

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Karen

Surname

Holmes

Company Name

More Than Safe Ltd

Address

Address line 1

30 St Mary's Crescent

Address line 2

Tickhill

Address line 3

Town/City

Doncaster

County

Country

United Kingdom

Postcode

DN119JW

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE (EXISTING/PROPOSED USE)

UNDER SECTION 191/192 OF THE TOWN AND COUNTRY PLANNING ACT 1990

APPLICANT: Karen Holmes

PROPERTY: 2a Dearnley View, Barnsley S75 1EA

LOCAL PLANNING AUTHORITY: Barnsley Metropolitan Borough Council

1. INTRODUCTION

This application seeks a Lawful Development Certificate (LDC) under Section 192 of the Town and Country Planning Act 1990 to confirm that the proposed use of the above property as a children's home for up to two children with care provided falls within Use Class C2 and does not require a change of use planning permission. I can confirm that - Certificate of proposed lawfulness for use of dwelling house (Use Class C2) as registered children's home (Use Class C2).

2. DESCRIPTION OF PROPOSED USE

The property is currently used as a residential property but has been rented to Karen and Christopher Holmes to be used as an OFSTED-registered children's Home under the company More Than Safe Ltd. More Than Karen and Christopher Holmes' own Safe Ltd. Karen and Christopher Holmes have considerable experience as both teachers and foster carers, & already own a Specialist SEMH School which has many students in Local Authority Care, More Than Ed Ltd. A Responsible Person and Children's Home Manager have already been employed to meet with OFSTED guidelines for registration.

The service will be registered with Ofsted and will provide services to local children. We have met with neighbours, who are understandably concerned about the Children's Home; however, we have assured them that we will be looking after younger children, all of whom will have an EHCP, ensuring maximum therapeutic care and support for the children. The property has 1/4 acre surrounding the house, so the children have adequate room to play in their garden.

The proposed use involves the occupation of the property by up to three children (under 18 years old) who will live together as a single household. The children will receive 24-hour care from professional carers working on a rota basis. No agency staff will be employed. Two carers will be present at any given time, with shifts starting at 08:00 and sleeping overnight till 08:00, following normal patterns of adults going to and from work in the area. The children will attend the owners' School, so will not be at home during school hours.

The carers do not reside permanently at the property but work in shifts to provide necessary support and supervision. The carers do not fall within the maximum of six remit however, even with staff the total household will not exceed 6. The property has adequate parking for all staff cars, so no cars will be parked on the road.

The property will operate as a standard family home with communal living areas, individual bedrooms, and shared facilities. There will be no external changes to the property, nor any significant increase in traffic or disturbance to neighbouring properties.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I can confirm that the following description is correct: Certificate of proposed lawfulness for use of dwellinghouse (Use Class C2) as registered children's home (Use Class C2).

PLEASE NOTE - I had a planning meeting phone call through the portal and paid for the half-hour slot. I was advised at this point that I needed to make the application for class C3(b). I spoke to the planning department on Friday and was informed that I needed to change my application to C2. So I have been through the application and changed the wording to reflect this advice.

Select the use class that relates to the existing or last use.

C2 - Residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As a provider of education to many LAC children through Barnsley Virtual School, and other LAs in the surrounding areas, we are acutely aware of the shortage of Ofsted registered Children's Home placements. We have young people within our specialist SEMH school that are being placed in unregulated homes, AirBNBs and other unsuitable accommodation due to there being no beds available with foster carers or in regulated children's homes.

We have built an incredibly well-respected school over the last 4 years, graded Good by OFSTED within the first 9 months of opening, and Karen and Christopher Holmes have also fostered children. We have vast experience of working with traumatised children, therefore, we are confident that a Children's Home at this location would not cause issues to the local neighbourhood. We have the relevant experience and resources to ensure that the children have the adequate and appropriate emotional support they need to regulate their behaviours, as they do within our school. All young people will have an EHCP (Education, Health and Care Plan) so will have much greater support around them from the SEN Team, Virtual School, Social Care etc, and all children will attend our school, so they will be away from the home during school hours.

Unlike many organisations in this field, we are not a large provider with numerous children's homes; we are a family business with a proven track record in delivering outstanding care and education to children in Barnsley and surrounding areas. We understand that many children's homes can affect the people living around them, however, we have chosen a very large property with substantial gardens where children will have the room to play and relax without annoying neighbours. We have researched the local area and found there are local parks, areas of historical interest, fishing pond and huge amounts of green space, alongside good links to the hospital, doctors etc.

As the children will all have an EHCP, they will not be allowed out without a carer. Again, this will alleviate the risk of them behaving in an anti-social way around the area. The Registered Manager and the Responsible Individual we have employed are extremely experienced in running Children's Homes, and have been graded as Outstanding by OFSTED, and we will only employ staff of the highest calibre to care for the children, as we do within the school. We are inspected by Barnsley Commissioning QA Team annually for the Barnsley children within our school, and Sarah Cairns within your LA can confirm this.

We hope that our experience and proven track record in working with Looked After and highly traumatised children will reassure you that any Home we open will not have a negative impact on the surrounding area, and that you will grant us a Lawful Development Certificate.

I can confirm that the Certificate of proposed lawfulness for use of dwellinghouse (Use Class C2) as registered children's home (Use Class C2).

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

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

Commercial and Residential Developments

Date (must be pre-application submission)

22/05/2025

Details of the pre-application advice received

Paid for a telephone consultation with the Planning Officers' Planning Portal (Commercial and Residential Developments). I was instructed that the Children's Home planning would fall under:
The Town and Country Planning uses Classes 1987 (as amended) and would fall within C3(ABC) - single use household for under 6 people.

I spoke with the planning department on Friday and have now been advised that I need to update the application to state C2 planning, not C3(b). Therefore, I have reviewed the application and made the necessary changes as advised to reflect this guidance.

I was also told that this shouldn't slow down the process for planning. I apologise for the mix-up with the planning type on my application.

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.

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?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Karen Holmes

Date

26/08/2025

Amendments Summary

I had a phone consultation through the planning portal which I paid for a half-hour slot, where I was advised to use the planning application stating C3(b). The planning application kept coming back, and each time I made the requested change, I was wrongly thinking I was doing it correctly. However, it came back again, and I managed to speak to someone in the planning department who was very helpful and explained that my application needs to be C2 planning. I have been revised my application to reflect this advice.

I was also advised that this shouldn't be a lengthy process, and as I explained, I have young people waiting to attend the home so I really need this to be completed. I do apologise for the misunderstanding with the planning application, I acted on the advice given previously.

I was also advised that the rest of the application was okay, and this should now be the last technicality with my application.