

App No	P/20881/000	Applicant	Cohen Care Ltd, Cohen Care Ltd
		Agent	Planning Potential, Planning Potential Ltd.
Received	22nd July 2025		Magdalen House, 148 Tooley Street, London, SE1 2TU
Officer	Daniel Terry		
Level	Delegated	App Type	Full Planning
Ward	Langley St. Marys		

Proposal	Change of use from dwellinghouse (C3) to residential childrens care home (C2).
Location	2 Meyers Close, Slough, SL3 7DS

**Recommendation:** Delegate to the Planning Manager to approve



## **1.0 SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, and comments that have been received from consultees, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager for:

A) Approval subject to:

- (i) Satisfactory completion of a legal agreement to secure priority placement for children who live within the borough of Slough;
- (ii) Agreeing pre-commencement conditions, finalising conditions and any other minor changes.

OR

B) Refuse the application if the completion of the Section 106 Agreement is not finalised by 31 March 2026 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.

1.2 Under the current constitution, this application is to be determined at Planning Committee, as it is an application that has received 5 or more objections.

## **PART A: BACKGROUND**

### **2 Site and Surroundings**

2.1 The application site comprises a three-storey dwellinghouse which is dual aspect with two elevations facing the highway, Meyers Close. The dwelling forms the right-hand half of a pair of semi-detached townhouse style dwellings with steep pitched roofs, Juliet balconies at first-floor level on the front elevation and short single storey rear projections.

2.2 The site benefits from a short front garden, modest rear garden circa 10m in depth and has two dedicated parking spaces. Some visitor parking is available locally, including in the parking court to the east.

2.3 The site forms part of a housing development with the train tracks a short distance to the north and with access from Uxbridge Road (A412) to the west, via Denton Way. The site is not subject to any planning constraints which would prevent the development in principle. For the avoidance of doubt, the site is not located within the Green Belt or a conservation area.



### **3 The Proposal**

3.1 Planning permission is sought for the change of use of the existing dwelling (Class C3) to a residential children's home (Class C2). The children's home will provide a home for up to 4 children age 4 - 17 years of age and include a bedroom for night staffing and office purposes. Whilst one of the bedrooms benefits from an en-suite, the other three children's rooms would share a bathroom.

3.2 There are no external or internal structural changes proposed. The existing study would become a small bedroom meaning there are 5 bedrooms in total, 4 of which would be occupied by children in care. The application therefore seeks approval for the change of use only.



### **4 Planning History**

4.1 There is no relevant planning history for this specific property. The original planning permission for the estate is:

4.2 P/01036/038 - The erection of 117 nos. residential dwellings (comprising 10 nos. one bed apartments, 14 no. two bed apartments, 1 no. two bed flat above garage, 42 nos. three bed houses, 37 nos. four bed houses and 13 nos. five bed houses) with vehicular access from dolphin road following demolition of the existing properties at nos. 82 and 84 dolphin road. together with vehicular access from Foxherne; the creation of formal playing fields alongside St. Bernards preparatory school; provision of public open space; remodelling of Datchet stream; landscaping; associated car parking; and relocation of tennis courts at St Bernard's school – Approved with conditions 11 December 2012

4.2 P/01036/039 - Submission of details pursuant to planning permission ref: P/01036/038 dated 11-12-12 for conditions 3 (materials), 4 (bins & lighting), 8 (boundary treatment), 14 (bollards), 20 (site management), 21 (pitch), 22 (open space), 23 (landscape design), 24 (landscape management), 26 (tree protection), 27 (wildlife) – Conditions complied with - 21 December 2015

4.3 P/01036/040 - Submission of details pursuant to planning permission P/01036/038 (dated 11-12-12) condition 13. Foxherne access, 16. site access, 17. off site works, 18. replacement parking, 31. drainage, 32. culvert, 33. watercourse, 34. Remediation – Conditions complied with – 21 December 2015

4.4 P/01036/041 - Submission of details pursuant to condition 28 (energy) of planning permission P/01036/038 – Conditions complied with - 17 July 2013

## **5 Consultations**

### Neighbours

5.1 The application was advertised by way of yellow site notices posted in Meyers Close and Denton Way on 13 August 2025. A total of 30 objections have been received from 24 different addresses on the following grounds (as summarised):

- Potential increase in noise and anti-social behaviour
- Requirement for staffing will likely lead to an increase in parking and potential highway safety concerns
- Concerns over children in care and proximity to railway line
- Commercial use would be out of character with the otherwise residential character of the area
- Loss of family dwellinghouse
- Overdevelopment – over intensification of the site with level of occupation beyond what the property was designed for
- Insufficient amenity space increasing pressure on nearby public open spaces

5.2 A number of matters have been raised which are not material planning considerations and this includes:

- Impacts on property values
- Proposal may set a precedent
- Applicant's character

### Slough Children First

5.2 SCF were contacted on 5 September 2025 and again on 7 October 2025. No comments have been received at the time of writing. An update will be provided on the amendment sheet if any comments are received.

### Transport & Highways

5.3 No comments have been received at the time of writing. An update will be provided on the amendment sheet if any comments are received.

### Environmental Protection

5.4 Comments received on 19 September 2025:

*"In my opinion, it would be more than likely that a property with four children (they state between age of 4-17), will generate some noise, to which may cause a disturbance to neighbours, which in turn will generate complaints to the council.*

*I assume that near-by residents will have a chance to comment on this application and provide any objections?*

*My only objection would be having a care home for children will cause some issues with noise nuisance, no matter if they have staff at the property 24/7."*

5.5 Officers then sought clarification as to whether any noise concerns could be mitigated and it was further stated:

*"I would object to the proposal due to the likely increase in noise from the care home. If the care home was not in close proximity to other households, I would not see this as an issue.*

*I do not think the applicant can do anything to mitigate concerns, as children make noise and realistically you cannot get a child to be quiet for 24 hours a day. They could try and install extra soundproofing in the property but this may not be realistic.*

*If this is approved and our team received complaints of noisy children, we would not be able to do anything, as it is children making noise – unless the child was playing loud music on a regular basis through amplified equipment."*

## **PART B: PLANNING APPRAISAL**

### **6 Policy Background**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

6.2 The current version of the National Planning Policy Framework (NPPF) was published in December 2024. Significant weight should be attached to the policies and guidance contained within the NPPF particularly where the policies and guidance within the Development Plan are out-of-date or silent on a particular matter. Relevant paragraphs of the NPPF are outlined below. However, before doing so officers first identify the relevant policies in the Development Plan which is the starting-point of an assessment of the application consistent with the statutory test in section 38(6) as above.

### **The Development Plan**

6.3 The Development Plan consists of:

- The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, (December 2008)
- Site Allocations Development Plan Document (2010)
- The Local Plan for Slough, (Adopted March 2004)
- Proposals Map (2010)

## Supplementary Planning Documents and Guidance

6.4

- National Planning Practice Guidance
- Slough Borough Council Developer's Guide Parts 1-4
- Slough Borough Council's Draft Low Emission Strategy (LES 2017-25)
- ProPG: Planning & Noise: Professional Practice Guidance on Planning & Noise. New Residential Development. May 2017

## Slough Local Development Framework, Core Strategy 2006 – 2026 (December 2008)

6.5 The Council's adopted Spatial Vision set out in the Core Strategy is to consolidate current efforts by the Council and its partners to improve the town's environment; by 2026, Slough will have a positive image which will help to create prosperous, confident and cohesive communities.

6.6 The following key policies in the Core Strategy are relevant to the determination of the planning application.

- Core Policy 1 - Spatial Strategy
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability and the Environment
- Core Policy 9 – Natural and Built Environment
- Core Policy 11 – Social Cohesiveness
- Core Policy 12 – Community Safety

## Slough Local Plan (Saved Policies 2010)

6.7 Some of the policies in the Local Plan for Slough (2004) have been "saved" for development management purposes. The following policies have to be taken into consideration.

- EN1- Standard of Design
- EN3 – Landscaping
- EN5 – Design and Crime
- H8 – Loss of Housing
- H14 – Amenity Space
- H23 – Residential Children's Homes
- T2 - Parking
- T8 - Cycling Network and Facilities
- T9 - Bus Network and Facilities

## Slough Local Plan Annual Monitoring Report (updated August 2025)

6.8 This Annual Monitoring Report covers the period from 1st April 2024 to 31st March 2025, and meets the statutory duty for continuous monitoring of important information.

6.9 The Annual Monitoring Report reports on key information relating to planning policy issues in Slough, in terms of the effect of adopted policies. It provides monitoring information on housing, employment, retail and town centres and the built and natural environment. The report also relates to our emerging Local Plan.

6.10 The document is set out in topic-based sections including housing, retail, employment, and the environment. Each section sets out the key facts, discusses key issues and the relevant indicators that have been monitored.

## **Other Material Considerations**

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

6.11 The National Planning Policy Framework was revised in response to the proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation on 12 December 2024 and sets out the Government's planning policies for England and how these are expected to be applied.

6.12 This version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

Chapter 2. Achieving sustainable development  
Chapter 4. Decision-making  
Chapter 6: Building a strong, competitive economy  
Chapter 8. Promoting healthy and safe communities  
Chapter 9. Promoting sustainable transport  
Chapter 11. Making effective use of land  
Chapter 12. Achieving well-designed places

### **National Planning Practice Guidance (NPPG)**

6.13 The NPPG was first published in 2014 and is iterative web-based guidance that is designed to complement the NPPF across a range of topics.

### **The Proposed Spatial Strategy (Nov 2020)**

6.14 Under Regulation 18, the Proposed Spatial Strategy for the Local Plan for Slough was the subject of public consultation in November 2020. This set out a vision and objectives along with proposals for what the pattern, scale and quality of development will be in Slough. The consultation document contained a revised Local Plan Vision which supports the Council's vision for Slough as a place where people want to "work, rest, play and stay."

### **Equality Act**

6.15 In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals as set out in Section 7 of this report.

## **7. Planning Considerations**

7.1 The Planning Assessment will cover the following elements:

- Principle of Development
- Design and Impact on Streetscene
- Impact on Neighbouring Amenity
- Highways and Transport
- Equalities Considerations

### **Principle of Development**

7.2 Core Policy 4 of the Core Strategy 2008 sets out that the Council will resist the loss of family accommodation, which is defined as:

“A fully self-contained dwelling (with a minimum floor area of 76sq.m.) that has direct access to a private garden. Comprises a minimum of two bedrooms and may include detached and semi-detached dwellings and town houses but not flats or maisonettes.”

7.3 The subject site would satisfy the tests for family accommodation set out in Core Policy 4 above. This application therefore relates to the loss of a single-family dwellinghouse falling within use Class C3 (Dwellinghouses). The proposed use would fall under Class C2 (Residential Institutions).

7.4 Paragraph 98 of the National Planning Policy Framework (NPPF) states, amongst other things, that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; and... e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

7.5 Notwithstanding the potential loss of family housing, this needs to be balanced against the need for care homes, specifically those catering to children in care. Officers also consider it appropriate to acknowledge the fact that there are no physical changes to the building proposed and the site could therefore be changed back into a family dwellinghouse (subject to planning permission), without the need for any structural work, should the property change ownership, or should the applicant decide to use the building for a Class C3 use again.

7.6 The proposal entails the use of the property as a care home for up to four children from ages 4 to 17, living with professional care personnel who would be operating in shifts so that there would be 24-hour cover with a minimum of two staff during the night. Shifts will be from 9am to 9pm and from 9pm to 9am, these times therefore representing changeover times.

7.7 The submitted cover letter also sets out that the home aims to operate as similarly as possible to a family dwelling, with shared areas to spend time together as a family unit and also opportunities to build life skills such as cooking and preparing food together. Each young person will be supported to personalise and decorate their own bedroom to ensure their personal space reflects their needs and preferences whilst living at the home. They will also be supported in joining/enrolling in activities at local clubs in the area.

7.8 Officers have had regard to appeal decisions and note a recent example relating to No.32 St Johns Road, Slough (Ref: P/11372/003), which was allowed at appeal, (Ref: APP/J0350/W/24/3346862) on 13 October 2024, the Inspector concluded that:

*“Together with the carers, who would operate under the “Loco-Parentis” principle, serving as substitute parents on behalf of the placing authority, it would effectively operate akin to a family home. The level of occupancy (3 or 4 children + 2 adult carers) would be no different to those that could potentially live in the four-bedroom bungalow as a private home.”*

7.9 The above comments would be considered applicable to the current proposal at No.2 Meyers Close as, notwithstanding this is not a bungalow and has an attached neighbour, the set up is nonetheless very similar in terms of the staffing and number of children in care. Other recent consents granted by the Council for similar schemes include:

- 91 Granville Avenue (Ref: P/05004/004, approved 22 April 2022)
- 1 Cippenham Lane (Ref: P/05190/006, approved 1 August 2022)
- 6 Trent Road (Ref: P/19979/002, approved 4 July 2023)
- 1 Two Mile Drive (Ref: P/20335/000, approved 4 Dec 2023)
- 7 Aintree Close (Ref: P/12548/001, approved 4 Dec 2023)
- 53 Cromwell Drive (Ref: P/13792/002, approved 23 April 2024)
- 11 Princes Street (Ref: P/09514/001, approved 27 August 2024)

7.10 Turning to Saved Policy H23 of the Slough Local Plan, this states that proposals for the conversion of houses to residential children's homes, or the erection of new ones, will not be permitted unless they comply with all the following criteria:

- a) they are in appropriate locations with good access to local schools, community facilities and public transport;
- b) they are in appropriate large properties which are capable of providing at least six bedrooms;
- c) they do not require large scale extensions or alterations which would alter the character of the property;
- d) they provide appropriate on-site car parking which meets the aims of the integrated transport strategy;
- e) they have adequate sized gardens;
- f) there will be no adverse impact on neighbouring residential properties particularly as a result of increased noise; and
- g) the proposal is not located within a Residential Area of Exceptional Character.

7.11 In this case, the site is located within close proximity to local schools, community facilities and public transport. The property is capable of providing at five bedrooms, one of which will be occupied by staff. Whilst this does not strictly meet the 6-bedroom requirement, there is nonetheless a requirement for care facilities to be integrated into communities and the proposal prevents the need for a new building to be built on alternative sites. As already mentioned above in this report, the proposal does not involve any extensions or external alterations. Matters around car parking and the amenities of neighbouring residential properties will be discussed further below in this report, but the site is not within a Residential Area of Exceptional Character.

7.12 It is noted that some concerns have been raised with regard to whether the garden is of an adequate size. In this regard, the existing dwelling already comprises of 4 bedrooms (with a separate study which will become the 5<sup>th</sup> bedroom) and has potential to be occupied by a parent (or parents) and up to 4 or more children. As it is already considered an adequately sized garden for a family of that size, it could not reasonably be demonstrated that the garden is inadequate for the proposed care use. Any family occupying the existing building under its

current Class C3 use, may still utilise public open space nearby, as might the occupants of the care home. The LPA could not reasonably control this, but fundamentally there does not appear to be a material difference in this regard.

- 7.13 Further to the above, Core Policy 11 (Social Cohesiveness) states that the development of new facilities which serve the recognised diverse needs of local communities will be encouraged. In this case, to ensure priority is placed for local communities, a legal agreement is recommended to be progressed upon approval, so placements are prioritised to children who reside within Slough. Thereby ensuring the proposal is compliant with the development plan policy in this respect.
- 7.14 In light of the above assessment, officers are of the opinion that the proposal would be in accordance with Core Policies 4 and 11 of the Core Strategy (2008), Policy H23 of the Local Plan (2004) and the requirements of the National Planning Policy Framework (2024).

### **Design and impact on streetscene**

- 7.15 The NPPF sets out that good design is fundamental to what the planning and development process should achieve. The proposal is also considered against Core Policy 8 of the Core Strategy and EN1 of the Local Plan 2004, which seek to ensure proposals reflect a high standard of design and are compatible with and/or improve their surroundings.
- 7.16 As explained above in this report, there would be no physical changes to the form or fabric of the property, and no internal changes are proposed either. As such, it would remain as per its current appearance and would not affect the character of the area in visual terms, as the use of the dwelling would be intended to operate as a dwelling albeit with children in care. With the appeal at 32 St John's Avenue, referred to above, the Inspector had regard to the fact that:

*"No physical alterations are proposed; consequently, there would be no visual change to the appearance of the property or the street scene. Therefore, the proposed development would accord with CS Core Policy 8, which requires development to respect its location and surroundings and reflect the street scene."*
- 7.17 In this instance, the same assessment would apply and to ensure the care home is not used as any other type of institution under the C2 Use Class, which could also include boarding schools and residential colleges etc. a condition is recommended restricting this to the care home as proposed. This is set out in the list of planning conditions at the end of this report.
- 7.18 It is acknowledged that neighbours to the development have raised concerns with the proposals and whether they are in-keeping with the otherwise residential character of the area. With this in mind, it is an important consideration that the proposed care home intends to run as a dwellinghouse which is integrated into the community. It is not implausible that the existing dwelling could be occupied by a family comprising of 4 (or more) children. In such a scenario, there would be no change of use but the persons occupying the dwelling could have similar circumstances.
- 7.19 Officers consider that bin storage could be adequately accommodated within the site. It is acknowledged that at least one neighbour has raised concerns with refuse at this site, however as already explained above, the proposal would not be dissimilar from the existing situation in which a family of 6 or more persons could lawfully occupy the dwelling and a similar level of waste would be produced.
- 7.20 Having regard to the above, the proposal is considered to be in accordance with Core Policy 8 of the Core Strategy and EN1 of the Local Plan 2004, which seek to ensure proposals reflect a high standard of design, are compatible with and/or improve their surroundings.

## **Impact on neighbouring amenity**

7.21 Core Policy 8 (Sustainability and the Environment) of the Slough Local Development Framework Core Strategy (2006 – 2026) indicates that development should respect its location and surroundings and ensure that no significant harm to neighbours results from the proposal.

7.22 Core Policy 12 (Community Safety) of the Core Strategy 2008 states that all new development should be laid out and designed to create safe and attractive environments in accordance with the recognised best practice for designing out crime. Activities which have the potential to create anti-social behaviour will be managed in order to reduce the risk of such behaviour and the impact upon the wider community.

7.23 Policy EN5 of the Local Plan states that all development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. Planning permission will not be granted unless all the following criteria have been adequately considered in drawing up a scheme:

- a) limited number of access points;
- b) provision of secure boundaries such as fences, walls or landscaping around private and public spaces;
- c) well lit external areas subject to maximum natural surveillance without any potential hiding areas;
- d) use of suitably robust materials; and
- e) use of defensive landscaping to deter intruders.

7.24 This development would not involve any external extensions or alterations and thus not create any effects from overshadowing, loss of outlook, privacy or increased sense of enclosure to neighbouring occupiers.

7.25 As set out above in this report, some 24 neighbouring properties have raised objections to the proposal. With specific regard to the neighbouring amenity concerns raised in the objections, this relates to the potential increase in noise and anti-social behaviour.

7.26 The intention is for the use to operate for all intents and purposes as a dwelling house providing a home family environment for disadvantaged children. Officers are of the view that the proposed use is not akin to one that would have the potential to create anti-social behaviour in the way that, for example, the use as an HMO might. With regard to Saved Policy EN5 above, there are no changes to the proposed access points, there are already secure boundary treatments (the garden is bounded by a brick wall to Meyers Close), and the children in care would be subject to 24 hour care. There is no evidence to suggest that the proposals will directly result in an increase in anti-social behaviour. If, for example, all 4 of the children are four years old, this would be unlikely to attract any anti-social behaviour. This assumption appears to be based on older children occupying the building, but again, children in care does not necessarily mean behavioural difficulties that would amount to anti-social behaviour. It is again reiterated that the existing dwelling could be occupied by a family with 4 or more children, any of whom may be between the ages of 4 and 17 and may have disabilities, learning difficulties or behavioural issues. It is also worth noting that Saved Policy H23 refers to residential care units having at least 6 bedrooms. The provision of only 4 bedrooms for children would likely result in less noise and disturbance than a 6-bed property that Policy H23 supports.

7.27 It is considered here that comings and goings from the property would be akin to a residential dwelling, where staff will supervise and monitor children 'around the clock', with weekly timetable, structure and routines to go to school, make meals (depending on age of children), take part in activities and attend appointments as children in a family home would.

- 7.28 Given the intended form of occupation which, as noted is considered to be akin to a family in residence rather than an institutional care home or HMO, it is considered that there would be no significant harm to the residential amenities of the adjacent and nearby residents with regards to noise or disturbance.
- 7.29 Due the scale of the change of use, it is considered acceptable in this instance, and the disturbance to neighbouring occupiers would be no greater than could be reasonably expected in a residential location. Therefore, officers consider that the residential amenities of neighbouring occupiers would not be significantly impacted.
- 7.30 Notwithstanding that, a condition is also recommended to ensure that the capacity shall be a maximum 4 children aged 4 to 17 years and to ensure the premises shall be used only as described in the application to prevent any other purposes under Class C2, which may result in an increased level of disturbance.
- 7.31 Having regard to the above, it is considered that with the additional information received and recommended conditions, the amenity of neighbouring occupiers and community safety is satisfactorily addressed in accordance with Core Policies 8 and 12 of the Core Strategy 2008 and Policy EN5 of the Local Plan 2004.

### **Transport and Highways**

- 7.32 Core Policy 7 of the Core Strategy 2008 states that all new development should reinforce the principles of the Integrated Transport Strategy, which seeks to ensure new development is sustainable and located in the most accessible locations, thereby reducing the need to travel. Core Policy 7 also states that development should be appropriate to both its location and the scale of the development and taking account of local parking conditions, the impact upon the street scene and the need to overcome road safety problems and protect the amenities of adjoining residents.
- 7.33 Policy T2 of the Local Plan states that within all developments that attract an increase in the number of trips, the level of on-site parking provision for the private car will be restricted to a maximum level in accordance with the principles of the Integrated Transport Strategy. Residential development will be required to provide a level of parking appropriate to its location and which will overcome road safety problems, protect the amenities of adjoining residents, and not result in an adverse visual impact upon the environment.
- 7.34 The NPPF sets out in Paragraph 116 of the NPPF that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 7.35 Neighbours have set out in their objections that the site only has two dedicated parking spaces and not three, as stated in the submission. Following the objections raised, the applicant's agent confirmed that there are in fact 2 parking spaces. The site is considered to be moderately sustainable in locational terms meaning that staff or visitors to the site would not necessarily be dependent on the use of private motor vehicles. Equally, where possible, the children in care would be able to access local public transport, open spaces, schools etc. without being solely dependent on private motor vehicles.
- 7.36 To promote the use of sustainable modes of transport, a planning condition will be imposed requiring details of the cycle store to be submitted. The use will not be permitted to commence until the cycle store has been constructed and is available for use.
- 7.37 Any visitors to the site would only be on site for a temporary period and is not considered materially different from any other residential property in Meyers Close or Denton Way where occupants may have regular visits from friends or family members. In this instance, it is difficult

to demonstrate that the proposals would result in such significant risk to highway safety that it would meet the relatively high threshold set out in the NPPF for refusing applications on highway safety grounds. As such, the proposals are considered acceptable in accordance with Saved Policy T2 of the Slough Local Plan and Core Policy 7 of the Core Strategy.

### **Equalities considerations**

7.38 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development. Under the Council's statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (eg: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these three tests:

- Remove or minimise disadvantages suffered by people due to their protected characteristics;
- Take steps to meet the needs of people with certain protected characteristics; and;
- Encourage people with protected characteristics to participate in public life (et al).

7.39 Officers consider that the proposals offer some benefits with regard to the fact that the development would cater specifically to disadvantaged children and provide them with a home and opportunity for family life that may not otherwise be available in other forms of care provision.

7.40 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

### **PART C: RECOMMENDATION**

8.1 Officer's consider that the public benefits significantly outweigh any minor adverse impacts, as the change of use would secure homes for children who are residents of Slough. Having considered the public benefits of the scheme, relevant policies set out in this report, the representations received from all consultees and residents; as well as all other relevant material considerations it is recommended that the application be delegated to the planning manager for approval.

### **PART D: RECOMMENDED CONDITIONS**

#### **CONDITIONS:**

1. The development hereby permitted shall be commenced within three years from the date of this permission.

**REASON** To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved:

- (a) Drawing No. PL-01 Rev P1, Recd On 22/07/2025
- (b) Drawing No. PL-02 Rev P1, Recd On 22/07/2025

**REASON** To ensure that the site is developed in accordance with the submitted

application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. The premises shall be used only as a Residential Children's Home as described in the application and the accompanying Cover Letter and no other use within the Town and Country Planning (Use Classes) Order 1987 (As Amended) Class C2.

**REASON** The proposal is considered acceptable for the specific purpose set out in the application having been assessed against the Council's policies for the retention of family housing and no other purpose under Use Class C2, in accordance with Core Policy 8 of the Core Strategy 2008.

4. The capacity of the hereby permitted residential children's home shall be occupied by a maximum 4 children aged 4 - 17 years.

**REASON** To protect and safeguard the future residents in accordance with Core Policies 8, 11 and 12 of the Core Strategy (2008) and Policies EN5 and H23 of the Local Plan (2004).

5. Prior to the development hereby approved first being brought into use details of the cycle parking provision for 6 bicycles (including location, housing and cycle stand details) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

**REASON** To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of the Local Plan 2004.

#### INFORMATIVE(S):

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. The applicant is reminded that a legal agreement has been entered into, to ensure that the childrens' care home as hereby approved shall ensure priority is placed for Slough Children First.