

Planning Application

Site Location: 122 Sugar Lane, Knowsley. L34-0ES

Applicant details: Mr David Boylan – *Acting on behalf of my current employer -*

Compassionate Children's Care & Support Limited

Castle Hill Court Mill Lane, Ashley, Altrincham, England, WA15 0RE.

07951054693. 01619296039. david@childrens-ccg.co.uk

Description of Site Location

Easting (X) - 343894

Northing (Y) – 3954155

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

No

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

Yes

Description of proposal

To run a Children's Residential Care Home (C2) in collaboration with Knowsley Children's services, supported by Knowsley Council Commissioning officer Janice Freeman, and Commissioning Manager Ross McCooey.

The property is currently vacant, and we are in the process of signing a lease with the landlord with full agreement to operate the home. There is no proposed structural works to be carried out to the property.

Existing/Last Known Use

The property has been vacant for a number of years, we propose to complete a cosmetic uplift of the property and open 122 Sugar Lane as a Residential Children's home.

Previously the property was granted planning permission in 2010 for a change of use to C4. The use in practise was C3(b) Use - up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems – in which case no change of use occurred, both uses seemingly within C3 Use.

A CLD was obtained on 26/06/24, however the conditions attached to the certificate in regard to staffing ratio's, restrict the homes' ability to care for complex and challenging young people. Therefore, the decision was made to apply for full planning permission.

Grounds for Application

- **Last known use of the property:** Specialist Supported Accommodation with a Care Provider called SLC Raglin (C3b)
- **Proposed Use of premises:** Residential Children's Home (C2)
- **Proposed changes to layout:** None
- **Staffing levels:** – The home will be staffed by a maximum of four carers for the children at any one time. The Registered Manager and Deputy Manager may be in addition to these numbers.
- **Shift times:** – Staff members will work long days from 8am to 10pm and then complete a "sleep", meaning there will only be a change of shift at 8am and 10pm each day.
- **Handover times:** – As above there will only be two handovers per day, at 8am and 10pm.
- **Number and ages of children:** – We will be registered to accommodate up to three children between the ages of 8-17 years. However, we are planning to open the home initially as a solo provision, meaning we will only accommodate one child initially. Any future children we accommodate will always fall within the remit of staffing as detailed above – (Maximum of four carers for the children).
- **Medical or special needs of children:** – The children we care for will encompass a range of needs including Emotional and Behavioural, Learning Disabilities and children who may require support with their mental health. However, all children will be carefully matched in consultation with Knowsley Children's services and their commissioning Manager Ross McCooey, to ensure the children can be cared for and supported appropriately within the home and local community. More than anything however, the children that will live in Sugar Lane need a loving, nurturing stable home
- **Details on management hours:** The Management team will work across each 24-hour period of the day to ensure there is always a shift leader working within the home. The Registered Manager will work 9-5 Monday to Friday; however, this may be altered according to the needs and requirements of the children and staffing team.
- **Education details:** – All children will be encouraged to participate in a form of education, may this be mainstream school, or more commonly a specialist provision. Children will attend mainstream school, a specialist provision or a virtual school.
- **Professionals who may attend the property:** This will be Social Workers and members of the children and young people's multidisciplinary team. Large meetings may be arranged away from the property in a meeting room, so as to not disrupt the local community, or any other children who, at a later date, may live at the home.

Supporting Evidence

Knowsley Children's Commissioner Ross McCooey can be contacted if necessary, who supports our application, as it is this authority who we are opening the Residential Children's Home in collaboration with, to house some of the communities most vulnerable children and young people.

Ross.McCooey@knowsley.gov.uk

Existing Use Class – C3

Proposed Use Class – C2

Proposed Operation – Permanent

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

10/00225/HMO granted planning permission for C4 use of 122 Sugar Lane. However, the report for 10/00225/HMO which granted the C4 use and alterations to the building notes that the applied use was for four young adults with learning difficulties with care, support and supervision provided with two staff on site and shifts at 08.00, 14.00 and 22.00 hours and it is confirmed that this was the last use of the property.

Such use appears to be Class 3(b) if for four young adults living there with two support staff on at any one time.

Case law is very clear that there is always a change of use when going from a house to a children's home with carers working on a shift pattern; however in our circumstances there will be effectively only one set of carers who would reside permanently at the property 24 hours at a time and we therefore submit a change of use will not occur as it can be classed a household from a planning point of view.

With regards to our proposal and for the use of the house as a children's home we seek to be granted a Certificate of Lawful Development (CLD) as we consider on assessment that although there would be a change of use, such change of use would not be material to the character of the property.

Although there is a change of use, the change of use does not intensify the character of the property, we therefore submit this presents no *material change* in the nature of the property.

The above was granted on 26/07/24 and we were issued with a CLD. However, we now seek full planning permission.

Can the site be seen from a public road, public footpath, bridleway, or other public land?

Yes

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The applicant (David Boylan)

Has assistance or prior advice been sought from the local authority about this application?

Yes. Mr Lee Osbourne from 14/04/24 to date. We have also applied for and been granted a CLD on 26.06.24

Lee.Osborne@knowsley.gov.uk

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

No

Please state the applicant's interest in the land

Lessee

Landlord Details

Peter Wild

Peter has been informed in writing and fully supports our application.

pete@nextbigthing.email