

PLANNING STATEMENT

PROPOSED CHANGE OF USE OF
RESIDENTIAL DWELLING (C3) TO
CARE HOME (C2) AT PARK HOUSE,
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1. Introduction

- 1.1. This Planning Statement has been prepared by Aida McManus on behalf of Esland Care (“the Applicants”). I hold an Honours degree in law, a Master’s degree in Town Planning, an Enforcement Certificate from Cambridge University, and am a Member of the Royal Town Planning Institute (MRTPI) and National Association of Planning Enforcement (NAPE). I am the Managing Director of AM Planning Consultants Limited, and have over 20 years’ experience in planning, within both local authorities and in private practice.
- 1.2. The planning application is for the change of use of the 3 bedroomed residential dwelling (Use Class C3) to a care home for one child (Use Class C2).

2. Background

- 2.1. Esland Group operate care homes for children throughout the Midlands and wider UK and wish to use this property as a home for one child and two staff members, both of which would sleep at the home overnight.
- 2.2. Esland is a leading UK provider of residential childcare, education and therapeutic services for children who have experienced trauma and significant unrest in their lives. Esland provides a place of safety and stability which the child can utilise to build meaningful connections and positive relationships. With a bespoke “child-centred” approach, Esland shapes its services around the needs of each individual, enabling the child to progress into a positive and stable future.
- 2.3. Over the last 15 years, Esland has pioneered a child-focused approach with needs-led pathways that nurture, build connections and strengthen the child’s resilience. With a unique combination of senior expertise and a best-practice approach based on leading evidence from around the world, Esland delivers adaptive care and support that has a positive and lasting impact.
- 2.4. The children Esland looks after are aged between 8-18 years old. All children undertake a fully comprehensive assessment programme before being placed in a home to ensure their safety, and are accompanied at all times by at least one of our carers.
- 2.5. The management of the home provides a secure and stable family care environment (with the intention of providing an environment akin to a typical residential home) for young people, in order to ensure the child retains a positive perspective in relation to family life, enhancing their own future lives in

the process and altering any alternative patterns of behaviour which they have experienced in their childhood to date.

- 2.6. In keeping with the running of the home in the same way as a typical residential home would be run, the staff act as competent parents by being consistent and offering appropriate structures and boundaries, in order to help the children to accept and respect themselves and others.
- 2.7. Esland's ethos and values centre around ensuring that all children in care have a continuing and enduring sense of permanence, through which their social, emotional, health, and educational needs are being met.
- 2.8. Key aims and objectives of the home are as follows:
 - To offer care of the highest quality to young people based on their individual care needs.
 - To provide security and stability for young people in Esland's care.
 - To provide age-appropriate routines and activities to encourage young people to develop their social skills, and to maintain existing practical skills, whilst learning new ones.
 - To devise a comprehensive and individualized placement plan to meet the young person's physical, personal, social, psychological/emotional, behavioral, cultural, spiritual, communication and health care needs.
 - To promote the active and positive presence of young people within their local community.
 - To empower young people to exercise choice.
- 2.9. In order to achieve these aims, the home will deliver:
 - A safe and 'homely' environment.
 - A child-centered approach with their wishes, views and feelings taken into account regarding all aspects of their care.
 - The development of a multi-skilled and highly trained staff team, following rigorous and stringent recruitment procedures.
 - The effective management and supervision of the staff team.
 - The provision of an effective key worker system.
 - The use of effective placement planning and risk assessment.
 - Consistent approach to rules and boundaries, through appropriate and reflective rewards and consequences.
 - The encouragement of positive relationships and investment in the home, from all people involved in the welfare of the young person.

- 2.10. The management team work closely with the staff team, ensuring the appropriate training, supervision and support to work closely with the young people in order to to ensure the best outcomes for them.
- 2.11. Community relations are extremely important to the company, and managers maintain regular contact with the local community in order to ensure the home is an asset within the community.
- 2.12. Esland invests in the property through utilisation of its central Estates team in order to ensure a high-quality living provision is achieved, while also ensuring the provision is visually attractive and sympathetic to the character and history of the location.
- 2.13. I have also submitted details of a typical day along with Eslands Community FAQ's document to help understand how the use would operate.

3. Planning History

- 3.1. There is no available planning history for this property.

4. The Site and Surrounding Area

- 4.1. The application site is accessed off the northern side of Shaw Lane, with the Carlton recreational ground to the north east and Pavillion to the south. There is a bowling green and tennis court to the north west, with residential properties on Ivy Farm Close backing on to the site along the western boundary.
- 4.2. Further to the east is open countryside whilst the property lies within the settlement boundary of Carlton which is classified as a sub-regional town. **The Proposal**
- 5.1. The planning application seeks to change of the use of the three bedroomed residential dwelling (C3) to a children's home for one child (C2). No external or internal alterations are proposed.
- 5.2. The age of the one child who would be provided care in the home would be between 8-18 years old, with two sleep in carers supporting the child at any one time. A manager will visit the site from time to time between 9am-5pm Monday-Friday; whilst communication between the manager and staff teams is also achieved through the use of Microsoft Teams and other remote communication technologies.

6 Planning Policy Framework

6.1. In preparing this Planning Statement reference is made to the following national and local planning policies and guidance documents:

- The National Planning Policy Framework (NPPF) (Feb 2019)
- Local plan for Barnsley Local Plan adopted January 2019
- Parking SPD adopted November 2019

7. National Planning Policy Framework

- 7.1. The National Planning Policy Framework was revised and published in February 2019 (NPPF) and replaces the original version of the NPPF and came into effect immediately and it is a material consideration when determining planning applications. The following paragraphs are considered to be relevant to the consideration of this application and the approach authorities should take in respect to decision taking.
- 7.2. Paragraph 11. advises that at the heart of the NPPF is the presumption in favour of sustainable development. For decision-taking this means approving development proposal that accord with an up-to-date development plan without delay; and where there is no relevant development plan or the policies are out-of-date planning permission should be granted unless any adverse impacts in doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework are taken as a whole.
- 7.3. Paragraph 47 requires that planning application be determined in accordance with the development plan unless material consideration indicates otherwise within statutory timescale unless a longer period has been agreed.
- 7.4. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other by achieving safe and accessible places, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Furthermore, to enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 7.5. Paragraph 109 requires that applications should provide safe and suitable access to sites and that any significant impacts are mitigated. Whilst paragraph 110 expands on this context.

- 7.6. Paragraph 118 states that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing; and support opportunities to use the airspace above existing residential and commercial premises for new homes.
- 7.7. Chapter 12 sets out the importance of well-designed places. Specifically, para. 124 encourages the creation of high-quality buildings which creates better places in which to live and work. Whilst para. 127 requires that decisions should ensure that development functions well and adds to the overall quality of the area, are visually attractive, are sympathetic to the local character and history, are sympathetic to the local character and materials, along with optimising the potential of the site to accommodate and sustain appropriate development.
- 7.8. In terms of economic, social and environmental dimensions of sustainability, this proposal offers a number of significant benefits for the area:
- The provision of specialist care to be provided within a family environment for a child is a significant social benefit, which will help them to grow into well-adjusted adults and thus contribute positively to the community in the future.
 - The proposal will contribute to meeting the Council's specialist housing requirements through this facility.
 - The proposed change of use will secure the reuse of this family home whilst ensuring the children are cared for in a safe environment.
 - The proposed use is an employment opportunity that will help to support the future growth of the area and to contribute positively to the local economy.
 - Operation of a shift pattern, car sharing, and the use of progressive remote communication technologies will minimise unnecessary traffic movements to and from the property by reducing the need to travel and will be more sustainable whilst reducing the carbon footprint of the business.
 - The proximity to local services and facilities will ensure that the occupiers enhance and contribute to maintain the vitality of the local community and economy by supporting local facilities.
 - The proposed use will provide much needed care facility for children who require specialist care.
 - This proposal accords with the NPPF when considered as a whole and does not have any significant adverse impact which would demonstrably outweigh the benefits of granting planning permission.

8. Local Plan Policies

- 8.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 8.2. In January 2019 the Council adopted the Barnsley Local Plan and I will address the relevant policies in this section of the Planning Statement.
- 8.3. POLICY SD1: Presumption in Favour of Sustainable Development - This policy is satisfied due to the fact that the application site is an existing dwelling and would be reused as care home for a child within the settlement boundary Carlton which is classified as a Sub-Regional Town that is a sustainable location which local services and facilities in walking or cycling distance.
- 8.4. POLICY GD1: General Development – this policy is satisfied because the proposal would not result in an adverse impact of the amenity of existing and future residents in the area. Whilst no external alterations are being proposed.
- 8.5. **POLICY H6: Housing Mix and Efficient use of land** – this policy is satisfied due to the fact that there is an increasing need to care provision for children and the proposal will provide specialist care for a child who needs to be safeguarded to ensure that they can contribute to a successful, safe and strong, cohesive society.
- 8.6. The staff act as responsible parents to ensure that there is no greater noise or disturbance than a normal family house.
- 8.7. There would be no impact of the character of the residential property as no external alterations are proposed. Neither would there be an unacceptable level of parking required as the property already has sufficient parking for 2 cars.
- 8.8. There would be limited visitors to the site as most professional meetings are held in a neutral environment off-site. Whilst the traffic movements to and from the site would be no greater than an average 3 bedroomed dwellinghouse.
- 8.9. **Policy T3: New Development and Sustainable Transport & Policy T4 New Development and Transport Safety** - these policies are satisfied due to the fact that the application site is located in a sustainable location that will offer employment opportunities to local people which in turn will enhance the local

economy. Staff will be encouraged to car share, walk, cycle or use the local bus service to go to and from the application site. In addition to this, supplies and services will be sourced locally to minimise the businesses carbon footprint.

- 8.10. The proposed change of use will offer an employment opportunity for 6 full-time staff operating a 48-hr shift pattern, whilst offering continuous training to staff. Two staff will be on-site at any given time, with a Manager present 2 ½ days per week between 9 am- 5 pm Monday to Friday inclusive.
- 8.11. There is sufficient parking on the site for 2 cars.
- 8.12. **Policy D1: High Quality Design and Place Making** – the proposal does not require any external alterations to the property and to all intents and purpose it will remain residential in its appearance.
- 8.13. The proposal will reuse an existing property in a sustainable location that will offer employment opportunities to local people which in turn will enhance the local economy. Staff will be encouraged to car share, walk, cycle or use the local bus service to go to and from the application site. In addition to this, supplies and services will be sourced locally to minimise the businesses carbon footprint.
- 8.14. The proposal will not result in a detrimental impact on the amenity of neighbours as any noise or disturbance generated would be less than an average 3-bedroom dwelling.
- 8.15. In relation to security, both the front and back doors will be fitted with an alarm to increase the security to the property. Two members of staff will be present when a child is on-site to ensure that they are closely monitored and protected.
- 8.16. **Policy BIO1 Biodiversity and Geodiversity** – this proposal does not require the removal of any of the hedgerow which forms front boundary opposite the recreation grounds. The applicants will install bird feeders to encourage the local wildlife and provide biodiversity gain.

9.0. Material Considerations

- 9.1. The **principle of development** within a residential area is acceptable as the majority of care institutions are located within residential areas, rather than commercial, retail or industrial areas. The only operational difference for a dwelling is that care is provided for a child to meet their individual needs to ensure their safety.
- 9.2. **Character and Appearance** – no internal or external alterations are being proposed to the dwelling. To all intent and purpose, it will retain its residential

appearance with the only difference being that the children will be care for by professional care staff rather than their parents. The proposed use would generate no greater level of noise, or traffic movements than an average 3-bedroom dwelling.

- 9.3. The only alteration to the residential activity on the site will be the fact that staff will be required to be present at all times on a rota basis. To clarify the level of traffic movement a table of traffic movements is set out below. Due to the size of the property the number of children who can be cared for is limited. Therefore, the effect of the traffic generated from this use is also limited, and is no greater than an average 3 bedroomed detached dwelling with children going to and from school, receiving visitor, and adults going to and from work, along with deliveries etc.

Activity	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24-hour care worker arriving and leaving for 2-day shift (residential care workers)	2	0	2	0	2	0	2
Manager		1	0	1	0	1	
School run		2	2	2	2	2	
Total Movements (in and out)	2	3	4	3	4	3	2

Table 1. Traffic movements.

- 9.4. **Parking & Highway Safety** – the application site has **2 parking** spaces at the southern end of the site which accords with the Parking SPD and Policy T3 of the Local Plan. There is no parking restriction in the area and the shift patterns will be arrange to enable staff to car share, walk, cycle or use the local bus service to come and go from the site. This will minimise the businesses carbon footprint and encourage the use of sustainable transport.
- 9.5. On the basis of the above, the number of existing spaces is more than adequate for the proposed use.
- 9.6. **Crime and Security** -this application should not automatically be considered to bring additional issues into the area due to the fact the children are very closely monitored and assessed before being placed in any of the homes to ensure that they themselves are placed in a safe homely environment. Such allegations are pre determining the children’s behaviour and should be treated as scare mongering.

- 9.7. In addition to this, the company has never received any complaints in relation to the increase in crime caused by the home's location or from the children within their care due to the fact that this is a very well managed service which is monitored and registered by the Care Quality Commission.

10. Conclusion

- 10.1. The proposed change of use from a dwelling (C3) to a care home for a child will not alter the character or appearance of the dwelling and will not result in significant or substantial increase in traffic movements to and from the property.
- 10.2. The proposal will offer employment to local people and provide a discrete and quiet location where children can be provided with a robust plan for their road to resilience to becoming valued members of society.
- 10.3. Based on the above information, the proposed change of use is not material.
- 10.4. The proposal will help to support and enhance the vitality of the local economy and accords with the provisions of National and Local Planning Policy.