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: 2

Suffix: A

Property Name:

Address Line 1: Pennine Road

Address Line 2: Simmondley

Address Line 3: Derbyshire

Town/city: Glossop

Postcode: SK13 6NN

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

Easting (x): 402095

Northing (y): 393668

Description:

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Parker

Company Name

Parkwood Care Limited

Address

Address line 1

Flat 2, 5 Lancaster Road

Address line 2

Didsbury

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 2TY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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 property is a link detached house, which we wish to continue to use as such, with no material changes, in order to provide care for up to three young people aged 11-17. They would be cared for by two members of staff each day from a team of six. The staff will be present at the home from 10am (day 1) until 10pm (day 2) as this provides continuity for the young people and also reduces the changeovers at the home. The Registered Manager will oversee the home, but has the option to work from home as our work documents, policies and procedures are cloud based and so can be accessed remotely. Once a child is placed into our care, we register them in a local school or college to maintain and continue their education. We will support their learning in the meantime, but the home would not operate as an educational facility and there would be no specific on-site intensive educational provision.

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

Supporting documents include Parkwood Care vision and values, existing and proposed floor plans for Pennine Road and C3b certificate for our current home Monica Grove which has been awarded Good provider status by Ofsted.

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

- [x] Permanent
- [ ] Temporary

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

We feel that a Lawful Development Certificate should be granted as within the class of use C3 (Dwelling House), C3b states: "up to six people living together as a single household and receiving care". We feel that we fulfil that criteria as we only ever look after two or three young people at a time, and they are supported by our staff. We aim for our young people to be with us for a minimum of 6-12 months, and they live together as a single household in every sense, as they eat meals together, do activities together, go away on holiday together etc which falls within the remit of a single household.

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Parkwood Care New Children's Home

Date (must be pre-application submission)

05/04/2023

Details of the pre-application advice received

After meetings with Derbyshire County Council we have received full support in setting up our home as per email below;

Good Afternoon Aaron
Lovely speaking with you and yes I am sure my colleagues will be in contact with you after the Bank Holiday to discuss the D2N2 application process and others with a view to speaking with you around where you can be of assistance to Derbyshire County Council in the future… ie. CSE, step down from Teir 4 bed etc.
We look forward to working with you in the coming months.
Many thanks
Lisa Hallam
Placements Commissioning Officer
Central Placements Team | Strategic Commissioning, Quality & Performance | Derbyshire County Council | County Hall | Matlock | Derbyshire | DE4
Direct Dial: 01629 535963 | Mobile: 07866 218 514
You can also Chat to me in Teams - https://teams.microsoft.com/l/chat/0/0?users=lisa.hallam@derbyshire.gov.uk

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Daniel Parker

Date

31/07/2023