

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	94
Suffix	
Property name	
Address line 1	Blenheim Road
Address line 2	
Address line 3	
Town/city	Barnsley
Postcode	S70 6AS

Description of site location must be completed if postcode is not known:

Easting (x)	434008
Northing (y)	405642

Description	
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2. Applicant Details

Title	
First name	
Surname	DUNLOP
Company name	
Address line 1	94, Blenheim Road
Address line 2	
Address line 3	
Town/city	Barnsley
Country	

2. Applicant Details

Postcode

S70 6AS

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area?
(numeric characters only).

101.00

Unit

Sq. metres

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

The existing property is Class Use C3 but we would like to change the use to C2. The proposed property will be used as a therapeutic children's home for two children, under ten on admission, with a staff team of nine, including the registered manager; providing full time care to the children who have been removed from their homes as a result of neglect, abuse and trauma. The qualified staff team will provide care over 24 hours 365 days inclusive of bank holidays. The proposed development will resemble a normal family dwelling and the daily activities/tasks will be no different to that of similar properties or a family household if the property was Class Use C3. There will be up to five people, including the Directors, at the home at any time because the Directors are keen to be as involved as much as possible whilst ensuring the proposed development complies with regulations outlined by Ofsted. The existing property is a three-storey end terrace located centrally in a residential area and the proposed change of use will not make major alterations to the property. The proposed development will have to meet the compliance regulations of health and safety as well as Ofsted so a fire risk assessment has been completed by Infinite Fire and Security to assess the level of security measures needed. The proposed development will continue to use the existing floor plan of the property and a supporting Direct and Access Statement is attached. ARCH is aware that the proposed development could fall within the remit of Class Use C3 but as it is a grey area, ARCH would like to formally submit a planning application. The proposed development will not have on-site education or therapy provision because the children will attend local mainstream schools and utilise the services of local therapy organisations/individuals. The proposed development will not have children admitted who will place significant risk and/or harm to the community and ARCH has a clear matching process that will mean the children will be able to live together without issues. The proposed development will not be used for family contact visits as ARCH will need to ensure the children are safeguarded. The proposed development will not effect the parking situation within the local area since the staff team will be from Barnsley and may utilise the extensive public transport system. The proposed development will be beneficial to the economy of Barnsley because local people will be employed; the children will attend local activities and clubs; and local contractors will be used to ensure the proposed development is and remains compliant with regulations.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The existing property is Class Use C3. The property has a cellar which doesn't have an egress window installed so the area that can only be used as storage, however, the previous owners were using it as a home office.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Atlas Residential Children's Homes Ltd purchased the property on 26th October 2021. The property was utilised as a Class Use C3 for a family of 5 up until the property purchase date.

6. Existing Use

When did this use end (if known)?
DD/MM/YYYY

26/10/2021

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Brick boundary wall to the front and rear gardens of the existing property. The rear garden has a black wooden fence on two sides. There is a brick outbuilding in the rear garden.

Description of proposed materials and finishes:

To repaint the wooden fence with Culprinol Forget-Me-Not paint. Proposal of a wooden fence erected in the front garden similar to the adjacent property. Proposal to speak with the neighbours regarding the rear garden party wall - the proposal is whether the neighbour would like wooden venetian fence panels fitted for privacy but still allowing light to pass through or whether the current boundary wall is sufficient for both parties. The brick outbuilding will be utilised for bike and garden furniture storage.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Direct and Access statement November 2021 - Atlas Residential Children's Homes Ltd; drawings relating to the existing and proposed development; location map

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

10. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Under the Class Use C3, the existing property has a number of bins for the collection of waste. The bins are coloured grey, brown, blue and green. The proposed development will not create any more waste than a similar household under Class Use C3, however, if any additional waste wasevident then the staff team will dispose of it at the local recycling centre.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C2 - Residential institutions	101	0	101	0
Total	101	0	101	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2 - Residential institutions	0	8	8

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

18. Employment

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
C2 - Residential institutions	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

23. Pre-application Advice

First name	
Surname	
Reference	Change of Use from C3 to Children's home email

Date (Must be pre-application submission)

24/09/2021

Details of the pre-application advice received

Rachael Roddis initially spoke to Lorraine Camilleri, ARCH director, on the phone then sent an update by email. The email outlined that the proposed development will either fall into the Class Use C3 or C2 classification; described the characteristics of C3; highlighted that C3 use would not be suitable for the proposed development; and stated that based on the information provided in the email/telephone conversation then full planning permission is required along with a link for the application form and details regarding the fee.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	
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First name	
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Surname	Dunlop
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Declaration date (DD/MM/YYYY)	05/11/2021
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☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	05/11/2021
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