



Our ref: C570

Date: Friday, 8th July 2022

222 Branston Road
Burton on Trent
Staffordshire
DE14 3BT

Joe Jenkinson
Head of Planning and Building Control
Planning & Building Control
PO Box 634
Barnsley
South Yorkshire
S70 9GG

Dear Sir/Madam,

RE: PROPOSED VARIATION OF CONDITION 3 OF 2021/0930 CHANGE OF USE OF RESIDENTIAL DWELLING TO CARE HOME LAND AT 4C CLIFF LANE, BRIERLEY, BARNSELY S72 9HR

With reference to the above planning permission for the change of use of the dwelling to a residential dwelling (C3) to care home (C2) granted on 20th August 2021, Condition 3 states:

The premises shall be used as a residential care home for 1no. child and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: *The site consists of a property adjacent to residential dwellings with limited parking provision and the Local Planning Authority considered it is proper and reasonable to limit the use in the interests of residential amenity in accordance with Local Plan Policy GD1.*

The applicant wishes to provide care for 2 children with two staff and a manager.

The age of the children would be between 8-18 years old with 2 sleep-in carers operating a 48-hour rota system, on site at any one time plus a manager. They would live as a single household providing care for the children

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 4 bedroomed dwellinghouse or the previously approved planning permission due to the fact that the number of staff will not be increased and the same level of traffic movements would be generated as shown in the Table below.

Planning Services & specialist in Section 106 Agreements & Enforcement

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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

I believe the proposed use continues to falls within Class C2, and is not materially different from the approval planning permission. On this basis, I would suggest that Condition 3 be varied to reflect the following:

The premises shall be used as a residential care home for 2no. children and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

I trust that this information is satisfactory for your purposes and look forward to receiving your confirmation in due course. However, should you have any questions, or require any further information, please do not hesitate to contact me.

Yours sincerely



Aida McManus
Director

