

PLANNING STATEMENT AND MANAGEMENT PLAN

NYPA REF. 2026-46-PS-01A

FLATS 1 & 5 SHIP HOTEL, MIDLAND ROAD, ROYSTON, BARNSLEY, S71-4AY

Full Planning application to convert two flats in to one and change of use from C3 dwelling to C2.

BACKGROUND

We are writing on behalf of our client, Mrs A Kosar, who is seeking planning permission to use **Flats 1 & 5 Ship Hotel, Midland Road, Royston**, a C3 dwelling, as a small care home for 4 children, which falls within class C2 of the Use Classes Order.

It is accepted that the proposed use falls within Use Class C2 and hence the change of use from C3 is not an automatic permitted change. However, it is nevertheless argued that there is little material difference between the current and proposed use, meaning that planning permission is not required.

THE PROPOSAL

There will be no external alterations to the building or surrounds. There will be no change in the appearance or character of the dwelling, it is proposed that Flat 1 & 5 will be combined in to create one 4 bedroom dwelling.

THE PROPERTY

The Property is a 2no flats (1& 5)

Flats 1 & 5 Ship Hotel, Midland Road, Royston

This is a predominantly residential area.

See supporting floor plans for layout arrangement.

The property once combined will comprises of:

- 4 bedroom property, 3 bedrooms will be used by the children/young people the remaining one will be used as the managers office and sleeping area.
- Bathrooms are provided at ground & first floor.
- GF has a large open plan Kitchen /Dining area, separate lounge and store.
- Large out building in garden to be used for staff/ office
- Single attached garage

There is a generous garden space to the rear of the property which will be allocated to the combined property

PARKING

Off street parking for 2 cars in the building frontage and ample parking within the buildings private car park for visitors

OFSTED

The property will be registered with OFSTED once the planning permission has been obtained.

PURPOSE OF THE HOME

To support care leavers and Children in Care to transition into adult life safely.

Support offered will include:

Budgeting Skills

Attending Education

Meal preparation skills

Mental and well-being skills

Safe travel skills

EDUCATION

The children in care / care leavers will most likely attend college or other training opportunities available to them locally.

RISK ASSESSMENTS

Risk assessments will be undertaken for each young person accommodated by the service, in communication with the local authority and their social worker.

STATUTORY DUTY OF LOCAL AUTHORITIES

The children will be placed by the local authority as the aim will be to be contracted by the local authority or any other nearby local authorities within the region. We will also have a right to terminate a placement, if we are unable to meet the needs of the young person, or if the child/young person pose as a risk to the neighborhood.

FEAR OF CRIME

We will endeavor to accommodate 3 children who are less risk and have no criminal history. The children will be just standard care leavers and children in care who will be moving from children's home or foster care and transitioning into adulthood into this property.

STAFF ROTA PATTERN

Shift change happens every 39.5 Hours.

At 07:30 am or 11pm depending on when the support worker finishes their 15.5-hour shift or has a sleep shift from 11pm to 07:30.

For example, a staff members can start their shift on a Monday at 07:30am, finishes work Tuesday at 11pm, changing over to the next staff. The staff member who will start on Tuesday at 11pm finishes Thursday at 07:30am, handing over to the next staff member who will be starting on Thursday at 07:30am and finishes Friday 11pm. Then the One starts at 11pm on Friday and finishes 07:30am on Sunday.

Then the rotation starts again - There will be a team of 4 staff in the rotation.

PEOPLE'S COMINGS AND GOINGS

The comings and goings will mainly be around shift change time of support workers and the movement if the young people that live within the property, go out to college or supermarket or to any activities they wish to go out to. As this will be classed as their home, there is no restriction on their coming and going, however if they are to have visitors this must be agreed in advanced and a risk assessment will be undertaken prior to the visitor being allowed to visit. The visitors cannot stay overnight or beyond 10pm. The latest they will be required to be in the home is at 10:30pm, Therefore, there is no movement expected after 10:30pm.

Regulation 44 visitors – There will be independent persons visiting the home monthly. The role of the independent person is to:

- Write a report about the conduct of the home and how it is being run.
- Check records.
- Ensure that children/young people are supported and kept safe.

OFSTED – The OFSTED visits will usually be made once a year.

STAFF AND VISITOR MOVEMENTS

Social workers will visit once a month on arranged visits to ensure the children/young people's social workers will not attend on the same day.

VEHICLE MOVEMENTS

Support staff at shift change other than that there is no vehicle movement.

IMPACT OF THE PRESENCE OF STAFF

The presence of staff will not affect anything as the property is a 4 bedroomed house accommodating only 3 young people, so staff utilises one of the bedrooms as their office and bedroom. When the young person goes out to college there is always a staff member present as the house is staffed 24 hours a day.

There will only be one car parked at any given time, which belongs to the support worker on shift or a visitor, if they are a driver. If the support worker is not a driver, then there is no car parked in the drive during the day.

The only other vehicles that would be parked, maybe once or twice a month, will be the ones of visiting social workers or the independent visitor.

CONCLUSION

There is no material difference in planning terms between the proposed use and the current use as a dwelling. The carers will be working on a Rota basis and would effectively live on the property to provide 24-hour care, as a single household. Facilities such as the kitchen and dining / living rooms would be shared, and the living style would be communal.

The property has 4no bedrooms. The property could be occupied by a family with two adults and three children, with possibly three grown-up children. This could result in the comings and goings of five people and parking of five cars. This would be more than the comings and goings associated with the proposed use of the property. This could cause more of a disturbance than the proposed use.

It is maintained that the nature of the use is not materially different from the current use as a family dwelling. Comings and goings would be no greater and potentially less than could occur at present, hence there would be no undue disturbance to any neighbours.

The young people who will live at this property will benefit from learning about being independent and being responsible young people or adults when they reach 18 year of age.

The local authority is therefore respectfully requested to give permission and support the application to allow this much needed facility to be established.