



**Development Control
Committee**

**Thursday, 29 May
2025**

Matter for Decision

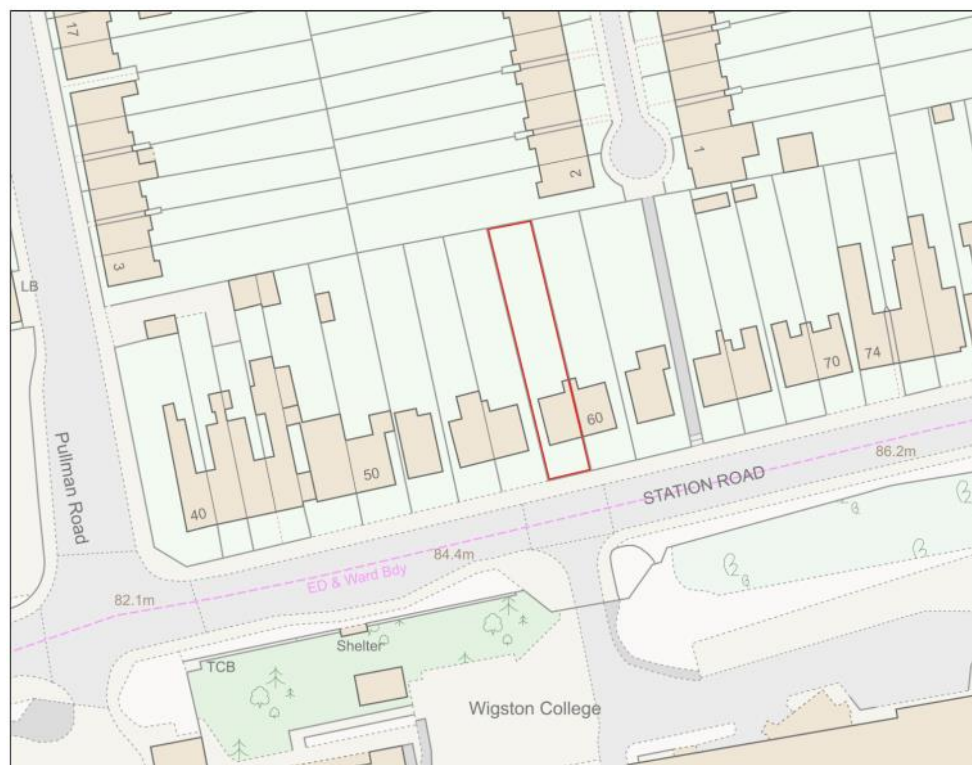
Report Title: **No. 58 Station Road, Wigston (Ref. No. 24/00080/COU)**

Case Officer(s): **Tom White (Senior Planning Officer)**

Site Address:	58 Station Road, Wigston, Leicestershire, LE18 2DJ.
Application Description:	Change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2).
Purpose of Report:	To consider and determine the planning application accordingly.
Recommendation(s):	That the application be PERMITTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 0116 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Tom White (Senior Planning Officer) (0116) 257 2750 tom.white@oadby-wigston.gov.uk</p>
Consultees:	The consultees are as set out at part 4 of this report.
Background Papers:	Search application reference no. 24/00080/COU via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 24/00080/COU)

(Continued overleaf)

1. Site and Location



- 1.1 The property is a detached, brick-built, two-storey, bay-fronted house, on the B582, Station Road opposite Wigston College. The area is mixed use, but mostly a mixture of detached, semi-detached and terraced housing on the side of Station Road in which the application site is located. Many of the houses fronting Station Road in this vicinity have on-site parking for cars, at right angles to the road.
- 1.2 This application is to be decided at Committee as it was called in by a Ward Member.

2. Description of Proposal

- 2.1 This application seeks retrospective planning permission for the change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2). During the day, there would be 3 members of staff present with 2 members of staff overnight.

3. Relevant Planning History

Certificate of Lawful Use (Proposed) to use as a home for one looked-after young person - Refused - 21.02.2024

4. Key Consultations and Responses

LCC Highways - The Local Highway Authority advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023), subject to the conditions and / or planning obligations outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Oadby & Wigston Borough Council, on a planning application at 58 Station Road, Wigston. This application is for the change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2).

The LHA was originally consulted on this application on 23rd July 2024, however no highway observations were issued in response to this original consultation as the application was found to be invalid. The LHA was subsequently re-consulted by the LPA on 16th August 2024, and provided formal observations on 2nd September 2024 advising that further information would be required to fully assess the impact of the proposed development on the highway network.

The additional information requested was as follows:

- Confirmation as to the maximum number of staff that would be on site at any one time.

The LHA has received additional information from the applicant's agent via email dated 20th September 2024. This indicates that there would generally be up to three members of staff on site for each shift, and that during handover periods there would be up to six members of staff on site for a short period of time.

Following the previous highway observations, the LPA has informed that LHA that it intends determine the application based on the current submissions, and has requested formal, final, observations from the LHA.

Site Access

Access to the site is from Station Road (B582) which is a classified B road subject to a 30mph speed limit. It is noted that an access to Wigston College lies directly opposite the site.

Pedestrian access to the site is from Station Road, a classified B road subject to a 30mph speed limit. There is currently no vehicular access to the site.

During the LHA officer's site visit (17th September 2024), it was noted that an area of hardstanding exists to the front of the property, although this is not served by an official vehicular access (dropped kerbs). The email confirms that this was constructed by the previous owner and requires a grant of planning permission, although this grant is not being sought under this planning application. Consequently, the LHA has not considered this area for off-street car parking.

The existing property has three bedrooms and no off-street car parking provision. Consequently, there is an existing shortfall of two off-street car parking spaces for the property.

There are currently 'no waiting at any time' restrictions in place surrounding the Station Road (B582) / Pullman Road / Wigston Pool & Fitness Centre junction, and along the southern extent of Station Road (B582), although there are not any waiting restrictions along the northern extent of Station Road (B582) in front of the site. In this location, it is noted that on-street parking regularly occurs without significant issue.

Highway Safety

According to the LHA's records, nine personal injury collisions (PICs) have been recorded in the last five years that occurred within 500 metres in either direction of the site along Station Road / Blaby Road (B582). Of these, eight were classified as 'slight' in severity and one was

classified as 'serious'. The LHA has reviewed the accounts of all of the above PICs and notes that on-street parking was not a contributory factor in any of the incidents.

Transport Sustainability

It is noted that the site is in a sustainable location and is within 50 metres of bus stops with frequent services to Leicester, South Wigston and Wigston. The LHA notes that the site has a rear garden area which could accommodate a secure and undercover cycle parking facility for staff (albeit this would require moving a cycle up several steps from the highway level). This could be secured by way of condition.

Closing

Considering all of the above, it cannot be demonstrated that the proposed development would result in a material increase in on-street car parking in the vicinity that would result in an unacceptable impact on highway safety in the context of paragraph 115 of the National Planning Policy Framework (December 2023).

Leicestershire County Council (children's services – Service Manager) - March 2025 - The total number of children from the Oadby and Wigston Borough currently awaiting placement in a children's residential home = 0

The total number of children from Leicestershire County (including those from Oadby and Wigston Borough) currently awaiting placement in a children's learning disability (LD) residential home = 2

The total number of children from Leicestershire County (including those from Oadby and Wigston Borough) currently awaiting placement in a children's residential home = 6 children, but there are a further 5 who are classed at high risk of entering a residential placement and for whom a foster placement is currently being sought but due to age, gender and presenting behaviours they are highly likely to end up in a residential placement.

5. Neighbour and Resident Responses

- 5.1 A site notice was displayed and letters were sent to neighbouring properties. An objection has been received in regards to the following:
- Number of vehicles parking on the street
 - Level of care that the company provides
 - Antisocial behaviour

6. Planning Policy Relevant to the Proposal

- National Planning Policy Framework
- Local Plan Policy 1 – Presumption in Favour of Sustainable Development
- Local Plan Policy 5 – Improving Health and Wellbeing
- Local Plan Policy 6 – High Quality Design and Materials
- Local Plan Policy 11 – Housing Choices
- Local Plan Policy 34 – Car Parking
- Local Plan Policy 44 – Landscape and Character
- Residential Development SPD (2019)
- DCLG Technical housing standards – nationally described space standard (2015)
- Leicestershire Highways Design Guide.

7. Planning Considerations

Principle of development

- 7.1 The application seeks planning permission for alterations to an existing dwelling in an established residential area along with planning permission to change the use of the dwelling from C3 residential use to C2 use as a children's care home. In general, alterations to an existing dwelling can be considered acceptable in principle subject to compliance with the relevant development plan policies and supplementary guidance. The proposed change of use would result in the loss of residential dwelling from the Borough's housing stock and thus would have a detrimental impact on local housing supply.
- 7.2 Policy 11 of the Oadby and Wigston Local Plan states that the Council will support applications for specialist care accommodation, where they meet an identified need and are proposed in appropriate sustainable locations
- 7.3 Whilst the local need for Oadby and Wigston has recently been identified as "zero", County figures as of March 2025 are 2 for Children with learning disabilities and a total of 6 needing placement in a care home.
- 7.4 Recent appeals received into the Council (APP/L2440/W/24/3344980), where the Planning Inspector stipulated that a need within the County also applied to Policy 11 of the OWBC Local Plan, as they implied that local could be Countywide rather than boroughwide. Taking this into account, County Council Children Services have indicated that there is a need at county level for children requiring placement in care homes and as such, it is considered that there is an identified need, that would accord with Policy 11 of the Local Plan through contributing towards delivering inclusive and mixed communities through the provision of specialist care accommodation in a suitable location. For similar reasons it would also align with the aims of the NPPF where it seeks to address the needs of groups with specific requirements set out in paragraph 61.

Impact of the Proposal on the Street Scene and Local Surroundings

- 7.5 Policies 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments. Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, reflects the NPPF in requiring new development to be high quality and of inclusive design reflecting local character and distinctiveness in having a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing to form the basis for balanced, safe, healthy and integrated communities.
- 7.6 Policy 44 of the Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.
- 7.7 The application would involve predominantly internal alterations to the application dwelling which are considered to be de minimas in nature.
- 7.8 Furthermore, due to the internal alterations with minimal external alterations, along with the proposed change of use it is considered that the application would not significantly adversely impact the character of the area.

- 7.9 As such, due to the reasons above, it is considered that the proposal would not be contrary to the design principles within Policies 6 & 44 of the OWBC Local Plan, along with the OWBC Residential Development SPD 2019 and the design aims of the NPPF.

Impact of the Proposal on Neighbouring Properties

- 7.10 Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.
- 7.11 An objection has been received from local residents on the basis of increase to traffic and parking and anti-social behaviour / potential increased crime. In regard to increased traffic and parking this was assessed by the county highways department and is discussed below. With regard to anti-social behaviour potential and potential crime, the local planning authority cannot discriminate against the applicant and the type of change of use that this application is proposing for.
- 7.12 The application site contains an existing two storey 3-bedroom detached dwelling. It is noted that the proposed floor plans would have two bedrooms for the one child and two staff members overnight. The submitted planning statement sets out that the property would be occupied by up to one child with three members of staff during the day at the property with two of the adults covering the overnight shift.
- 7.13 Following the above, two of the three bedrooms would measure approximately 7.8 square metres and 9 square metres (so meeting minimum space standards for a single bedroom). There would be one staff bedroom, a living room and a study for the two staff members overnight. It is noted that the third bedroom will become a study, but it is considered that the proposed internal facilities would be sufficient for the overnight staff. Additionally, the internal layout and room sizes are considered to be sufficient for the 3 staff members looking after the child during the day, given that the property is a 3 bedroomed property. As such, this property could potentially hold up to 4 family members so 3 staff members and one child is considered to not exhibit a over intensification of the dwelling.
- 7.14 As such, it is considered that the proposal would adhere to the national minimum space standards within the DCLG Technical housing standards – nationally described space standard (2015) and would not have an undue impact on neighbouring properties.
- 7.15 It is therefore considered that the proposal would adhere to the Policy 6 of the Oadby and Wigston Local Plan.

Impact of the Proposal on the Local Highway

- 7.16 The application has proposed to provide parking for 2 vehicles. LCC Highways were consulted as part of the application. There is currently two off street parking spaces serving the property. However, there is no dropped kerb for these parking spaces (and as such county highways have assessed the application on the basis that there are no off-street parking spaces). Whilst this would usually be viewed unfavourably, this was the existing situation for the property when it was a three-bedroom dwelling as well. County highways have stipulated that it is common for on street parking to occur along this road. Additionally, there is a bus stop within 50 metres of the application site so the application site is located within close distance to sustainable transport. Furthermore, the County Council Highways Department have not advised refusal of the application. As such it is considered that the proposal would not significantly harm the parking provision or highway safety for the site.

Other Matters

- 7.17 One letter of objection was received in regard to the fence to the front of the property. This has not been applied for as part of the application. The fence would require separate planning permission.

8. Conclusion

- 8.1 In summary, it is considered that the proposal would meet an identified need within the County area and would not lead to an over intensification of the dwelling. Additionally, the proposal is considered to have sufficiently sized rooms and without an objection from county highways, it is considered that there wouldn't be significant highways implications stemming from the proposal.

9. Recommendation, Proposed Conditions and Informatives

- 9.1 As such is considered that the proposal should be approved subject to the following conditions below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless otherwise first approved in writing (by means of a Non-material Amendment/Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below

Location Plan, 1:1250, dated 12/03/24, received by the Local Planning Authority on 12 March 2024.

Proposed Elevations & Site Layout, received by the Local Planning Authority on 12 March 2024.

Existing and Proposed Plans, received by the Local Planning Authority on 7 March 2025.

Reason: For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.

3. The development hereby approved is limited to the residential care of no more than one child between the age of 7 and 17 (inclusive) at any one time.

Reason: To safeguard the residential amenities of the occupiers of the adjoining properties, Policies 6 and 44 of the Oadby and Wigston Local Plan.

4. The development hereby approved is limited to a maximum of 2 members of staff working from 22:00-08:00 and a maximum of 3 members of staff between the hours of 08:00-22:00

Reason: To safeguard the residential amenities of the occupiers of the adjoining properties, Policies 6 and 44 of the Oadby and Wigston Local Plan.

5. The use hereby permitted is limited to a Children's Home only and for no other use falling within Class C2 of The Town and Country Planning (Use Classes) Order 1987

(as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Reason: The Local Planning Authority would wish to give consideration for any other use at this property in the interests of the residential amenities of surrounding occupants and in the general interests of highway safety.

6. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).