

PLANNING STATEMENT

Proposed Change of Use to Children's Home Mill House, Redbrook Road, Barnsley S75 2RS

DOCUMENT REF 1915-11

CONTENTS:

INTRODUCTION

THE HOUSE

PROPOSED OPERATION

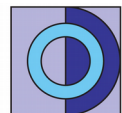
PLANNING POLICY

EMPLOYMENT

CONCLUSION



Owen Design



18 St Peter's Close, Glenfield, Leicester LE3 8QB
tel 0116 287 3281 www.owen-design.co.uk

Introduction

This Statement accompanies an Application For Change of Use, from Class C3 (dwellings) to Class C2 (residential institutions). The Applicant is Compass Children's Homes Ltd.

Compass are a national childcare company who forge excellent relationships with the local authority in each area of operation.

The House

The building is currently a large detached residence with 7 bedrooms split over two storeys. Through re-planning of the first floor, 6 children's bedrooms and 2 staff bedrooms will be provided, all on the same level.

The ground floor has generous sized rooms which will be well suited to communal areas for the children, and the current swimming pool will change use by having a new floor inserted to become a games room.

The current annexe will be re-planned to provide teaching facilities for the children.

There is an existing large driveway to the rear which will provide sufficient parking spaces for staff.

Proposed Operation

The re-planned building will contain all necessary facilities for the children to live in a 'home' environment but with staff who are on hand to give 'parental guidance'.

It will also be used in association with on site schooling facilities for the children.

The homes are regulated and registered with OFSTED.

Each home has an OFSTED registered manager and a team who help to run the home.

Overnight, two sleep-in staff will be present in the new building.

The children are encouraged to be independent in the home through activities such as cooking, cleaning and doing their own laundry.

This building will be designed to provide a compliant home to meet regulations and OFSTED requirements at the same time as making it feel like a homely place for the children to grow up in.

Mill House will be the subject of substantial investment to provide a first-rate Care Home for children aged between 7 – 18 years old.

It will be run by experts under the full control of OFSTED regulations. This will be a much-needed community asset for the locality.

The building will be a 'home' for the children and it is designed to a high standard giving all the facilities necessary.

Planning Policy

We believe the proposal complies with the relevant criteria in the Barnsley Local Plan and Core Strategies.

Of particular relevance is Policy H9 – Protection of Existing Larger Dwellings:

This proposed change of use will retain the building as a single occupancy unit. Additionally it will not have an adverse impact on the setting of the original dwelling, or the size of the existing garden area.

Policy T4 – New development and transport safety:

The building will continue to be suitably served by the existing highway, the proposed use will not create or add to problems of safety or the efficiency of the highway.

Vehicle access can be safely achieved from the main road which has good visibility in both directions.

Employment

The number of staff will be in the region of 17, generally spread across shifts, depending on the nature of the work. The staff employed at this location will generally be sourced from the local area, or will move to the local area, all of which will have a positive impact on the local economy.

Conclusion

We firmly believe that the proposed use as a children's home would be appropriate for the building itself, and the building's location and surroundings.