

Application Number

P/2019/0277

Site AddressLynwood
Jacks Lane
Torquay
TQ2 8QX**Case Officer**

Miss Emily Elliott

Ward

Barton with Watcombe

Executive Summary/Key Outcomes

This planning application proposes the material change of use of Lynwood, Jacks Lane, Torquay, from a seven bedroom residential dwelling (use class C3) to a seven bedroom residential care institution (C2).

The proposal is considered to comply with Policies H6 (Housing For People In Need Of Care), DE1 (Design), DE3 (Development Amenity), TA2 (Development Access), TA3 (Parking Requirements) and ER1 (Flood Risk), of the Torbay Local Plan and Policy TH8 (Established Architecture) of the Torquay Neighbourhood Plan.

Recommendation

That planning permission is granted, subject to the conditions detailed below. The final drafting of conditions and addressing any further material considerations that may come to light to be delegated to the Assistant Director of Planning and Transport.

Reason for Referral to Planning Committee

The application has been referred to Planning Committee due to the number of objections that have been received.

Statutory Determination Period21st May 2019.**Site Details**

The application site comprises a detached dwelling, located along a residential street. The site forms part of the built up area, but is not otherwise subject to any designations within the Torbay Local Plan.

Detailed Proposals

The application proposes the material change of use of a residential dwelling (use class C3) to a residential care institution for respite care (use class C2). The site is accessed to the south from Jacks Lane. There is an outdoor amenity space to

the rear of the building. The proposal includes maintaining the existing off-street parking provision.

There are no physical internal or external alterations proposed. The ground floor of the building includes two kitchen/dining areas, a lounge, two bathrooms, five bedrooms of which one includes an en-suite, an integral garage and a water closet accessed externally. The first floor of the building includes a bathroom and two bedrooms, of which one includes a storage room.

Supporting information provided with the application states that there would be a total of sixteen members of staff, with four members of staff always being on duty between the hours of 08:00 to 20:00 and one member of staff being on duty at night. The residents have learning disabilities and require respite care. The facility provides each individual with their own tailored care plan which stipulates the length of time they are able to use the service from, it varies from one night to more than two weeks. All the individuals that use the service will require staff support on and off the premises and will normally be transported to the site by staff.

The supporting information states that the use of ambulances is not typically involved, as it is not the type of service that requires ambulance transportation, except in emergencies. It goes on to state that of the sixteen members of staff, ten are drivers, with the remaining six members of staff using sustainable methods of transportation such as bus or bicycle, therefore including the dedicated house vehicle there would only be a need for four vehicles to be parked on site at any one time and there is sufficient curtilage to provide bicycle storage. The facility does not typically have visitors as the residents are having breaks away from their family members.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

Development Plan

- The Adopted Torbay Local Plan 2012-2030 ("The Local Plan")
- The Adopted Torquay Neighbourhood Plan 2012-2030

Material Considerations

- National Planning Policy Framework (NPPF)
- Planning Policy Guidance (PPG)
- Published standing Advice
- Planning matters relevant to the case under consideration, including the following advice and representations, planning history, and other matters referred to in this report:

Summary Of Consultation Responses

Senior Planning Policy Officer: I write in respect of application P/2019/0277 which is for the change of use of a dwelling to a Use Class C2 care home. My comments are informed by conversations with the applicant and a number of persons in the local health and care system, including Torbay and South Devon NHS Foundation Trust and the Torbay Council Joint Commissioning Team. Both organisations form part of the membership of the Council's 'Spatial Planning, Health and Care Partnership Group' which has senior representation from local health and care system partners for the purposes of engaging in a joined-up way to provide responses to development proposals.

Policy H6 of the Torbay Local Plan (housing for people in need of care) provides for the approval of C2 uses where the following requirements are met:

- (i) Clear evidence of need is provided with the development proposal
- (iv) They will not add undue pressure on local healthcare or social services

My comments are aimed specifically at the consideration of those two requirements:

Evidence of need

The application refers to the provision of a C2 care home. In this instance, the specific intended use is for short-term replacement care (respite). These sorts of services are intended to provide short breaks for persons in need of care and support and the ability of full-time carers to have a break from caring duties for a short period of time. Information provided by colleagues within the Torbay and South Devon NHS Foundation Trust would indicate that there is currently a shortage of this type of accommodation within Torbay. Existing providers within Torbay show high levels of occupancy and demand outstripping supply. There is evidence of carers raising a lack of choice and the lack of capacity having detrimental impacts upon their ability to take short breaks when required which is important in supporting them as an important part of the health and care system in Torbay. My conclusion is that there is sufficient evidence of current need to be compliant with Policy H6.

However, whilst balancing the consideration of development proposals in the light of evidence of current needs, there must also be a consideration of future needs. The Healthy Torbay SPD (pg. 41) recognises that development proposals should align with local strategies for delivery of new models of care, which includes aiming to transition services and support towards providing less bed-based accommodation and support for short breaks in other ways. *The Market Position Statement for Adult Social Care and Support and Children's Services 2016+* alludes to this strategy.

2.2.2.10 'Short break' (respite) services

In 2014/15, 636 adults received short break services funded or part funded by adult social care in Torbay⁴⁰ (See Appendix 1: Figure 25). This number has remained similar since 2010/11. These services enable relatives who provide full-time care to have a break from carer duties for a short period of time. TSDFT are looking at new options for short breaks. The aim is to create a wider breadth of sustainable services that meet people's needs now and in the future.

The strategy to provide alternative offers for carers who are seeking short term replacement care options is intended to lead to a decreased in the growth of demand for short term replacement care in Torbay. So, whilst there is sufficient evidence of current need, this must be balanced against any transition to new arrangements.

Impact on local healthcare or social services

A pressing local issue is to alleviate pressure experienced on local healthcare and social services. The Planning Contributions and Affordable Housing SPD sets out a consideration of this issue and a procedure for potentially mitigating the impact from care accommodation where additional supply is likely to be created within Torbay but is likely to serve demand pressures from outside Torbay, therefore increasing costs locally, which is not sustainable. Contributions are not to be sought where development is restricted to occupancy from existing residents of Torbay.

It is understood that the delivery of short term replacement care within the proposed development (to serve 6 persons) will in effect substantially substitute and replace existing care provision at an existing site owned by the intended operator within Torbay (Burrow Down). It is also understood and agreed by health and care partners within the NHS and the Council that the new accommodation will provide enhanced accommodation of a high quality and it has been highlighted to me, for instance, that habilitation (helping to prepare persons for independence) is a key feature of the intended accommodation. These are material considerations in the light of the explanation to Policy H6 of the Local Plan (page 190) which indicates that '*the direct replacement and substitution of existing care homes which are not fit for purpose, to offer new facilities in Torbay with new models of care, in keeping with the aspirations of an Integrated Care Organisation, will be supported.*'

Taking the above into account, the proposed development would be supported, in this instance, by partners in the local health and care system (NHS and Council) and in my view be compliant with Policy H6 of the Torbay Local Plan, The Healthy Torbay SPD and the Planning Contributions and Affordable Housing SPD subject to the following conditions being required:

- That the use is restricted by way of a planning condition to use within C2 for 'short term replacement (respite) care' only.

- That occupancy is restricted to that of existing residents of Torbay only.

Strategic Transport Officer: I have seen the proposed layout plan, Transport Statement, Parking Statement and the associated policy comments in relation to the proposal. Jacks Lane is a narrow, two way road with 'Access Only' restrictions from Barton Hill Road. There are no footway either side along this section. (Google Earth Images: Jacks Lane view east and Lynwood entrance view west and east below).

In accordance with Policy TA3 Appendix F, suitable, secure, cycle storage is provided at a ratio of 1 per 2 employees. The number will depend on the FTE staff present on-site. The car parking will probably exceed the Local Plan ratio for 'people in need of care' but it might be helpful to differentiate between Visitor Parking and Staff Parking. There is also a need to the provider of convenient, secure and covered storage of mobility scooters with dedicated electrical charging has not been shown. The LHA would need to understand if residents will use mobility scooters in order to make further comments on the suitability of the site.

Torquay Neighbourhood Plan: TNP Policy TH5 states: *New residential units designed for retirement or accommodation for assisted living will be supported where their location makes them easily accessible by walking or public transport to shops, the town centre and community facilities.*

Highways Engineer: Future Planning Will lead on this Application being a proposed care Home.

Highways Technical issues are the western visibility arm on the existing access could be improved and could achieve adequate visibility if the hedges above the wall were cut back and a white line T bar was painted 0.5m off the access point across the length of the driveway.

The visibility on the eastern arm is sub-standard, but the developer may argue it is an existing access and the number of trips will not have increased as a small people carrier will be used to transport the residents.

Waste Officer: A suitable waste management plan should be asked for, to include details of all commercial/clinical waste and recycling.

Senior Environmental Health Officer: I do not have any objections to the above Planning Application, however I have the following comments to make:

1. Food areas must comply with Food Hygiene legislation, including registering the business with this Department 28 days prior to opening.
2. You must have suitable refuse areas inside and outside the premises. Refuse must be deposited in closable containers which can be kept clean and

disinfected. Refuse areas must be kept clean. Any other types of containers or system must be agreed by the Authority.

3. You must have a commercial waste contract for collection of your trade refuse.
4. Suitable equipment shall be installed to treat and disperse emissions from cooking operations on the premises. Details of the proposed equipment, including noise levels and odour abatement, shall be submitted to the Local Planning Authority for written approval prior to commencement of the development. The equipment must be implemented in accordance with the approval. Following installation, the equipment shall be operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. You need to prepare a detailed technical submission.
5. You must consider your legal obligations under the Health and Safety at Work etc Act 1974.
6. The premises must comply with the Health Act 2006 to ensure all enclosed areas are smoke-free. Any designated smoking areas must comply with the legislation and be non-substantially enclosed.
7. You must make sure that the kitchen has a dedicated wash hand basin for sole use in the kitchen and not associated with any WC. It should have a supply of running hot and cold water.

Torquay Neighbourhood Forum: No comments received.

Summary of Representations

The application was publicised through a site notice and neighbour notification letters. Four neighbour notification letters were sent to those neighbours which the development could affect. 15 letters of objection and 1 letter of support has been received.

Concerns raised in objection include:

- Not in keeping with local area
- Noise
- Privacy/overlooking
- Residential amenity
- Sets a precedent
- Traffic and access
- Contrary to Local Plan policies

Comments raised in support include:

- It provides facilities
- Provides/retains jobs

Relevant Planning History

P/2001/0299: Alterations And Formation Of Dormers And Roof Lights To Provide Additional Bedroom With En-Suite Facilities And New Study (As Revised By Plans Received 27/4/01). Approved 18/05/2001.

P/1993/0963: Provision Of Pitched Roof At Rear To Replace Existing Flat Roof. Approved 24/09/1993.

P/1985/1959: Extn To Form Granny Flat. Approved 21/08/1985.

Key Issues/Material Considerations

The key issues to consider in relation to this application are:

1. Principle of Development
2. Visual amenity
3. Residential amenity
4. Highways
5. Flood risk

1. Principle of Development

The proposal is for the material change of use of a seven bedroom residential dwelling (C3) to a seven bedroom residential care institution (C2). There are no Local Plan policies indicating that the proposal is not acceptable in principle.

Policy H6 of the Local Plan states that the Council will support measures to help people live independently in their own homes and to live active lives within the community. Policy H6 goes on to state that this will be achieved through new care homes (C2), which will only be approved where:

- i) Clear evidence of need is provided with the development proposal;
- ii) They are accessible to facilities and public transport;
- iii) They will not harm the creation or retention of mixed and balanced communities;
- iv) They will not add undue pressure on local healthcare or social services; and
- v) In the case of existing care homes, this leads to an improvement in the quality of care facilities provided.

Objectors have raised concerns that the proposed material change of use from C3 to C2 does not comply with Policy H6 of the Local Plan. A letter of support states that the proposal provides much needed facilities.

The Council's Senior Policy Officer has provided a response with regard to criteria i) and iv), which will be discussed in this section of the report. Criteria ii) and iii) will be discussed in further sections of this report. Criterion v) is not relevant as the proposal does not relate to an existing care home.

The submitted information states that the material change of use will be for 'respite

care' for a maximum of six individuals. Such services are intended to provide short breaks for persons in need of care and support and the ability of full-time carers to have a break from caring duties for a short period of time. The Council's Senior Policy Officer has received information from colleagues within the Torbay and South Devon NHS Foundation Trust who have indicated that there is currently a shortage of this type of accommodation within Torbay, due to existing providers within Torbay showing high levels of occupancy and demand outstripping supply. This is further evidenced by carers raising lack of choice and the lack of capacity having detrimental impacts upon their ability to take short breaks when required, which is important in supporting them as an important part of the health and care system in Torbay. The Council's Senior Policy Officer concludes that there is sufficient evidence of current need to be compliant with Policy H6 of the Local Plan.

Whilst balancing the consideration of development proposals in the light of evidence of current needs, there must also be a consideration of future needs. The Healthy Torbay Supplementary Planning Document (SPD) recognises that development proposals should align with local strategies for delivery new models of care, which includes aiming to transition services and support towards providing less bed-based accommodation and support for short breaks in other ways. The Market Position Statement for Adult Social Care and Support and Children's Services 2016+ alludes to this strategy, stating that 'the aim is to create a wider breadth of sustainable services that meet people's needs now and in the future'.

When considering the impact of the proposed material change of use on local healthcare or social services, there is a pressing local issue to alleviate pressure experienced on local healthcare and social services. The Planning Contributions and Affordable Housing SPD sets out a consideration of this issue and a procedure for potentially mitigating the impact from care accommodation where additional supply is likely to be created within Torbay but is likely to serve demand pressures from outside Torbay, therefore increasing costs locally, which is not sustainable. Contributions are not to be sought where development is restricted to occupancy from existing residents of Torbay.

The delivery of short term replacement care within the proposed development (to serve 6 persons) at Lynwood, Jacks Lane, Torquay, will in effect substantially substitute and replace existing care provision at an existing site owned by the intended operator within Torbay (Burrow Down Support Services Ltd). It is also understood and agreed by health and care partners within the NHS and the Council that the new accommodation will provide enhanced accommodation of a high quality and it has been highlighted to me, for instance, that habilitation (helping to prepare persons for independence) is a key feature of the intended accommodation. These are material considerations in the light of the explanation to Policy H6 of the Local Plan which indicates that '*the direct replacement and substitution of existing care homes which are not fit for purpose, to offer new facilities in Torbay with new models of care, in keeping with the aspirations of an Integrated Care Organisation, will be supported.*'

The proposed development would be supported, in this instance, by partners in the local health and care system (NHS and Council) and therefore the Council's Senior Policy Officer concludes that the proposed material change of use is compliant with Policy H6 of the Local Plan, The Healthy Torbay SPD and the Planning Contributions and Affordable Housing SPD, subject to the employment of planning condition to ensure that the use is restricted by way of a planning condition to use within C2 for 'short term replacement (respite) care' only and that occupancy is restricted to that of existing residents of Torbay only.

Objectors have also raised concerns that the material change of use will set a precedent and that the proposal is not in keeping with the local area.

In relation to setting a precedent, it is considered that the proposal should be assessed on its own merits and having to provide evidence and compliance with policies of the Local Plan. The site forms part of the built up area, but is not otherwise subject to any designations within the Local Plan and does not include any physical alterations to the building, therefore it is considered that the proposal is in keeping with the local area. The proposed material change of use is therefore considered acceptable in principle.

Policy TH5 of the Torquay Neighbourhood Plan *states that new residential units designed for retirement or accommodation for assisted living will be supported where their location makes them easily accessible by walking or public transport to shops, the town centre and community facilities.* This matter will be considered later in this report.

2. Visual amenity

Paragraph 124 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In addition, paragraph 130 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. Policy DE1 of the Local Plan states that proposals will be assessed against a range of criteria relating to their function, visual appeal, and quality of public space. Policy TH8 of the Torquay Neighbourhood Plan states that development proposals must be of good quality design, respect the local character in terms of height, scale and bulk, and reflect the identity of its surroundings.

The proposed material change of use does not include any physical alterations internally or externally to the existing building. Therefore, as there are no physical alterations proposed, it is considered that given the proposal's siting, scale, and design, that it would not result in unacceptable harm to the character or visual amenities of the locality.

Therefore, the proposal is considered to comply with Policy DE1 of the Local Plan, Policy TH8 of the Torquay Neighbourhood Plan, and the guidance contained in the NPPF.

3. Residential amenity

Policy DE3 Development Amenity of the Local Plan states that development proposals should be designed to ensure an acceptable level of amenity.

The submitted information shows that the existing and proposed layouts are identical. Objectors have raised concerns that the proposed development would create noise, have an adverse impact on privacy/overlooking, and have a negative impact on residential amenity.

Environmental Health officers have raised no objections to the proposal, therefore it is considered that in terms of noise, the proposal would not generate any substantial noise or disturbance to neighbours. The proposed development does not include any physical alterations to the building and therefore the existing openings would be utilised and would maintain the same levels of intervisibility as is currently the case. Given its siting, scale, and design, it is considered that the proposal would not result in any unacceptable harm to the amenities of neighbours in terms of their outlook, privacy, or access to natural light.

Criterion iii) of Policy H6 of the Local Plan states development proposals will only be supported where they will not harm the creation or retention of mixed and balanced communities. Policy SS11 of the Local Plan states that development proposals will be assessed as to whether they can promote social inclusion, and seek to eliminate exclusion based on access to housing, health, education, recreation and other facilities. The proposal would provide needed care services within Torbay, to existing Torbay residents, and it is therefore considered that it would help to maintain a mixed and balanced community within the area and would provide a facility to those disadvantaged within Torbay.

Every habitable room is considered to provide adequate outlook and levels of natural light for its residents. The proposal also retains the existing outdoor amenity space.

The proposal is therefore considered to be in accordance with Policies DE3, H6, and SS11 of the Local Plan.

4. Highways

Policy DE3 Development Amenity of the Local Plan specifies that new development proposals should have satisfactory provision for off-road motor vehicle parking, bicycles and storage of containers for waste and recycling. Policy TA2 Development Access of the Local Plan states all development proposals should make appropriate provision for works and/or contributions to ensure an adequate level of accessibility and safety, and to satisfy the transport needs of the

development. Policy TA3 Parking Requirements of the Local Plan details that the Council will require appropriate provision of car, commercial vehicle and cycle parking spaces in all new development. Policy H6 ii) states that facilities such as that proposed should be accessible to facilities and public transport.

Policy TH5 of the Torquay Neighbourhood Plan *states that new residential units designed for retirement or accommodation for assisted living will be supported where their location makes them easily accessible by walking or public transport to shops, the town centre and community facilities.* It is noted that the proposed development would be easily accessible by public transportation, with bus routes located nearby, and that the site is located in close proximity to the Barton Hill Road Local Centre. The proposal therefore complies with Policy TH5 of the Torquay Neighbourhood Plan, and Policy H6 ii) of the Local Plan.

The proposal maintains the existing off-street parking provision. The proposed layout shows three off-street parking spaces and an integral garage. Objectors have raised concerns with regards to traffic and access. Supporting information provided with the application states that there are sixteen members of staff, with four members of staff being on duty at any one time between the hours of 08:00 to 20:00, and one member of staff being on duty at night. The supporting information states that ambulances are not an issue, as it is not the type of service that requires ambulance transportation, only in an emergency as for any other household. It goes on to state that of the sixteen members of staff, ten are drivers, with the remaining six members of staff using sustainable methods of transport such as bus or bicycle, therefore including the dedicated on-site vehicle, there would only be a need for four vehicles to be parked on site at any one time and there is sufficient curtilage to provide bicycle storage. It is not usual to have visitors as the residents are having breaks away from their family members.

The Council's Highways Engineer has stated that there are technical issues with the western visibility arm on the existing access which could be improved and could achieve adequate visibility if the hedges above the wall were to be cut back and a white line T bar was painted 0.5 metres off the access point across the length of the driveway. The visibility on the eastern arm is sub-standard. However, based on the information provided and the nature of the proposed use, it is not anticipated that the proposal would result in a significant intensification of the site's use in terms of access arrangements and parking.

The Council's Strategic Transport Officer has stated that in accordance with Policy TA3 Appendix F, suitable, secure, cycle storage should be provided at a ratio of 1 per 2 employees, this can be secured through means of a planning condition. As there will be a maximum of four members of staff present at any one time on site, there is a requirement to provide two suitable, secure cycle storage spaces. It has been stated in the supporting information that residents would not use mobility scooters, therefore it is not considered necessary to request mobility scooter parking.

The car parking layout has been revised to ensure that all vehicles are able to manoeuvre on site and therefore enter and leave in a forward gear. In order to reinforce the suitability of the proposed parking arrangements, a travel plan can be secured through the use of a planning condition. The travel plan must clearly set out the targets and how these will be achieved. The travel plan should be refreshed to set out opportunities for 30% modal shift for staff and visitors, with SMART targets and monitoring regime (as per Policy TA1 and Policy TA2 of the Local Plan)..

The proposed floorplans and layout do not indicate an area dedicated for refuse or cycle storage, however this could be secured by means of a planning condition.

Subject to the aforementioned planning conditions, the proposal is considered to be in accordance with Policies TA2 and TA3 of the Local Plan.

5. Flood risk

Policy ER1 Flood Risk of the Local Plan states that proposals should maintain or enhance the prevailing water flow regime on-site, including an allowance for climate change, and ensure the risk of flooding is not increased elsewhere.

The site is located within the Critical Drainage Area and is accompanied by a Flood Risk Assessment. As the proposed development would not result in an increase in the impermeable area on the site, the proposal is deemed acceptable in terms of its impact on surface water flooding. Given the nature of the proposal, the proposal is therefore considered to be in accordance with Policy ER1 of the Local Plan.

Statement on Human Rights and Equalities Issues

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Local Finance Considerations

S106/CIL -

S106:

Not applicable, subject to the use of a planning condition to ensure the facility serves local residents only.

CIL:

The CIL liability for this development is Nil.

EIA/HRA

EIA:

Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Conclusions

The proposal is considered acceptable, having regard to the Torbay Local Plan, the Torquay Neighbourhood Plan, and all other material considerations.

Condition(s)/Reason(s)**Torbay Residents and Short-term Care**

The care facility hereby approved shall only serve existing residents of Torbay, and shall only provide short-term replacement (respite) care with residents staying at the facility for a maximum of 12 weeks at any one time. An up to date written record of the facility's residents, including their permanent home addresses and duration of stay, shall be maintained on site at all times, and shall be made available to the Local Planning Authority on request.

Reason: In the interests of providing a service to address local needs, in accordance with Policy H6 of the Torbay Local Plan.

Parking Provision

The development hereby approved shall not be occupied or brought into use until the parking spaces and manoeuvring area detailed on the approved plans have been provided in full. These elements shall thereafter be retained for the use of the associated development for the life of the development.

Reason: In accordance with highway safety and amenity, and in accordance with Policy TA3 of the Adopted Torbay Local Plan 2012-2030.

Bin Storage

Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been submitted to and agreed in writing by the

Local Planning Authority. Once provided, the agreed storage arrangements shall be retained for the life of the development.

Reason: In interests of visual amenity and in accordance with Policy DE1 Design of the Adopted Torbay Local Plan 2012-2030.

Bicycle Storage

Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of bicycles according to details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. Once provided, the agreed storage arrangements shall be retained for the life of the development.

Reason: To ensure adequate parking facilities are provided to serve the development in accordance with Policies TA2 Development Access and TA3 Parking Requirements of the Adopted Torbay Local Plan 2012-2030.

Travel Plan

Prior to the use of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall set out opportunities for a 30% modal shift for staff and residents, with SMART targets and a monitoring regime, with the achievement of targets being given over a specific timeframe.

Reason: In the interests of road safety and sustainability, and in order to accord with Policies TA1 and TA3 of the Torbay Local Plan 2012-2030.

Relevant Policies

DE1 - Design
DE3 - Development Amenity
ER1 - Flood Risk
H6 - Housing For People In Need Of Care
SS11 - Sustainable Communities
TA2 - Development Access
TA3 - Parking Requirements

TH5 - Sustainable Later Life Homes
TH8 - Established Architecture