

Dear Planning Officer,

I, the applicant Graham Walker am seeking a Certificate of Lawful Development that establishes that the existing current use of Hollyoaks, Uttoxeter road, Draycott, Stoke-on-Trent, ST11 9AQ is lawful as a Children's Care Home C2

The home has been in operation for over ten years since 2012. This home is providing Social care for up to 4 children from the age of four to seventeen. There are a number of necessary staff to care for them, these staff work shifts but do not live on site. Also managers, maintenance personnel, all personnel to comply with Ofsted regulation/requirements, parents/ guardians, social workers, police and fire services etc. Therefor this is lawful under Section 191 of the Town and Country Planning Act 1990.

This is required as I am advised by a firm of consultants specialising in this area. They are also advising that some Ofsted inspectors are saying that that the current planning does not cover the amount of personnel coming and going to and from the house and attending the house.

The application is accompanied by the following documents:

- Ofsted Inspection reports
- Ofsted inspection report 20/06/2013
- Ofsted inspection report 18/09/2013
- Ofsted inspection report 25/06/2014
- Ofsted inspection report 18/03/2015
- Ofsted inspection report 18/08/2015
- Ofsted inspection report 05/02/2016
- Ofsted inspection report 06/12/2016
- Ofsted inspection report 22/03/2017
- Ofsted inspection report 10/01/2018
- Ofsted inspection report 19/02/2019
- Ofsted inspection report 23/07/2020
- Ofsted inspection report 13/10/2020
- Ofsted inspection report 26/01/2021
- Ofsted inspection report 30/11/2021
- Ofsted inspection report 04/01/2023
- Ofsted inspection report 12/03/2024
- Ofsted inspection report 13/11/2024
- A statement linking the Ofsted Inspection number to SC447645 to Hollyoaks.
- A statement from from a former member of staff that was employed by Unity Residential care services.
- A letter from my insurers regarding what the house is used for.
- A letter from Neighbour - Anne walker

The Ofsted inspection report dated 20/06/2013 listed above confirms that the Hollyoaks was in use as a children's care home on the 04/04/2012. First known inspection of the Children's Care Home carried out by Ofsted took place in April 2012.

As further proof I am happy for the planning officer and others to view the modifications inside Hollyoaks which prove operation as a childrens care home, should the attachments not be enough evidence.

There are also several tenancy agreements that I am happy to let the planning officer and others have sight of if further proof linking the Ofsted number SC447645 to Hollyoaks is required.

Taken together, the supporting information proves categorically that the property has been in a continuous use as a Children's Care Home falling under the C2 use as the per the Use Classes Order for a period totalling more than 10 continuous years, as is therefore lawful having regard to Section 171B of the Town and Country Planning Act.

It is therefore respectfully asked that a Certificate be granted as per the description of development at the earliest opportunity.