

12 December 2025

Sent via email only to:

planning.ham@northyorks.gov.uk

Development Management (Former Hambleton)
North Yorkshire Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD

Dear Sir/Madam

**WAINSTONE VIEW 4 TANTON CLOSE SEAMER MIDDLESBROUGH TS9 5NP
CHANGE OF USE FROM C3 DWELLINGHOUSE TO C2 RESIDENTIAL INSTITUTION**

Introduction

Please find enclosed an application to change the use of the residential property Wainstone View, Seamer from a dwellinghouse (Use Class C3) to a Residential Institution (Use Class C2). The application was submitted directly to North Yorkshire Council (the Council) today. A list of documents submitted with the application is included at the end of this covering letter. The planning fee was transferred directly today using the reference 'Addis TS9 5NP'.

The Proposal

Planning permission is sought to change the use of the dwellinghouse to a residential institution to allow the property to be used as a home for a single child in care. No internal or external changes are proposed.

One child would stay at the property with an envisaged length of stay of approximately six months, with the property being the child's primary residence for this duration. There would be no more than two carers staying at the property at any one time. Staff changeover times would be between 09.30 – 10.00 and there would be no comings and goings at unsociable hours. The child would be supervised around the clock and any excursions away from the property would be accompanied.

In addition to the carers, managers will visit the property periodically during the week. A social worker can visit the property every month for approximately 1.5 hours. Family members can see the child either at the property or at the family member's home, with visits varying in frequency, time and length. Initially there is on-site learning with a tutor for an average of three hours per day, though this would likely change to off-site learning/education provision. There may also be on-site support from a child therapist for an average of four hours per week.

In order to keep vehicle movements low, staff are encouraged to car share where possible. Cycling or motorcycling to work is encouraged and cycle storage is available at the property. Shower and changing facilities are also available.

Supporting Documents

The application is supported by a 'Management and Travel Plan' which includes more detail about the operator A Wilderness Way, the property, how the property would be used including anticipated visitors, staff structure, complaints procedure, parking, engaging with the police, and integration with the community.

Impact

The Property is a detached dwelling in the village of Seamer. The Property is bounded in all directions by residential properties including their garages and also a public highway 'Tanton Road' to the south.

We do not consider that the proposal will result in a noticeable difference to how the property could be used as a dwellinghouse. Whilst we recognise that there would be comings and goings associated with the change of use, we do not consider that these would be significantly different from potential movements associated with a residential property/a family carrying out its day-to-day activities. The visits from professionals would be comparable to friends and family visiting a dwellinghouse or couriers/deliveries. The scale and nature of occupation, staffing and activity is at the lowest end of the C2 spectrum and closely reflects a large family household in functional terms.

Biodiversity Net Gain

The proposed development comprises a change of use only and does not involve any operational development, groundworks, vegetation clearance, or alteration to existing hardstanding or garden areas. As such, the proposal would not result in the loss, degradation or modification of any on-site habitats or linear features and would not affect any priority or irreplaceable habitats. The development therefore falls below the de minimis threshold set out in Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations, and the mandatory Biodiversity Net Gain condition is not engaged.

Planning policy

Hambleton Local Plan (2022) identifies Seamer as a 'Small Village' in its settlement hierarchy. Policy S3: Spatial Distribution seeks to focus growth to **support social and economic sustainability** in small villages. Under 5.12: Older and Vulnerable People the Local Plan advises that "Hambleton also has a number of residents that are vulnerable...historically, appropriate accommodation for these residents has been limited... **The Council is keen to increase housing choice for these groups and ensure that their longer-term care needs are better catered for.**" Policy HG2: Delivering the Right Type of Homes, advises that the Council will "**support proposals for the development of specialist accommodation in defined settlements** (see policy S3: Spatial Distribution) that increase choice for older, **vulnerable and disabled residents and would meet an identified need**". The proposal therefore accords with both the spatial strategy and the Local Plan's objective to increase provision for vulnerable groups within defined settlements.

Material Considerations

NPPF Part 4 'Decision-making' – includes that local planning authorities "should approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will **improve the economic, social and environmental conditions of the area**. Decision-makers at every level should seek to approve applications for sustainable development where possible." NPPF Part 5 'Delivering a Sufficient Supply of Homes' includes that that "**the needs of groups with specific housing requirements are addressed** and that land with permission is developed without unnecessary delay." NPPF Part 8 'Promoting Healthy and Safe Communities' includes that "The planning

system can play an important role in **facilitating social interaction and creating healthy, inclusive communities**".

A Written Ministerial Statement was issued on 23rd May 2023 by Baroness Scott of Bybrook, the minister for Faith and Communities. The statement¹ notes that "the planning system should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children's communities. These need to be the right homes, in the right places with access to good schools and community support. It is not acceptable that some children are living far from where they would call home (without a clear child protection reason for this), separated from the people they know and love. Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs and all parties in the development process should work together closely to facilitate the timely delivery of such vital accommodation for children across the country."

We trust that the above is in order. If there are any outstanding issues or if you need clarification on any aspect of the application, please do not hesitate to contact us at your earliest convenience.

Yours faithfully



Daniel Addis BSc MSc MRTPI
On behalf of Addis Town Planning Ltd

Enc:

- i. Application Forms
- ii. Location Plan A01
- iii. Existing/Proposed Block Plans A02
- iv. Existing/Proposed Floor Plans A03
- v. Parking Plan A04
- vi. Management and Travel Plan

¹ <https://questions-statements.parliament.uk/written-statements/detail/2023-05-23/hcws795>