

Planning Statement

Change of use to a Children's Residential Home (Use Class C2) for up to 2 children, aged 8-18 years old, including the conversion of the existing garage into an office and store.

1 The Poplars, Brandlesholme Road, Bury BL8 1HR

For Lindum Care Ltd

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I. INTRODUCTION

- I.1 Plande has been appointed to submit a supporting statement for the change of use to a Children's Residential Home (Use Class C2) for up to 2 children, aged 8-18 years old, including the conversion of the existing garage into an office and store at 1 The Poplars, Brandlesholme Road, Bury BL8 1HR.



Figure 1: Location Plan

- I.2 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance, and material considerations.
- I.3 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Bury Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposal
 - Section 5: Planning Policy Framework
 - Section 6: Scheme Assessment
 - Section 7: Conclusion
- I.4 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.

2. SITE & SURROUNDINGS

- 2.1 The existing site comprises a detached stone property, formerly two cottages constructed as farm workers dwellings in the early nineteenth century. The property was converted into a single dwelling many years ago. The gable of the property presents onto Brandlesholme Road with vehicular access to the south side of the dwelling leading to a detached double garage and mature gardens at the rear.
- 2.2 The existing dwelling benefits from 4no bedroom, and a bathroom at first floor level, with general living accommodation on the ground floor.



Figure 2: Photograph of existing property

- 2.3 To the north and west of the site is Brandlesholme Road Park and to the south is Brandlesholme Community Centre and Foodbank. To the east of the site, beyond Brandlesholme Road are residential dwellings.
 - 2.4 The property is located 150m from a local parade of shops, and 2.7km from Bury town centre which is accessible by public transport.
 - 2.5 4no car parking spaces are available on site, along with secure cycle storage facilities
 - 2.6 The flood map illustrates that the application site is in Zone I which is an area with a low probability of flooding. Furthermore, the site is not within the Green Belt, or a Conservation Area, or in close proximity to a Listed Building.
- ## 3. PLANNING HISTORY
- 3.1 A planning history search illustrates no relevant planning applications for the site.

4. THE PROPOSAL

- 4.1 This application proposes a change of use from a residential to a Children's Residential Home (Use Class C2) for up to 2 children, aged 8-18 years old, including the conversion of the existing garage into an office and store.

ABOUT THE APPLICANT

- 4.2 Lindum Care Ltd seeks to provide a children's residential home to provides a safe, caring and supportive environment for children who are in the care of the local authority due to experiencing poor parenting, trauma and neglect.
- 4.3 The company works in a collaborative and supporting manner with Local Authorities from all over the northwest and on occasion all over the UK. The children are under the care of the Local Authority and will reside with us where we will parent and provide a home to each child ensuring a nurturing, safe caring and compassionate environment.
- 4.4 Residential placements are ongoing for children aged 8 years to 18 years. During this time, the children are supervised by resident support workers who will meet the child's individual placement plan taking into account instructions from the courts and local authorities. The children are often accompanied by staff, to go out to access local community facilities. Social Workers and other support workers who support the child will visit the property as required, although it is not anticipated that this will be on a daily basis.
- 4.5 Lindum Care is staffed 24 hours a day, 7 days a week, although core operation hours are 08.00-1700 hours, Monday to Friday.
- 4.6 It is anticipated that the company will employ 7 staff in total, including a manager, deputy manager, keyworkers. The Shift patterns are 2 days on, 4 days off. The 2 days on will include on site sleep in thus there will be a minimum of two staff at any given time.
- 4.7 Staff will work on a rota basis according to job role as follows:

Management
Monday – Friday, 08.15-16.30 hours.

Key Workers
7.30am- 22:00 with sleep in for 2 days and 2 nights. Followed by 4 days off.

- 4.8 Most staff members will be recruited locally. Staff will be encouraged to use public transport or sustainable modes of transport to commute to work.
- 4.9 Deliveries to the house are similar in nature to a residential dwelling, and are expected to be online grocery deliveries and Amazon deliveries or similar. Families generally shop locally for food.

BUSINESS CASE AND NEED

- 4.10 The local authority is responsible for ensuring children in care are offered a home that can meet their needs and ensure their safety and wellbeing. There is high demand for our service due to the number of children in care and coming into care. The Applicant will work closely with the local authorities taking guidance and advice around the support and care offered and ensuring that they provide the children with a home while not in the care of their own families.
- 4.11 The Director has a proven track record within social care with over 8 years' experience, the Manager is an experienced professional in children residential settings and with the support of the Deputy Manager and support workers will meet the regulations and standards required while offering a high demanded service for children in care.

5. PLANNING POLICY FRAMEWORK

5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- The Bury Unitary Development Plan, Adopted 29 August 1997
- Places for Everyone (PfE) Joint Development Plan Document, Adopted 21 March 2024. This document supersedes some of the Bury UPD policies.

5.2 This section provides the background to the development plan and identifies the relevant policies below.

BURY UNITARY DEVELOPMENT PLAN

5.3 The relevant policies are identified as follows:

- Policy CF3 Social Services
- Policy CF3/1 - Residential Care Homes and Nursing Homes
- Policy HT2/4 - Car Parking and New Development

5.4 Policy CF3 Social Services - This policy supports favourable consideration for new or improved social services facilities aimed at vulnerable groups including children, the elderly, and those with disabilities, to enhance their well-being and accessibility to essential services.

5.5 Policy CF3/1 - Residential Care Homes and Nursing Homes - Enabling the establishment of residential care and nursing homes in residential areas, the policy mandates that these facilities should not interfere with the neighbouring area's amenity, thus ensuring community harmony and support for the elderly and infirm.

5.6 Policy HT2/4 - Car Parking and New Development - This policy requires that all new developments provide sufficient car parking and servicing provisions as per the council's standards, ensuring that developments cater adequately to the needs of their users and do not exacerbate local traffic issues.

5.7 PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT.

5.8 The relevant policies are identified as follows:

- Policy JP-P1 Sustainable Places
- Policy JP-P3: Cultural Facilities
- Policy JP-P5: Education, Skills and Knowledge
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-C5: Streets for All
- Policy JP-C6: Walking and Cycling

5.9 Policy JP-P1 articulates a vision for sustainable and resilient places characterized by unique identities, inclusivity, safety, and connectivity, contributing to liveability and efficient use of resources.

5.10 Policy JP-P3 focuses on nurturing cultural sectors by safeguarding heritage sites, supporting new cultural venues, and exploiting vacant properties for cultural initiatives, thereby revitalizing local economies and community engagement.

5.11 Policy JP-P5 supports educational growth by ensuring access to educational facilities, coordinating with housing developments for sufficient resources, and aligning with workforce demands to foster a well-educated population equipped for future challenges.

5.12 Policy JP-H3 focuses on diversifying housing types and sizes to cater to distinct local needs, fostering inclusive neighbourhoods. This includes provisions for specialist housing for vulnerable groups and adheres to space standards and accessibility requirements. Emphasis is also placed on using innovative building methods to enhance delivery and standards.

- 5.13 Policy JP-C5 aims to enhance the quality of place through well-designed streets that promote walking, cycling, and public transportation use. It supports modifications to the highway network to increase non-vehicle travel, underpinning the overall strategy to improve public transit and environmental quality.
- 5.14 Policy JP-C6 outlines strategies to increase walking and cycling through infrastructure that connects communities, promotes ease of movement, and incorporates green network developments, enhancing environmental and recreational access.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.15 The National Planning Policy Framework (NPPF) was published in 2012 and last revised in December 2024. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.16 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives which are independent and need to be pursued in mutually supportive ways:
 - a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.17 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision-taking this means:
 - Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination; or
 - Specific policies in the Framework indicate development should be restricted.
- 5.18 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Furthermore, Decision-makers should seek to approve applications for sustainable developments where possible.
- 5.19 Paragraph 48 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.20 Paragraph 56 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

- 5.21 Paragraph 128 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 5.22 Paragraph 135 (f) states that developments should 'create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.23 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.

6. SCHEME ASSESSMENT

- 6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the application. It provides an analysis of the main planning matters related to the principle and a more detailed, policy-orientated assessment of planning considerations.

PRINCIPLE OF DEVELOPMENT

- 6.2 The application seeks permission for the change of use of the existing dwelling to a C2 Residential Institution. This proposal is considered to align robustly with the overarching principles and specific objectives of the National Planning Policy Framework (NPPF), thereby supporting its acceptance in principle.
- 6.3 The NPPF emphasises the need for planning policies and decisions to promote social, economic, and environmental enhancements in the community. The proposed change of use to a C2 category aligns with these goals by contributing to the local availability of residential care facilities, which is crucial for supporting vulnerable families and enhancing community welfare.
- 6.4 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.5 Paragraph 8 of the NPPF identifies three overarching objectives for sustainable development: economic, social, and environmental. The change of use proposed enhances the social fabric by providing essential services and care facilities. It maintains the dwelling's economic viability by repurposing an existing property rather than requiring new construction, thereby also supporting environmental sustainability through optimal use of land and existing structures.
- 6.6 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision makers to approve applications that accord with the Development Plan without delay.
- 6.7 Paragraph 128 of the NPPF stipulates that developments should add to the overall quality of the area, be visually attractive as a result of good architecture and appropriate landscaping, and maintain a strong sense of place with a high standard of amenity for all existing and future buildings. The submitted plans detail careful consideration of design, maintaining the character and aesthetics of the existing structure, and proposing enhancements to ensure integration and complement the locality's character.
- 6.8 The proposal is also consistent with the Local Development Framework, which promotes diversified use of current housing stock to address specific local needs. The conversion of the dwelling into a C2 Children's Residential Home is a strategic response to identified gaps in local care facilities, underlining its necessity and relevance.
- 6.9 Policy CF3 - Social Services and CF3/I - Residential Care Homes and Nursing Homes suggest favourable consideration for proposals enhancing social services and situating residential care homes in areas

without negatively impacting the local amenity. The Home will contribute significantly to social services by providing essential support and does so within an existing residential framework, thus ensuring minimal impact on the surrounding amenity.

- 6.10 This use aligns well with the established residential nature of the area, and proximity to existing community facilities, providing a safe and secure environment comparable to that of a typical family home. The ethos is centred on minimal alteration to the property to maintain its character as a dwelling within the community, which conforms with policy JP-P1 of Places for Everyone and supports the National Planning Policy Framework's principles.
- 6.11 The proposed change of use creates specialist housing for vulnerable families, which is supported by policy JP-H3 of Places for Everyone.
- 6.12 The principle of development can therefore be considered acceptable in this location.

DESIGN AND LAYOUT

- 6.13 The design and layout of the property will retain the existing domestic character of the property, with living spaces located at ground floor level, and bedrooms located at first floor. No external alterations area required to facilitate the change of use.
- 6.14 Two of the bedrooms will be used by the Children and the remaining two will be used by the staff.
- 6.15 The existing garage will be converted for office use, to support the business. It is suggested that this in ancillary to the main use of the property, and similar to the provision of a home office in an outbuilding within the curtilage of the dwelling.
- 6.16 These changes are not expected to alter the residential character of the property or the visual aesthetics of the area, thereby complying with policies JP-P1, JP-H3 and JP-P5 of Places for Everyone.

RESIDENTIAL AMENITY

- 6.17 The operation of the Home is designed to mimic the rhythms of a normal family home, with minimal expected disruption to the local environment. The property layout supports sufficient parking without necessitating additional traffic or parking stress in the neighbourhood. Given the nature of the Home, the number of occupants and staff would closely mirror that of a standard family unit, without introducing abnormalities to the community fabric.

NOISE AND AMENITY

- 6.18 The day-to-day activities within the Children's Residential Home will replicate those typical of a residential setting, thus not contributing to any significant noise or nuisance. With regulated operational protocols, including staff shift timings and visitor management (therapeutic and statutory), the exposure to extra noise or activity is meticulously controlled to remain within community norms.

ACCESS AND HIGHWAYS

- 6.19 The site is well located for public transport, with bus services running along Brandlesholme Road into Bury, where a range of public transport options can be found.
- 6.20 The property includes 4no car parking spaces for staff and visitors. Staff will be encouraged to use sustainable modes of transport.
- 6.21 It is suggested that the scale of the development proposed is commensurate with family living, and that the proposals would not have a significant impact on parking in the area, road safety or traffic flow in the local area.

- 6.22 It is suggested that the proposals will have minimal impact on the local streetscape and promotes safe and inclusive access in accordance with policy JP-C5 of Places for Everyone.

ARBORICULTURAL & LANDSCAPING MATTERS.

- 6.23 The proposals do not involve major excavations or alterations that could affect the site's drainage or landscape character. The existing garden space will be retained as a private garden for use by the families, and no changes are proposed to the mature planting within the site.

REFUSE AND RECYCLING

- 6.24 The existing dwelling has adequate space for the storage of refuse and recycling. The change of use to a Children's Residential Home will likely not make any material impact on the amount of waste generated and as such no changes to the storage of refuse and recycling on site are proposed.
- 6.25 The Applicant will enter into a commercial agreement for the disposal of non-recyclable and recyclable waste in a similar manner to their existing facility.

7. CONCLUSION

- 7.1 The proposed development seeks planning permission for the change of use to a Children's Residential Home (Use Class C2) for up to 2 children, aged 8-18 years old, including the conversion of the existing garage into an office and store at 1 The Poplars, Brandlesholme Road, Bury BL8 1HR.
- 7.2 The proposed Children's Residential Home hosts a well-considered use of residential space, aligning with the community's existing fabric while fulfilling a crucial social service function. The development upholds all suggested planning principles and local policies, proposing a minimal and thoughtful integration into the neighbourhood that enhances its social value without compromising on residential quality or safety.
- 7.3 It is considered that the proposal would align with the Development Plan in that it provides for appropriate use and will be a significant benefit to the area.
- 7.4 It is considered that the proposals would represent sustainable development which is consistent with adopted planning policy, and which should be supported in order to deliver the wider social, environmental and economic benefits.
- 7.5 It is therefore respectfully requested that the application is approved. In the event that Bury Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.