Rob Duncan
Planning
Consultancy

PLANNING STATEMENT

152 PARK LANE
KNYPERSLEY

OCTOBER 2020

Site Address:
152 Park Lane, Knypersley, Staffordshire, ST8 7BQ

Applicant:
Helping Angels Ltd.

Proposal:
Change of use from dwellinghouse (Use Class C3) to care home for children and young adults (Use Class C2)

Planning Statement:
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Report Prepared By:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mrs. K. Caddy of Helping Angels Ltd. to submit a full application for the change of use of an existing bungalow at 152 Park Lane, Knypersley from its current use as a dwellinghouse (Use Class C3) to a care home (Use Class C2).

1.2 Helping Angels Ltd. are a registered care provider, regulated by the Care Quality Commission (CQC). Their aims and objectives are to improve market choice for accessing respite services, and to improve the quality of life and opportunities for young people with learning disabilities from within the North Staffordshire area. The submitted proposal will provide a respite care facility (Use Class C2) for children and young people aged between 0 and 25 years with low to moderate learning disabilities and other complex needs such as health and physical disabilities. In doing so the care home will offer opportunities for carers or relatives to have a break from their caring responsibilities, with the child / young person staying in an appropriate environment being looked after by trained carers.

1.3 The young people will live in the property for short periods during which time they will have the opportunity to partake in a variety of activities on the site, including cookery, craft, local walks, and life skills, as well as attending school / college where relevant. The activities carried out on site will be supported by members of staff, in order to help the children / young people gain independence and fulfil their potential. The carers will all be experienced and qualified and will operate on a shift basis, with changeovers twice a day. The carers will therefore not be permanent residents but there will always be carers present on the site.

2 Site Description

2.1 The existing dwelling is located within the established built up area of Knypersley, on the southern side of Park Lane, and forms part of a row of existing dwellings that extend in a SE – NW direction along the southern side of the road. Further residential properties extend in a SE – NW direction along the opposite side of the road.

2.2 The existing property comprises a bungalow, whose accommodation comprises a sitting room, kitchen, shower room, conservatory and two bedrooms. It has a large garden extending to the front, with driveway running along its SE boundary, which extends alongside the dwelling leading to a detached garage to the rear. To the rear of the site lies a large garden area that backs on to the rear garden of no.10 Menai Drive to the SW.

2.3 The site occupies a sustainable location which is located within easy reach of day to day services and facilities, including local schools, shops, doctor's surgery, dentists, public open space, and public transport connections. The site is furthermore located within the defined settlement boundary of Knypersley as set out within the adopted Local Plan.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance:

3.2 **Policy SS1** of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities

- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;

- easy access to jobs, shops and transport services by all sections of the community; increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;

- a healthy, safe, attractive, active, well-designed and well-maintained environment;

- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;

- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.

- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3 **Policy SS2** of the Local Plan relates to the 'Settlement Hierarchy' and confirms that the focus of future growth will be in towns of Leek, Biddulph and Cheadle in order to strengthen their role as service centres.

3.4 **Policy SS6** of the Local Plan relates to the 'Biddulph Area Strategy' and states that the Council and its partners will seek to enhance the role of Biddulph as a significant service centre and a market town and support its regeneration. This will be achieved through a number of actions, including:

- Increasing the provision of educational, health and community facilities. Specific facilities and needs will be identified through the Plans and Strategies of relevant service providers.

- Providing opportunities for new enterprises and businesses by promoting further development

3.5 **Policy H1** of the Local Plan relates to 'New Housing Development' and states that new housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies. It goes on to state that the housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs. Housing development on sites not allocated for such purposes in Policy H2 will be supported within the development boundaries of the towns and larger villages, subject to compliance with the Spatial Strategy and wider Local Plan policies.

3.6 **Policy DC1** of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other requirements):

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;

- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight,

visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;

- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;

- require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;

- ensure, where appropriate, equality of access and use for all sections of the community;

3.7 **Policy T1** of the Local Plan relates to 'Development and Sustainable Transport' and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved (amongst other requirements) by:

- Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

- Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

4 Other Material Considerations

National Planning Policy Framework (2019)

4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development, and sets out policies, *inter-alia*, in respect of supporting the delivery of local strategies to improve health and well-being for all section of the community, promoting social interaction, ensuring that the needs of groups with specific housing requirements are addressed, and ensuring highway safety. The content of the NPPF has been taken into consideration in the preparation of this application and is discussed in more detail within the Planning Assessment below.

SMDC Local Plan Car Parking Standards

4.2 The adopted parking standards for a C2 use such as the proposed development require that one parking space be provided per resident staff member, plus 1 space per non-resident present at peak working times. In addition, there should be one space per 3 bed spaces for visitors. An ambulance space should also be provided in a position which would not impede site access but located as close as possible to the main entrance of the establishment.

DoE Advice on Short Breaks for Carers of Disabled Children

4.3 This document confirms the legal duty for Local Authorities to provide a range of services for families to provide breaks for carers of disabled children, and provides context and background to the proposed development, which will help to meet the need for such respite services within the North Staffordshire area.

5 Planning Assessment

Principle of Development

5.1 Paragraph 91 of the National Planning Policy Framework states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, and should enable and support healthy lifestyles, specially where there is would address identified local health and well-being needs. Paragraph 92 adds that to provide the services that the community needs, planning decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

5.2 The Department of Education Departmental Advice on Short Breaks for Carers of Disabled Children confirms that Local Authorities have a duty under the Children Act 1989 to provide, as part of the range of services they provide for families, breaks from caring for carers of disabled children to support them to continue to care for their children at home and to allow them to do so more effectively. This duty is enshrined within the Breaks for Carers of Disabled Children Regulations 2011 (more commonly known as the Short Breaks Regulations) and requires local authorities to do three things:

1. *to ensure that, when making short break provision, they have regard to the needs of different types of carers, not just those who would be unable to continue to provide care without a break;*

2. *to provide a range of breaks, as appropriate, during the day, night, at weekends and during the school holidays; and*

3. *to provide parents with a short breaks services statement detailing the range of available breaks and any eligibility criteria attached to them.*

5.3 The shift away from traditional bed based provisions for respite care, towards delivery through community based services is clear, as it promotes independence, choice and wellbeing and helps to reduce dependency on long term care and statutory services. Respite plays a vital role in helping families and carers cope with the ongoing demands of providing care and support, and also provides an opportunity for the customer to access specialist support, have new experiences and develop new skills. Respite care also provides services that can be used in times of crisis or potential crisis as a place where people can go for a short period and reduce the need of going into a hospital setting.

5.4 Helping Angels Ltd. are an established care home operator who have a strong understanding of the problems faced by young people and of how to support them to develop into successful adults who are engaged with their community. Their aim is to ensure that all children and young people fulfil their potential, regardless of their background or life experiences to date, and to allow individuals to maintain their independence, learn new skills, engage with others, and improve their overall health and wellbeing.

5.5 The proposed change of use will provide a respite care facility for up to two children / young adults aged between 0 and 25 years with low to moderate learning disabilities and other complex needs such as health and physical disabilities. A child would typically stay at the home for a minimum of two nights, and up to a maximum of seven nights. Whilst living there they would partake in a number of activities aimed at enhancing their life skills, as well as other activities, including cookery, arts and crafts, house cleaning, bed

making etc. The children will also attend school / college as normal during term time.

5.6 The children / young people will be supervised by two carers who will operate on a shift basis, with staff changing over twice a day. No regular care, i.e. visiting doctors, therapists etc. is to be provided on site, other than that provided by the carers in the execution of their duty of care to the children. The premises will furthermore be registered and regulated by the Care Quality Commission (Helping Angels Ltd. is rated as 'Diamond' by the CQC on its other facilities).

5.7 Local respite providers covering the North Staffordshire area are already oversubscribed and the proposed change of use will respond to and assist in helping address local needs for such services. The proposed change of use to provide respite care services is wholly consistent with the objectives of policy SS1 of the Local Plan which seeks to ensure that development contributes positively to the social, economic and environmental improvement of the Staffordshire Moorlands, as it will provide a form of healthcare for which there is considerable demand within the Moorlands and wider North Staffordshire area. The proposal is also fully consistent with the provisions of policies SS2 and SS6 of the Local Plan which seek to target growth on Biddulph and enhance its role as significant service centre, and also accords with the objectives of paragraphs 91 and 92 of the NPPF. The principle of development is therefore considered to be acceptable.

Design & Layout

5.8 The proposed development does not require, nor does it propose any external alterations to the existing dwelling in order to accommodate the proposed use. Given the absence of any external changes to the building, the proposed development will not give rise to any material impact to the

character and appearance of the surrounding area, and thus meets the requirements of policy DC1 in this regard.

Residential Amenity

5.9 The proposed development will operate in many respects in a similar manner to a dwellinghouse, with children living in the house under the supervision of adults (carers) and partaking in after school activities such as arts and crafts, cookery etc. and also attending school during the daytime. The comings and goings associated with the premises will not be dissimilar to those associated with a dwellinghouse, and the use of the premises for the such purpose will not materially detract from the amenity of neighbouring residential occupiers.

5.10 The occupants of the property will furthermore be supervised throughout the day by the carers on the site, who would interact with the children / young people in a way that is very similar to a parent or guardian. This is a residential use, located within a residential area, and will not give rise to any material adverse impact to neighbouring residential amenity. The proposed development is therefore consistent with the requirements of policy DC1 of the Local Plan in this regard.

Highway Safety

5.11 The Local Authority's adopted car parking standards dictate that there should be one parking space provided per resident staff member, plus 1 space per non-resident present at peak working times. In addition, there should be one space per 3 bed spaces for visitors. On top of that is a requirement under the parking standards to accommodate space for the parking of an ambulance.

5.12 The proposed development will have two members of staff present on site during the day and during the night, with no fluctuations, and there are two bedrooms which will each be single occupancy. Such arrangements give rise to a parking requirement of 3 spaces plus one ambulance space.

5.13 The existing driveway serving the site is some 22 metres in length, and also widens out in front of the dwelling to provide further space for parking. The driveway is capable of accommodating the required three parking spaces, with ample space left over for the parking of an ambulance should the need arise. The proposed development is therefore consistent with the requirements of policy T1 of the Local Plan.

6 Conclusion

6.1 Having regard to the considerations set out above, it is submitted that the proposed change of use of the existing dwellinghouse to a respite care home is acceptable in principle and will not materially detract from the character and appearance of the surrounding area or give rise to harm to neighbouring residential amenity. The site also benefits from adequate off-street parking provision to meet adopted car parking standards and therefore will not give rise to harm to highway safety.

6.2 The proposed development is therefore considered to meet the requirements of policies SS1, SS2, SS6, H1, DC1 and T1 of the Staffordshire Moorlands Local Plan and guidance set out within the National Planning Policy Framework.