



High Peak Borough Council

working for our community

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	202
Suffix	
Property Name	Beechwood House
Address Line 1	Woolley Bridge Road
Address Line 2	Hadfield
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 1PQ

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

Easting (x)	Northing (y)
401640	396223
Description	

Applicant Details

Name/Company

Title

First name

Surname

Stevens

Company Name

RKM Care Services Ltd

Address

Address line 1

202 Beechwood House Woolley Bridge Road

Address line 2

Hadfield

Address line 3

Town/City

Glossop

County

Derbyshire

Country

Postcode

SK13 1PQ

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

The above-mentioned property which is owned by the Catholic Dioceses is a commercial property which is currently used as a residential care setting and historically has been used as follows:

Firstly - St Joseph's Convent;

Second - St Joseph's Children's Home;

Third - The Mansion House;

Fourth - The Risings Care Home;

Fifth - Beechwood House, Residential Care home to date

It was built as a Convent (late 1800s) for the nuns who looked after church and school. (It still is owned by the church (St Charles Church, Hadfield, Glossop, Derbyshire!)

As the current occupant of the building, I am in the process of an Ofsted application to continue using the setting as a care provision for children and young adults with special needs, autism and learning disabilities

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

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

Beechwood House has previously been used as a location from which to provide the regulated activity accommodation for persons who require nursing or personal care; it was a residential home for older people over 65 previously. Beechwood House transitioned in 2010 from the Care Standards Act 2000 to the Health and Social Care Act 2008. This location was then taken over by a new provider in 2017. The unit has undergone extensive refurbishment over the past year.

Accommodation: All rooms are fully furnished, with one large room on the ground floor with an en-suite facility. All renovations are complaint with OFSTED, CQC and Building Regulations guidelines requirements, ensuring our children and young people live in a safe environment and update with new government legislation.

The home is located in a rural picturesque setting situated in the beautiful grounds of 'St. Charles Roman Catholic Church'. Beechwood House has kept many of its period features which gives both a homely, elegant, and stately feel. The home is surrounded by a beautiful, landscaped garden within the church yard. All our children and young people will enjoy direct access to the gardens. Beechwood House is located within a church yard, and the home is surrounded by CCTV operation both during the day and night providing extra security.

Beechwood House is a children's home for six/seven 'children and young people'. The 'children and young people' will present with Emotional and Behavioural difficulties including mild to moderate autism, coupled with mild learning disabilities. Beechwood House will also provide specialist service for children and young people who present with mild physical disabilities and there is be access into the home for a wheelchair in and around the house on the ground floor and outside the building.

Beechwood House not only will they care for the most vulnerable in our society, we provide employment to the local people and working alongside other partnerships such as social services, police, health, education etc

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

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

***** REDACTED *****

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

- Dirawu

Date

03/02/2023