



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Rochdale
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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

27

Suffix

Property Name

Address Line 1

Traynor Close

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 5DU

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

Easting (x)

386642

Northing (y)

406354

Description

Applicant Details

Name/Company

Title

Miss

First name

Busisiwe

Surname

Msipha

Company Name

Cheery Blossom Supported Living

Address

Address line 1

20-22 Wenlock Road

Address line 2

Address line 3

Town/City

London

County

Country

UK

Postcode

N1 7GU

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

1.1 The applicant proposes to operate the home / (premises) dwellinghouse (Use Class C3(a)) to a level and degree which would fall within a residential children's care home (Use Class C2). The type of care will be the provision of children in care accommodation for up to two children aged 11 to 16 years. The children being provided with care will be carefully selected in conjunction with the local authority's relevant specialists. The staffing will be made up of two members of staff regularly working and or sleeping at the property. Up to three staff could be present however during the day, with only two remaining present overnight.

The home would be run in the following manner:

1.2 The home would provide accommodation for up to two children who would be cared for by trained carers 24 hours a day and 7 days a week. Care would be given in a communal environment with the child and their carers sharing facilities in a manner akin to a conventional household.

1.3 The carers for the children would not be permanent residents but would work on a regular shift pattern in order to provide continuity with the children and create a family environment and bond with the child. The day shift would be from 8am - 10pm whilst the night shift will be starting from 10pm-8am.

1.4 There will be no huge staff change over on site as a result. The allotted site parking spaces will be adequate for the running of the home. One of the carers would be a more experienced member of staff in a senior role in order to meet the requirements of Ofsted regulations.

1.5 Children would be cared for on a medium to long term basis in order for them to integrate properly into the community and build strong relationships with the carers.

1.6 Food for the children would be cooked by and eaten with the carers.

1.7 The resident children would attend school / college during the day and would utilise services and facilities in the surrounding area. At all times, the children would be accompanied as appropriate and as agreed in their plan of care.

1.8 The applicant will employ carers based on safer recruitment guidelines. The applicant would be registered with Ofsted as the proprietor with the home registered for up to 2 children only.

1.9 The home will have an allocated registered Manager as per Ofsted regulations.

2.0 The only visitors that would be allowed on the premises will be the specialists such as social workers. Family members or friends of the children in care will not be allowed at the premises but will only be able to make contact away from the home in a planned and supervised way as per the children's care plan in conjunction with the local authority specialists.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently being used a normal residential dwelling

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

No change is planned on the use of the land

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

1. Existing layout and elevations drawing
2. Proposed layout and elevations drawing
3. Block plan
4. Site plan

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.

C2 - Residential institutions

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?

Application for a Lawful Development Certificate for the proposed change of use from dwellinghouse (Use Class C3(a)) to residential children's care home (Use Class C2) for accommodation for a maximum of two children or young people aged 11 to 16 years with up to two full time resident carers who will provide high levels of support.

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

Malm Consulting

Date

21/03/2023