

MADDOX PLANNING

PLANNING STATEMENT

LONDON & MANCHESTER

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BLUEBELL COTTAGE, 91-92 CRONTON ROAD, TARBOCK GREEN, L35 1QJ
03/11/2021

DESCRIPTION OF DEVELOPMENT

Lawful development certificate to confirm the lawfulness of an existing use of buildings or other land ('the Application') under Section 191(1)(a) of the Town and Country Planning Act 1990 ('the Act') at 91-92 Cronton Road, Tarbock Green, L35 1QJ.

TYPE OF APPLICATION

Lawful development certificate

APPLICANT

QUALITY PROTECTS CHILDREN LIMITED

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1. Introduction
2. Legal and policy framework
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APPENDICES

1. Ofsted inspection report
2. Existing Floor Plan Bluebell Cottage

1.0 INTRODUCTION

- 1.1 The purpose of this statement is to support an application for a lawful development certificate to confirm the lawfulness of an existing use of buildings or other land ('the Application') under Section 191(1)(a) of the Town and Country Planning Act 1990 ('the Act') at 91-92 Cronton Road, Tarbock Green, L35 1QJ ('the Site'). The applicant is QUALITY PROTECTS CHILDREN LIMITED ('the Applicant'), and the local planning authority is Knowsley Council ('the Council').

THE EXISTING USE

- 1.2 At the date of the Application, the use of the Site is a children's home accommodating four children/young persons at any one time and receiving care under the supervision of qualified support staff.

STRUCTURE OF STATEMENT

- 1.3 This statement sets out the legal and policy framework for an application and determination procedure for obtaining a lawful development certificate for an existing use. The statement then provides the necessary evidence as required under the regulations before providing a conclusion.

APPLICANT'S INTEREST IN THE LAND

- 1.4 The Applicant is the freehold owner of the property.

2.0 LEGAL AND POLICY FRAMEWORK

- 2.1 This section sets out the legal and policy framework for an application and determination procedure for obtaining a lawful development certificate for an existing use.

TOWN AND COUNTRY PLANNING ACT 1990

- 2.2 Under Section 191(1)(a) of the Act any person can apply to ascertain whether any existing use of buildings or other land is lawful. In making an application the applicant must specify the land and describe the use. Section 193 of the Act states that an application for a certificate under section 191 shall be made in such manner as may be prescribed by a development order and shall include such particulars, and be verified by such evidence, as may be required by such an order or by any directions given under such an order or by the local planning authority ('LPA').

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

- 2.3 Under article 39 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 ('the Order') an application under section 191 of the Act must be made on a form published by the Secretary of State (or on a form substantially to the same effect) and must, in addition to specifying the land and describing the use in question in accordance with those sections, include the particulars specified or referred to in the form. An application must be accompanied by:
1. A plan identifying the land to which the application drawn to an identified scale and showing the direction of North;
 2. Such evidence verifying the information included in the application as the applicant can provide; and
 3. A statement of the applicant's interest in the land and whether any such other person has been notified of the application.

LOCAL PLANNING AUTHORITY REQUIREMENTS

- 2.4 For applications for lawful development certificates, the LPA requires planning statements to include the following information:
- Applications for a certificate of lawfulness must be supported by information that demonstrates why the existing or proposed development is lawful; and
 - You must explain in your own words why you consider a Lawful Development Certificate should be granted. The evidence necessary to prove your entitlement to a certificate will depend on what is being applied for, but you should always remember that the emphasis is on the applicant to convince the local authority that a certificate should be issued. Therefore, the evidence submitted should be clear and convincing.

PLANNING PRACTICE GUIDANCE

- 2.5 Where an application has been made under section 191, the statement in a lawful development certificate of what is lawful relates only to the state of affairs on the land at the date of the certificate application (17c-002-20140306).
- 2.6 An application needs to describe precisely what is being applied for (not simply the use class) and the land to which the application relates (17c-005-20140306).

- 2.7 The applicant is responsible for providing sufficient information to support an application, although a local planning authority always needs to cooperate with an applicant who is seeking information that the authority may hold about the planning status of the land. In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence along is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability (17c-006-20140306).
- 2.8 A local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is lawful. Planning merits are not relevant at any stage in this particular application (17c-009-20140306).

3.0 EVIDENCE

- 3.1 This section sets out the evidence, both proof and circumstantial, to support the application.

BACKGROUND

- 3.2 The Applicant owns a privately run children's home, it provides care and accommodation for children of either sex who have emotional and behavioural difficulties. Physical care is not a requirement of the business as no children at the property have any physical disabilities. All children have their own bedroom and the mix of children is matched in accordance with their need's assessment.
- 3.3 The Applicant has been working for over 19 years and operates seven children's homes within the northwest. As a result, they have an existing relationship with the relevant Looked After Children's departments including Knowsley's. All the company's homes are rated by Ofsted with this home rated "Good."
- 3.4 91-92 Cronton Road, Tarbock Green, L35 1QJ, is a home for four young people who are unable to live with their birth families for a variety of reasons. This is mainly in relation to complex needs and trauma-related behaviour. The mantra of the company is 'acting as a good parent should' and it provides the highest quality care within the highest quality setting as close to a family environment as possible within the local community.
- 3.5 The key assessment to consider is whether in its use as a children's home accommodating four children/young persons at any one time and receiving care under the supervision of qualified support staff, there has been a material change of use at the property from its former use as a dwellinghouse. There is no statutory definition of a material change of use, however, it is linked to the significance of a change and the resulting impact on the use of land and buildings. Whether a material change of use has taken place is a matter of fact and degree and this has to be determined on the individual key issues and merits of the case.

KEY ISSUES

- 3.6 The key issues in determining whether there has been no material change of at the Site from a single dwellinghouse to a children's home are: 1) the number of residents involved, for example if the number of residents is not more than six then this is consistent with a dwellinghouse use and 2) how the operation is conducted, for example if resident care is not required overnight but is provided in shift patterns such that there is no change in the character of a dwellinghouse (i.e. no increase in comings and goings and disturbance) then again this is consistent with a dwellinghouse use.

NUMBER OF RESIDENTS

- 3.7 The property is occupied by four young people who are cared for staff at all times, which is consistent with the number of residents occupying a family dwellinghouse.

OPERATIONS ON-SITE

- 3.8 There are two staff shifts: daytime (8am to 8pm) and nighttime (8pm to 8am). The nighttime staff do not sleep in the home but stay awake. Care is provided in the form of domestic chores, cleaning and preparing meals for themselves and the children. The homes also have access to support such as therapy and social work support. The routines of young people seek to mimic that of a traditional family as much as possible.
- 3.9 The home is registered with Ofsted ('the Regulators') and it will inspect the home once a year. The home was registered in 2017. The home also adheres to the Children's Homes Regulations (England) 2015 as well as the

Quality Standards set out by Ofsted. An Ofsted inspection report (property registration number (SC062248)) is attached at Appendix 1.

CHARACTER AND APPEARANCE

- 3.10 A visit to the Site and an internal inspection will provide proof through physical evidence that at the date that the Application is made the Site comprises of a property accommodating four children/young persons at any one time. The main building consists of three bedrooms with the fourth bedroom located in an annex. Another annex building comprises of two classrooms alongside a small toilet. No material change of use has occurred as it is akin to a family dwelling.
- 3.11 The property is occupied and run as a normal family home with a single kitchen where all food is cooked and eaten in a family environment. This kitchen is provided on the ground floor alongside three reception rooms and a small toilet. The upper floors comprise of three separate bedrooms for each young person with a bathroom also located on this floor. An existing layout plan is attached at Appendix 2.
- 3.12 As set out above, the activities and occupancy of the home is akin to that of a family dwelling and as such, there is no material change in the amount and arrangement of storing refuse and recycling. The refuse and recycling is collected via ordinary domestic refuse services which the Council operates. The young people and staff predominately travel by public transport and therefore, the level of vehicular trips to the property is consistent with a dwellinghouse use.
- 3.13 As the activities and occupancy of the home is akin to that of a family dwelling, there is no material change in the amount of noise generated from the property. Nor have any material changes been made to the external appearance of the building, which materially alter the outlook or amenity for neighbouring properties.

4.0 CONCLUSION

- 4.1 The evidence set out in this statement demonstrates that the existing use of the Site at the date of this Application is a single dwellinghouse accommodating four children/young persons at any one time and receiving care under the supervision of qualified support staff. There has subsequently, been no material change to the use of the property as there has been no change in its residential character.
- 4.2 Consequently, we respectfully request that the Council issues a certificate of lawful development for the existing use of 91-92 Cronton Road, Tarbock Green, L35 1QJ, as a children's home accommodating four children/young persons at any one time and receiving care under the supervision of qualified support staff. The evidence provided form the reasons for determining the use to be lawful and for such reasons to be included on the certificate as prescribed under section 191(5)(c) of the Act.

APPENDIX 1

SC062248

Registered provider: Quality Protects Children Ltd

Full inspection

Inspected under the social care common inspection framework

Information about this children's home

This home is owned and managed by a private organisation. It is registered to provide care and accommodation for up to four young people who may have emotional and/or social difficulties and/or learning disabilities.

The manager registered with Ofsted in November 2017.

The young people were spoken to as part of this inspection.

Due to COVID-19 (coronavirus), at the request of the Secretary of State, we suspended all routine inspections of social care providers on 17 March 2020.

Inspection dates: 19 to 20 April 2021

Overall experiences and progress of children and young people, taking into account **good**

How well children and young people are helped and protected **good**

The effectiveness of leaders and managers **good**

The children's home provides effective services that meet the requirements for good.

Date of last inspection: 26 June 2019

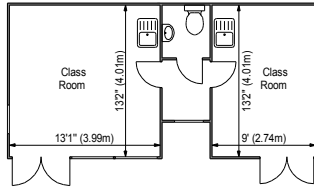
Overall judgement at last inspection: good

Enforcement action since last inspection: none

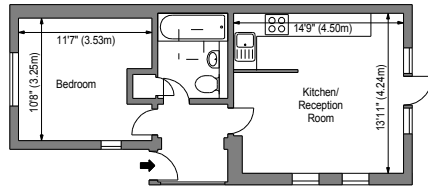
Recent inspection history

Inspection date	Inspection type	Inspection judgement
26/06/2019	Full	Good
25/07/2018	Full	Good
23/11/2017	Full	Good
23/03/2017	Interim	Sustained effectiveness

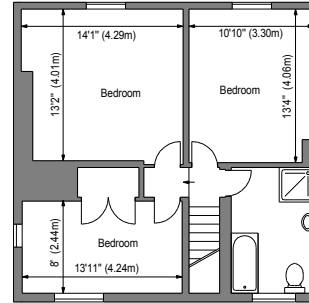
APPENDIX 2



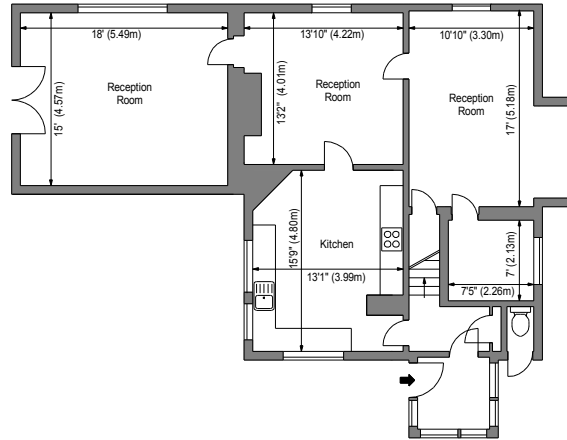
GROUND FLOOR



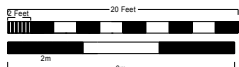
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



GENERAL NOTE

This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications issued by BKR Floorplans.
All interior dimensions including ceiling heights are taken to and from finished surfaces unless otherwise stated. All levels and dimensions must be checked on site.
Any discrepancies with the information depicted in this drawing must be reported in writing to BKR Floorplans. Responsibility can not be accepted for alterations made to this drawing without prior permission from BKR Floorplans. This drawing must not be photocopied, scaled or reproduced otherwise scale accuracy can not be guaranteed.
This drawing should not be used in any circumstances for any structural calculation or building construction / demolition work.

REV.	DESCRIPTION	BY	DATE
01	Existing Floor Plans	KR	09.27.2021

SITE

BLUEBELL COTTAGE
91-92 CRANTON ROAD
TARBOCK GREEN
L35 1QJ

TITLE

PROPOSED FLOOR PLANS

REFERENCE NUMBER

102479

APPROX. FLOOR AREA

G.I.A.: 228.91 SQ M / 2464 SQ FT

SCALE ON A4

1:200

DATE

09/27/2021



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