

Item 3a –Deputations Received

HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
18 March 2021

I am now able to enclose, for consideration by the Planning Committee on 18 March 2021 , the following deputations submitted in relation to Item 3a of the agenda.

Please note that the deputation submitted by Councillor Sceal has been published previously (16/3/21).

Agenda No Item

3a	APP/20/01180 - 193 London Road, Waterlooville	1 - 10
	Proposal: Change of use of premises from a mixed use (B&B and dwelling) to a Children's Home.	

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Deputation Submitted by Councillor Sceal

This is to let you know that I have had many concerns from local resident in and around 193 LONDON ROAD. First of will be the noise from the property a large games room so I have been informed. Any Behavioural problems from the children, not enough parking for the three or four personnel that will be on site. I also want to be assured that whatever the outcome they cannot then change the property for other purposes. Do you have to inform the police that there is a children's home being here? What happens if there is any anti-social behaviour from there who will then be held to account for the problems then.

Councillor Sceal

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Deputation Submitted by Mr Fowler

APP/20/01180 Change of use of premises 193 London Rd PO7 7RN

We would like to clarify our objections to the proposed conversion of 193 London Road Waterlooville from a B&B into a children's home.

Executive summary feedback

3.7 The rear outbuilding (existing annex) would be converted into an office for staff and a games / activity room for the children. The existing tarmacked parking area will be enlarged slightly and squared off to provide parking for 4 vehicles.

This is double the minimum amount required (Havant BC Parking planning document 2016) which shows: 0.5 space x 3 plus .25 for a visitor =2 spaces
In perspective, please consider the following Design and Access statement (Southern planning practice) recommendation:

3.15 "The company actively seeks to employ local staff. Staff will have the option of arriving at the property by public transport or on foot or by bicycle. Not all staff with therefore have a vehicle".

7.14 Concerning the use of the brick built rear outbuilding as an office for staff and a games / activity room.

The proposed games room is approximately 14m distance from our conservatory, with only a 5' (not 6') wooden fence separating us from this room and the adjacent parking spaces.

Having regard to these factors, the use of the outbuilding as an ancillary office and play area for the children's home may give rise to an unacceptable level of noise, disturbance, loss of privacy and pollution.

Having been reassured during a Zoom meeting with New Haven senior management (Waterlooville Ltd) at 1100 on the 8th February that the games/activities room will be situated in the main house and not the annexe, we would appreciate that this generous offer be formalised into an agreement in writing.

7.13 As to noise, disturbance and loss of privacy by staff and visitor parking, the car park to the rear is existing, albeit it will increase in size by 1 space (ie 4 instead of 3). This car parking area is used in connection with the existing commercial/residential use of the property, which has 10 bedrooms. From evidence before the Local Planning Authority up to 7 bedrooms could have been used by paying guests
Not seen this much implied traffic in 17 years

As to the separation distance with No. 195 London Road to the north, this is approximately 14m, with 1.8m fencing having regard to these factors, the use of the outbuilding as an ancillary office and play area for the children's home may give rise to unacceptable level of noise, disturbance and loss of privacy.

7.18 The car parking standards for children's homes are set out in Havant's Car Parking SPD. This sets out parking standards for children's homes whereby for non-residential staff 0.5 space should be provided for each staff member; and 0.25 spaces per client. In the case of the current application, up to 3 staff could be on site during the day, with 2 overnight, plus visits from a supervisor or manager. This would result in a maximum of 4 staff in total on site at any one time, with a requirement for 2 spaces. With four residents (clients) one further space would be required in addition to the staff spaces.

0.5 space x 3 plus .25 for a visitor =2 design and access statement

3.15 The company actively seeks to employ local staff. Staff will have the option of arriving at the property by public transport or on foot or by bicycle. Not all staff with therefore have a vehicle.

Recommendation

4 The number of children residing in the children's home shall be limited to 4 only from 10 years up to 18 years **unless otherwise agreed in writing with the Local Planning Authority.**

3.12 The existing outbuilding would be converted into an office for staff and a games activity room for the children. 3.13 The existing tarmaced parking area will be enlarged slightly and squared off to provide parking for at least 3 vehicles, although a 4th vehicle could also easily be accommodated within the site.

3.14 On-street parking is available outside the site along Wallis Road, where there are no parking restrictions. 3.15 The company actively seeks to employ local staff. Staff will have the option of arriving at the property by public transport or on foot or by bicycle. Not all staff with therefore have a vehicle.

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Deputation Submitted by Ms Smeeth

New Haven Children's Home
(193 London Road, Waterlooville)

Deputation to Havant Development Management Committee (18/3/21)

Speaking in support of the application,

Jackie Smeeth, Business Process Development Manager at the Highlands Group, who is responsible for helping to set up and will also be overseeing the running of the proposed Children's Home will say:

"New Haven will accommodate up to 4 children, between the ages of 10 and 18 years, who have experienced physical and/or emotional abuse or neglect and those with a Learning Disability. Our primary aim and focus is to create a safe nurturing environment in which the children feel at home, where they feel supported to re-discover and, if necessary, re-invent themselves safely and without prejudice, and we strive very hard to achieve this. This all occurs in a shared living setting which builds on social understanding and respect.

The staff will be recruited on the basis of their skills, but also their energy, emotional resilience, empathy and integrity. We have a rigorous recruitment process which seeks to maintain a diverse, highly skilled, empathetic and self-aware team who are individually emotionally resilient and can offer good role modelling to the children.

All staff receive 2 weeks induction, regular training and supervision and are required to either have, or be working towards, a Level 3 Diploma in Residential Childcare.

Managers are required to have a Level 5 Diploma in Leadership and Management in Residential Childcare

New Haven's first child will determine the other children placed as we work with compatibility. In depth assessment of the needs of individual young people, as well as considering the matching of the group placed at New Haven, will help determine which young people transition into the home. New Haven will take medium to long term placements only. We will not take emergency placements.

The children will be encouraged to make a positive contribution to the local community and develop their skills through education, clubs, sports, music, recreation, and social interaction. Young people are supported to access the community, as well as promoting independence when appropriate.

All children placed under the care of the local authority and those accommodated are in best practice placed in appropriate placements with access to support of the services within the local area. All placement providers, including New Haven (as private providers), are linked into a wider network of services to provide appropriate support and achieve identified outcomes for the children within their care.

Children's Homes are heavily regulated by Ofsted and are required to operate under the Children's Homes Regulations.

We will work within the regulations to provide an outstanding service for the children who will be placed with us. We want them to have ownership of their home and be able to understand their emotions and feelings with the support of their staff team so they can achieve their aspirations and be the best they can be, and feel safe and secure, and be given the same opportunities to succeed that we all have a right to have. We like to recognise and reward positive behaviour and we also seek to promote and develop a community based on mutual respect.

We have engaged with the local community and have held a virtual meeting with neighbours in order to answer their questions.

Going forward, we will strive to be good neighbours and seek to resolve any issues through the most appropriate means, including discussion and education.

We will provide an important facility for children who deserve to be looked after and experience a settled home environment.

We very much look forward to becoming an accepted part of the community."

Deputation Submitted by Mr March

Planning Application ref: APP/20/01180 | Change of use of premises from a mixed use (B&B and dwelling) to a Children's Home. | 193 London Road, Waterlooville, PO7 7RN

Deputation to Havant Development Management Committee (18/3/21)

Speaking in support of the application,

Neil March, the applicants Planning Agent will say:

"The application, as the description suggests, is for a home. A home for children.

It will operate in much the same way as a family dwelling, with the same types of activities and comings and goings.

The children will go to school or college during the day and will be encouraged to attend clubs after school and at weekends.

The children will eat meals together and have house rules that they need to follow.

Food shopping and household chores will be done mainly by the support staff, although the children will be expected to play their part.

Appeal decisions have consistently determined that the operation of a children's home is not materially different to a C3 dwelling and therefore does not require planning permission.

I successfully obtained a Lawful Development Certificate on this basis for a 5 bed property in Fareham in May 2020, which my clients are about to start using as a children's home, having just gone through a stringent vetting process by Ofsted.

The children's home sector is very heavily regulated, as one would expect.

Planning permission is only required in this instance as the current lawful use of the property is in a mixed use – as a dwelling and also as a bed and breakfast facility, with 3 of the 6 bedrooms permitted to be used for bed and breakfast accommodation, along with a guest's lounge. The detached annexe has also been used as guest accommodation for in excess of 10 years, so could in theory also be used as additional bed and breakfast accommodation if so desired.

Regard must therefore be had to the commercial bed and breakfast element of the current mixed use when considering the proposal to change it to a children's home. This is particularly relevant when considering issues such as parking and general comings and goings from the property.

The case officers report confirms that sufficient parking has been provided in accordance with the Council's parking standards.

The report also confirms that the proposal accords with Core Strategy Policy CS7, which is entitled 'Community Support and Inclusion' and permits development that provides services for older people and other vulnerable groups, which is the key principle policy under consideration.

The proposal is in accordance with the Council's Development Plan policies, as well as the key principles of the National Planning Policy Framework. We fully endorse the officer report and recommendation and ask the committee to support the officer's recommendation to grant planning permission."

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