

## Planning Committee – 23 March 2011

1. **File/Complaint Number** E0164/48/2010
2. **Location of Site** Chamarel, Sidbrook Orchard, Greenway, Monkton Heathfield. Taunton.
3. **Names of Owners** Unknown
4. **Names of Occupiers** Twenty4Seven Residential Care, Suite 4, 2 Church Street, CREWKERNE, Somerset. TA18 7HR

5. **Nature of Contravention**

USE OF RESIDENTIAL DWELLING AS CHILDREN'S CARE HOME

6. **Planning History**

Complaints were received 21<sup>st</sup> June 2010 that the above property was being rented to Twenty4Seven Care and used to look after two or three children. Chamarel is a large five bedroomed property and located in a relatively small residential development of similar sized properties.

The company was approached and it appeared that they were using the dwelling as a single family house with two carers. On the information provided it was considered that no change of use had occurred.

Further complaints were received that between 8 to 9 cars are parked on the drive as well as on the highway on any particular day causing disruption to other residents. The company was contacted about the way the property was being used and why there were so many cars at the property. Information was received from Twenty4Seven, which suggests that the way the home now operates a change of use has occurred. The staff work on a shift basis and there is a resident Manager as well as other support staff visiting the property on a daily basis. There is also organisational transport for the children to be taken to school etc. The company accepts that the property may not now be being used as a single family dwelling and that a change of use Planning application is required.

A letter has been received from the company that the matter is being dealt with but to date no application has been received.

7. **Reasons for taking Action**

It is considered that the property is being used as a residential care home and not a single family dwelling falling within Class C3. The amount of vehicles visiting the site for staff (and ancillary vehicles) are

far greater than what would normally be expected at a single dwelling. This use is likely to cause noise and disturbance which (without control) is considered to be detrimental to the amenities of the occupiers of the other residential properties in this small select development. Therefore contrary to Taunton Deane Local Planning Policies S1(E).

**8. Recommendation**

The Solicitor to the Council be authorised to serve an Enforcement notice to secure the cessation of the use of the property as a care home and to take prosecution action subject to satisfactory evidence being obtained that the notice has not been complied with.

**In preparing this report the Planning Officer has considered fully the Implications and requirements of the Human Rights Act 1998**

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