



Planning Committee

23 October 2025

S25/1059

Proposal:	Change of use from C3 (dwellinghouse) to C2 (residential institution)
Location:	Pointon House, 25 High Street, Pointon, NG34 0LX
Applicant:	Mr Tafara Ndoro
Agent:	N/A
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Councillor Dixon-Warren citing impact on residential amenity and highways capacity
Key Issues:	<ul style="list-style-type: none">Character and appearance of the areaNeighbours' residential amenitiesHighway Impacts
Technical Documents:	

Report Author

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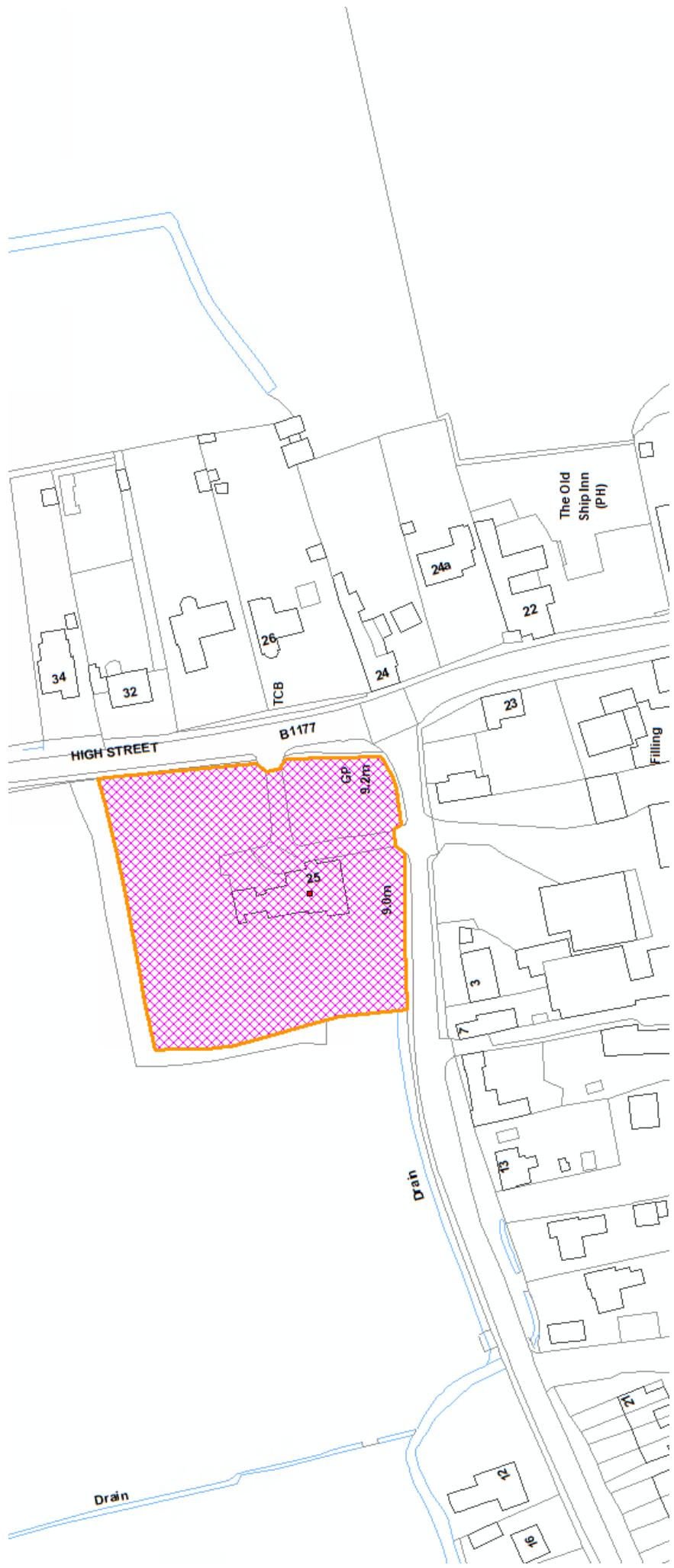
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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Aveland

Reviewed by: Adam Murray – Principal Development Management Planner **15 September 2025**

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to authorise planning permission, subject to conditions.



Key

Application
Boundary



1 Description of Site

1.1 The application site hosts Pointon House on a corner plot of High Street and West Road in the village of Pointon. Pointon House is a two-storey detached dwelling, that hosts a series of extensions primarily to the north elevation, with a mix of two storey and single storey scale.

1.2 The site hosts substantial associated curtilage than spans in each direction.

2 Description of Proposal

2.1 The proposal relates to a change of use of the building from a dwellinghouse under (C3) use to a children's care home (residential institution) under (C2) use.

2.2 The proposal is for a maximum of 4 children to be housed within the property, with a minimum of 2 staff on a 24/7 basis.

There is 10 parking spaces proposed for the home, set to be:

- 6 spaces for staff (4 x support staff and 2 x managers)
- 2 spaces for visitors
- 2 spare spaces

3 Relevant History

3.1 There is no relevant site history.

4 Relevant Planning Policies and Documents

SKDC Local Plan 2011-2036

- Policy SP1 – Spatial Strategy
- Policy SP2 – Settlement Hierarchy
- Policy DE1 – Promoting Good Quality Design
- Policy SB1 – Sustainable Building Measures
- Policy SP3 – Infill Development

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development

Design Guidelines for Rutland and South Kesteven Supplementary Planning Document
(Adopted November 2021)

5 Representations Received as a result of Publicity

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 7 letters of representation have been received. The points raised can be summarised as follows:

1. Querying the information gathered relating to the bus service - Pointon has irregular bus services that only run weekly or during school times
2. The Sports and Social Club was closed 3 years ago and there are currently no plans to reopen it

3. There are main roads either side of the property so this would be unsafe for children to play out
4. Lack of facilities for the children
5. The site is insecure and unsafe for children with two boundaries adjacent roads and the other two adjacent drainage ditches
6. Increased risk of anti-social behaviour
7. The site has flooded twice in the last 2 years
8. Pointon House is one of the few remaining historic properties on the High Street and contributes to the character of the village. It is of historic importance. How will the proposed use protect the fabric of the historic building?
9. The reasons given for why the use is exempt from the BNG requirement is inaccurate
10. The statement that there would not be any loss of residential use is false as there would be a loss of a dwelling through the change of use
11. The application states that the site can't be seen from the highway, yet Pointon House can clearly be seen from both High Street and West Road
12. This development brings increased traffic and therefore disruption to the village, and an increased risk of road accidents. There are two exits from the site onto the highway. One onto West Road, and one directly onto High Street. The exit from the site onto High Street has poor visibility. The junction between West Road and High Street is blind.
13. Support the application - whilst a town/city environment would have more facilities it would also have more unsuitable outside influences. Close supervision would be provided for these 4 children who will be supervised closely in a very low staff: children ratio. They will have dedicated transport, and be taken to numerous activities outside the village as current villages already do for their own children

6 Representations Received

6.1 Environmental Protection

Environmental Protection has reviewed the documents in respect of the above application and has no further comment to make.

6.3 Highways (LCC)

6.4 Requested additional information – “The applicant has demonstrated that the site can accommodate a minimum of 10 vehicles and that there will be a minimum of two staff on site at any time, however, in order to assess the parking for the site, the Highway Authority will need details of the maximum staff and visitors on site at any one time”.

6.5 These details were provided by the applicant and submitted to LCC Highways for their comments. The LPA has not received LCC Highways to date..

6.6 Ward Councillor

6.7 As Aveland Ward District Councillor, I note public comments made and views expressed. I naturally feel compassion for children and young adults who have to be put into residential care. There are over 100,000 children in care in the UK. Over half will have suffered neglect and abuse. Many will have experienced trauma. They must receive the best care possible.

6.8 I also understand concerns about the selection of Pointon, with its relatively limited social, recreational and cultural facilities, amenities and services, as a location for a residential home for children who may have complex and challenging needs. In the absence of engagement and reassuring information from Ideal Social Care Group plc, residents' concerns are perfectly understandable.

6.9 Residential care aims to provide children with a safe and secure place to live when they cannot stay with their family. In children's homes, they are supported by specialist staff who should help nurture and support children like a family would. They should offer love, care and support to children who need it most.

6.10 As far as I am aware, Ideal Social Care Group plc has not contacted the Parish Council or reached out to the community to explain the nature of what they intend to do, which is provision of "...care and accommodation for young people with emotional and/or behavioural difficulties...". If this is the case, it is a significant omission. Community understanding of how the proposed children's residential care home will fit into community life is an important pre-requisite to positive community support, which is surely going to be essential in helping to provide that 'safe and secure space'.

6.11 With experience of similar applications in the past I have requested the call-in of the Planning Committee to consider traffic, noise and parking issues related to this application. If agreed, this will give residents and Ideal Social Care Group plc the opportunity to engage.

6.12 **Lincolnshire Police – Designing Out Crime Officer**

6.13 Lincolnshire Police have no objections to this development.

6.14 **Environment Agency**

6.15 Whilst the site is located in flood zone 3 we have no comments to make in respect of the proposed development because the application is for a change of use remaining in the 'more vulnerable' classification and there appears to be no increased risk to people.

6.16 **LCC Children's Care Homes Officer**

6.17 No comments received

7 Evaluation

7.1 **Principle of Use**

7.2 The application site in this instance lies within Pointon one of the smaller villages as defined by policy SP2.

7.3 The principle of the proposed use in this location has already been established with the current use of the building being a residential dwelling on an infill site. Whilst the proposal would be changing the use, it would be remaining within the wider residential use class resulting in a small residential children's care home that would host up to 4 children and 4 support workers at one point, and as such the principle of development would remain acceptable. The location of the site is considered appropriate as it is situated in an existing residential area, within a smaller village identified as a sustainable settlement, with access to local services, and this use would be similar in character to the surrounding use.

7.4 Furthermore, Policy H4 (Meeting all Housing Needs) states that new housing proposals shall (a) enable older people and the most vulnerable to promote, secure and sustain their independence in a home appropriate to their circumstances, including through the provision of specialist housing across all tenures in sustainable locations. New housing proposals shall take account of the desirability of providing retirement accommodation, extra care and residential care housing and other forms of supported housing.

7.5 The proposal would provide an element of specialist housing to benefit the most vulnerable people living in the district. The building is in a sustainable location and would require little alteration to accommodate the change of use. The proposal is therefore considered to be acceptable in principle and in accordance with Policy SD1 (The Principles of Sustainable Development in South Kesteven) and H4 (Meeting all Housing Needs) of the adopted Local Plan subject to assessment against site specific criteria.

7.6 Impact on the character and appearance of the area

7.7 There are no extensions or exterior alterations proposed to the building. The use of building for up to 4 children with their caregivers would not constitute an unacceptable increase and difference in impact levels on the character and appearance of the area when considering the comings and goings and type of occupation to the existing residential dwelling.

7.8 It is acknowledged that the increase in parking to the front of the dwelling would be a difference to the current arrangement, however this is not considered to negatively impact on the overall character of the site.

7.9 The building and its character and appearance would continue to make a positive contribution to the street scene.

7.10 Concerns were raised in representation over what boundary treatments would be provided to secure the boundaries. Details of any proposed boundary treatments have not been submitted as part of this proposal and as such, a condition has been attached requiring these details be provided prior to occupation of the building as a care home.

7.11 By virtue of the nature of the proposed use, the proposal would be in keeping with the host building, street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.12 Impact on the neighbours' residential amenities

7.13 There are no external changes to the building, with it solely being a change of use. Therefore, the considerations relating to overlooking or overshadowing are not deemed to be issues in this instance as these existing levels would not be exacerbated by the proposed use change.

7.14 There are not any unacceptable levels of noise and disturbance anticipated based on the number of proposed occupiers and supporting staff, there would not be an unacceptable level of noise or disturbance resulting to the adjacent properties.

7.15 Whilst the current proposal is not deemed to result in any unacceptable levels of harm by way of impact to neighbouring sites, it is considered the intensification of the number of children occupying the care home could give rise to increased levels of impact and therefore a condition has been attached to limit the number to a maximum of 4 as proposed.

7.16 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.17 **Highway issues**

7.18 The submission provides 10 car parking spaces within the site that allows for the following provision.

- 4 x support staff per day
- 2x managers per day
- 2x space for potential visitors per day
- 2x spare

7.19 Whilst there would be 10 spaces available, it would be highly unlikely all spaces would be needed or in use at any one time.

7.20 The proposal would not impact on access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.21 **Flood Risk and Drainage**

7.22 The existing site is located within Flood Zone 3 so is at risk of flooding.

7.23 The Environment Agency was consulted on the application, and they advised they had no comments to make in respect of the proposed development because the application is for a change of use remaining in the 'more vulnerable' classification and there appears to be no increased risk to people.

7.24 It is considered that the proposed use would be at no greater risk to flooding than the existing dwelling. There would be the potential for the existing dwelling to house 4 children with 2 adults as the care home capacity would be, and therefore the scheme would be in accordance with EN5 given it would not result in any greater risk to residents than the existing arrangement.

7.25 **Biodiversity Net Gain**

7.26 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.

7.27 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024. Therefore, BNG would need to be demonstrated in line with the government requirements within any submission on or after this date unless there is an exemption that applies to the proposal.

7.28 This current proposal is for a change of use and is therefore exempt from the requirement for BNG.

7.29 **Other Matters**

7.30 Lack of facilities within the area and Pointon Village for the children and young people to access was raised several times in representation. There would be no difference between the level of facilities on offer for these children and young people than there is for any existing children and young people within the village. The planning statement confirms that

the home would offer opportunities for the children and young people supporting them to access any facilities outside of the village and would engage with the children and young people inside the home. There is additionally a good level of outdoor amenity space accompanying the house.

- 7.31 Regarding the comments made in representation re the business owners not reaching out to the local community, there is no requirement for them to do so, and this is not a material planning consideration.
- 7.32 The comments raised regarding safeguarding, the tracking application, what risk factors come with the use are matters that would be dealt with by the management of the children's care home which would be assessed by Ofsted. These are not material considerations for the planning application.

8 Crime and Disorder

- 8.1 Concerns were raised regarding the proposal leading to an increased risk of anti-social behaviour in the area with the introduction of this use and there being a further children's care in an adjacent village.
- 8.2 There is nothing to suggest that the children and young people that would be resident in the care home would lead to an increase in anti-social behaviour. No assumptions can be made as to the resident. The applicants provided a statement detailing the various steps they have in place to handle situations should they occur, and this included a complain procedure if required. This is therefore covered under the management of the home.
- 8.3 Lincolnshire Police's Crime Prevention Officer was consulted on the application, and confirmed they raise no objection to the proposal.
- 8.4 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

- 10.1 Taking the above into account, the proposed change of use would not result in any unacceptable levels of impact to the character and appearance of the area, neighbouring properties residential amenities or highway safety. The proposal is therefore considered to be in accordance with sections 9 and 12 of the NPPF and policies DE1, H4, SB1 and SP3 of the SKDC Local Plan.

11 RECOMMENDATION:

To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location Plan received 11 July 2025
 - ii. Parking Allocation Plan received 14 July 2025

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Prior to Commencement

- 3 Prior to any works to the boundary treatments commencing, details of a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The works to provide the boundary treatments must only be completed in accordance with the approved boundary treatment details prior to the occupation of the building for the use hereby permitted.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing conditions

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without modification) the premises shall be used only as a children's care home for up to four children and for no other purpose (including any other use falling within Class C2 of the Order).

Reason: To define the permission as other uses within Class C2 would require further assessment.

- 5 The operational details of the business as detailed within the 'Statement of Purpose' received on 9 June 2025 must be implemented on commencement of the approved use and be strictly adhered to throughout the continuation of the approved use unless otherwise agreed by the local planning authority.

Reason: In order to protect the residents of the care home and the surrounding residential properties in accordance with DE1 of the SKDC Local Plan

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

Location Plan

→ N



25 High Street, Pointon, Sleaford, NG34 0LX

