application for the delivery of 342 residential units plus amenity space (being amendment of planning application 17/00826/REMM granted on 10.10.2017 - render to front projections of plots 177 and 178).	PENDING CONSIDERATION
17/00826/REMM	Reserved Matters Application for the delivery of 342 residential units plus amenity space	GRANTED RESERVED MATTERS- 10/10/2017
10/02812/EXTM	Outline application for residential development on approx 13.2 ha of land (being extension of time to planning application 02/4458/P granted on 11/10/07)	GRANTED S016 - 30/3/2017
02/4458/P	Outline application for residential development on approx 13.2 ha of land	GRANTED S106- 11/10/2007

5.0 Site Allocation

5.1 The site is identified within the Local Plan as a Housing Allocation with Permission – site ref: ADW03.

5.2 National Planning Policy Framework (NPPF 2021)

- 5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraph 55 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.5 The NPPF does not directly make reference to care facilities. However Paragraph 93 states that planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 5.6 Paragraph 119 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses while safeguarding and ensuring safe and healthy living conditions.
- 5.7 Local Plan**
- 5.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.9 Policy 5 states that housing and mixed-use allocations will be developed primarily for residential uses. Other uses will only be permitted on these sites where they are small scale and ancillary to housing; provide a service or other facility mainly for local residents and would not harm the residential amenity or undermine the delivery of housing.
- 5.10 Policy 7 refers to the delivery of a mix of housing types and tenures.
- 5.11 Policy 41 refers to proposals responding positively to their context, setting and existing site features as well enhancing the character of the locality. Proposals should integrate visually and functionally with the immediate area at a settlement, neighbourhood, street and plot scale.
- 5.12 Policy 42 states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character and design standards.
- 5.13 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.

5.14 Policy 13 relates to sustainable transport within new developments. Part A.4 relates the appropriate levels of parking provision, while Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.

5.15 There are no specific Local Plan policies which reference care facilities or specialist need accommodation.

5.16 Neighbourhood Plan (NP).

5.17 No neighbourhood plan is relevant to this application.

5.18 Other material planning considerations and guidance

5.19 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The SPDs refer to superseded development plan policies, and some provide guidance which is not in accordance with the new Local Plan. The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of council website; press advert and site notices. Neighbour notification letters were also hand delivered by the applicants to properties on the development.

6.2 The application has been advertised on two occasions. The first round of publicity was undertaken upon validation. The second round of publicity was carried out following the public consultation event which was organised by the applicant. A total of 16 neighbour objections have been received, with a summary of the material planning issues raised is set out below:

- Concerns regarding the children being housed;
- Anti-social behaviour issues;
- Impact upon parking availability;
- Issues already being caused by the affordable housing tenants;
- Lack of information included in the planning application;
- Why are the 2 plots not adjacent to each other?
- Dove Lane provides access to the next phase of development- constantly used by construction traffic;
- Staff staying awake at night may impact residential amenity of neighbours;
- Lack of public transport for children to use;
- Severe lack of parking;

- Health & safety impact upon the children caused by the fact that they will be living on a building site;
- Lack of consultation;
- Severe impact upon the residential amenity of the property/occupiers sandwiched in between the two homes;

6.3 The non-material issues raised within the neighbour representations included the following:

- Impact upon property values
- Lack of information from developer when purchasing property;

7.0 Town/Parish Council

7.1 Not applicable.

8.0 Relevant Consultations

8.1 National Grid – No response

8.2 Yorkshire Water – No response

8.3 DMBC Highways Development Control – Based on the assumption that for the majority of the time only two carers will be present at the property at any one time, the two allocated parking spaces are sufficient.

8.4 DMBC Pollution Control – Outstanding conditions relating to the outline and reserved matters permission for the wider site. Not applicable for this proposal.

8.5 South Yorkshire Police Liaison Officer – No objection subject to informative.

8.6 Environmental Health – No response.

8.7 Children's Trust – No concerns.

8.8 Children's Homes Planning Consultation- Covered above.

8.9 Children's Planning Consultation- Covered above.

9.0 Assessment

9.1 The proposal seeks full planning permission for the erection of a property to be used as a small children's home. As the appearance, style and scale of the building has been found acceptable in the previous permissions, only the proposed use is to be assessed in this report. In considering the proposal the main material planning considerations are outlined below:

- The Acceptability/Appropriateness of Proposed Use;
- Impact on Residential Amenity- Change of Use
- Impact upon the Character and Appearance of the Surrounding Area
- Impact on the Highway Network and Highways Standards

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

The Acceptability/Appropriateness of Proposed Use

9.3 The application site falls within the housing allocation area. Though most of the development has now been constructed, Policy 5 is still the most relevant which states that housing and mixed-use allocations will be developed primarily for residential uses. Other uses will only be permitted on these sites where they;

- Are small scale and ancillary to housing;
- Provide a service or other facility mainly for local residents;
- Would not harm residential amenity or undermine the delivery of housing.

9.4 The proposed use is small in scale, facilitating a maximum of 2 resident children. Whilst the use does not directly serve local residents, the children's home does deliver a service to the wider borough as it will provide a permanent home for vulnerable children whom are from the Doncaster area. Whilst the proposed use falls within a different use class to a family dwellinghouse, its day-to-day running will be similar and as such the proposal is considered to be ancillary to the wider housing estate.

9.5 Based on the policy allocation the proposed development is acceptable in principle subject to above criteria which will be assessed below.

Sustainability

9.6 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

9.7 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.'

SOCIAL SUSTAINABILITY

Impact on Residential Amenity- Change of Use

9.8 Part C Policy 5 refers to residential amenity as well as Policy 44. The proposed development is surrounded by residential development in all directions. The proposed development is surrounded by residential development to the north, west

and east. The main impact upon residential amenity will be by virtue of the proposed use in terms of noise; comings and goings and traffic movements.

- 9.9 The proposed development looks to change the use of a recently constructed property to facilitate a small children's home. The property will accommodate a maximum of 2 children on a permanent basis, typically aged between 9- 17 years old.
- 9.10 No members of staff will reside at the property on a permanent basis. The carers primarily work on 8-9 hours rolling shift patterns which run through a 24hour period (ie 2 shifts in the day and 1 overnight shift). Typically 2 members of staff will stay over at the property each night, one of which will sleep and one of which will work through the night.
- 9.11 The children who live at the property would have a typical family routine, with a 1-1 carer at all times. There would always be at least 2 members of staff at the property, with additional ad-hoc visits from managers and other careers during the day. The number of residents and maximum number of members of staff would be conditioned to ensure that this figure does not exceed the numbers suggested. This limits the quantity of people at the property at any one time, therefore reducing the likelihood of noise disturbance upon neighbours, and also ensures that unreasonable demands are not made on the parking provision. Highways issues are discussed in more detail below.
- 9.12 In summary, the maximum number of individuals working at the property at any one time would be 2 during the night and 3 during the day. In terms of the overall maximum number of people at the property, during the day this would 5 (for example only on occasions when both the children are off school and the manager/visitor is at the property) and during this night this would be 4.
- 9.13 The existing property is a 3 bedroom detached dwelling, which may typically be occupied by a family of at least 4-5 residents. The planning system cannot control the number of occupiers within residential dwellings. However, as detailed above, the quantity of residents and members of staff at the children's home will be conditioned, in order to ensure that the proposed development does not cause harmful levels of nuisance or coming and goings. Given that the number of residents and staff at the property equals the number of residents in a similar 3 bedroom family setting, there is considered to be no intensification in the use in comparison to if the property was used as a dwelling. Therefore, the impact upon existing residential amenity, is not considered to be harmful.
- 9.14 The detached style of the existing property means that there would be limited impact upon the neighbouring properties. The proposed number of residents replicates that of a family dwelling, and the intensification of the use is considered to be negligible.
- 9.15 It is recognised that the proposed shift pattern (ie 3 shifts per day) would create 3 'hand-over' periods, whereby 2 members of staff leave and 2 arrive. In total this creates 6 movements of staff over a 24 hour period.
- 9.16 The proposed number of movements associated with the proposed use is not considered to be significantly different in comparison to if the property was occupied by a family of 4-5 people. Again the number of comings and goings

cannot be controlled by the local planning authority at a typical C3 dwellinghouse setting.

- 9.17 The application site is considered to be suitable for the proposed use without harmfully impacting adjoining residential amenity. These types of uses are directed to residential locations so that the resident children can access local amenities and live in a setting surrounded by families. Whilst the proposal does include a turn-over of staff across the 24 hour period, the number of comings and goings is not dissimilar to a normal family setting for a property of this size. Based on the information provided, the proposed change of use is not considered to harmfully impact adjoining residential amenity.

9.18 Conclusion on Social Impacts.

- 9.19 Para. 8 b) of the NPPF (2021) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

- 9.20 It is not considered that the proposed development would adversely affect future or existing residential amenity. The development would provide a much needed care facility within the borough which allows the resident children to remain living within the Doncaster borough, without harmfully impacting the amenity of adjoining neighbours. The number of residents/staff and the frequency of comings and goings is not significantly different from a typical family setting. This weighs in favour of the application carrying substantial weight.

9.21 ENVIRONMENTAL SUSTAINABILITY

Impact upon the Character and Appearance of the Surrounding Area

- 9.22 No external alterations are proposed as part of this development. Externally the dwelling will remain as existing/ as per the permission 21/00885/REMM. Therefore there will be no impact upon the character or appearance of the street scene or local area.

Impact on the Highway Network and Highways Standards

- 9.23 The property benefits from two off-street parking spaces arranged in a tandem style, positioned to the rear of the property. These parking spaces will primarily be used by the staff/carers. Many of the neighbour representations raised concerns regarding the impact upon parking as a result of the development.
- 9.24 In response to the neighbour comments the applicant has confirmed that they are looking to secure an agreement with the developer to lease additional land for car-parking. However as no evidence of this has been provided, as well as the additional parking space being outside of the red line boundary, this cannot be considered as part of this proposal.
- 9.25 It is recognised that during staff handover periods, additional vehicles may accumulate at the property, particularly as 2 staff prepare to end their shift and 2 others arrive. However this short cross-over period will only occur 3 times a day

and as such this is not considered to cause a noticeable difference on the highway network.

- 9.26 On occasions when the manager/other carers visit the property, the street as well as the wider estate provides sufficient on-street parking/visitor spaces. This scenario is similar to any typical family setting whereby visitors attend the property.
- 9.27 Staff will also be encouraged to travel to work via public transport such as bus or taxi, therefore reducing the requirement for off-street parking.
- 9.28 Whilst it is recognised that over a 24 hour period, 6 members of staff will work at the property, for the majority of the time only 2 carers will be based at the property per shift. On this basis the provision of 2 off-street parking spaces is considered to be acceptable. The Highways DC Officer has reviewed the proposed plans and has no objection to the proposed development.

9.29 Conclusion on Environmental Issues

- 9.30 Para. 8 c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.31 The proposed development is not considered to harm the environment with no alterations to external appearance to the property proposed. The proposal will not harmfully impact the local highway network or the availability of parking. The property provides 2 off-street parking spaces which will be used by the staff on shift. In conclusion of the environmental issues, it is considered the development carries substantial weight.

9.32 ECONOMIC SUSTAINABILITY

- 9.33 It is anticipated that the development would create minimal economic impact, with the only benefit being through the employment of carers at the property.
- 9.34 The Children's Trust have indicated that the proposal will provide some cost saving for the Council however independent economic benefits are not material planning considerations and is therefore disregarded. In terms of economic impact, this carries limited weight in favour of the application.

9.35 Conclusion on Economy Issues

- 9.36 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 9.37 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site earmarked for residential development in the Local Plan and this weighs considerably in favour of the application.
- 10.2 The proposed development will provide much needed provision which will ensure that 2 vulnerable children can be permanently housed within the borough. The property itself will operate similar to a typical family dwelling, with the only material difference being the crossover of staff.
- 10.3 The number of comings and goings associated with a family dwelling cannot be controlled by the LPA. The creation of 6 movements in 24hours is similar to the number of movements associated with a dwelling of this size and as such is not considered to harmfully impact adjoining residential amenity. The property will provide 2 off-street parking spaces for staff as well as generous facilities for the resident children.
- 10.4 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

11.0 RECOMMENDATION – GRANT PLANNING PERMISSION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions / Reasons

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Location Plan- Received 3rd March 2021

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. The maximum number of residents to be housed at the property No. 5 Dove Lane, Woodlands shall be no greater than 2 unless otherwise approved in writing by the Local Planning Authority.

REASON

To ensure that the facility is not detrimental to neighbouring amenity.

04. The maximum number of staff/carers at the property No. 5 Dove Lane, Woodlands at any one time shall be 3 unless otherwise approved in writing by the Local Planning Authority.
REASON
To ensure that the facility is not detrimental to neighbouring amenity.
05. A staff/carer logbook shall be maintained at all times which details staff/carer name, dates of site visit and entry and exit times. The staff/carer logbook shall be maintained for the lifetime of the development and each staff/carer logbook shall be retained for a minimum of 12 months. The staff/carer logbook shall be made available for inspection by the Local Planning Authority within two working days of a verbal or written request being received.
06. A residents' logbook shall be maintained at all times which details names and dates of residency. The residents' logbook shall be maintained for the lifetime of the development and each residents' logbook shall be retained for a minimum of 12 months. The residents' logbook shall be made available for inspection by the Local Planning Authority within two working days of a verbal or written request being received.

INFORMATIVES

01. The following security conditions must be met to ensure the safety of the children residing at the home and the staff looking after their welfare.
 - All doors and windows must therefore comply with PAS 24 (2016) or LPS 1175 SR2.
 - The glazing units consist of a minimum of one pane of glass that achieves compliance under the BS EN356 P1A attack resistance standard.
 - External lighting to all facades controlled by dawn to dusk sensors. The system should comply with security standard BS 5489 -1:2013
 - The installation of a CCTV system can work to deter attacks against the property and help safeguard the residents. An operational requirements report should be completed to ensure that the system is fit for purpose. Further information is available from the Government website
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378443/28_09_CCTV_OR_Manual2835.pdf
 - The Police expect that a robust internal discipline process will be in place with an escalation process that only involved the police in acute cases and provision within the security of the building to deter missing episodes and the building being targeted.

The reason for this advice is to ensure the physical protection elements of the premise are to current minimum standards. This advice should be acted upon as the minimum requirement and should be enforced, irrespective of any additional correspondence (or not) received by other departments within South Yorkshire Police.

From a physical protection aspect, a requirement to install products accredited under a British (or similar) standard should be seen as a prerequisite to any approval.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence

APPENDIX 1 – LOCATION PLAN

