



## **PLANNING STATEMENT**

### **(Incorporating a Heritage Statement)**

**Change of use from a hotel (C1) to a residential institution  
wellness facility (C2)**

**Proposal: Amendment of Condition 3 [19/00470/FULMAJ]**

**Location: SPRINGFIELD HOUSE  
WHEEL LANE  
PILLING  
NEAR PRESTON  
PR3 6HL**

**11/09/2021**



## 1. Proposal

- 1.1. Planning permission was granted on 28 June 2018 for the: 'Change of use from a hotel (C1) to a residential institution wellness facility (C2) (18/00363/FULMAJ).' It is a grade II listed building, situated within the Green Belt.
- 1.2. In 2019, an application (19/00470/FULMAJ) was approved amending the use to a children's care home. Condition 3 was accordingly amended to: *'The premises shall be used for the therapeutic treatment of children as described in this application in the design and access statement (11/5/19) and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).'*
- 1.3. A letter dated 3 February 2021 was received from Wyre Council stating that they were investigating an alleged breach of planning control (see Appendix 1)
- 1.4. A response was provided by me on behalf of my clients on 23 February 2021 (see Appendix 2) clarifying their position.
- 1.5. In an email dated 9 September 2021 from the Wyre Planning Section, it was suggested that introducing a school use would not be allowed under Condition 3. Although my client still believes the use would not be material and hence not require planning consent, this application has been submitted to ensure the use is authorised.
- 1.6. It is now proposed that the children living in the home would also receive education within the building. The proposed revised condition would read:  
  
*'The premises shall be used for the therapeutic treatment and education of children as described in this application in the planning statement (20/09/2021) and for no other purpose (including any other purpose in Class C2 or F1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).'*
- 1.7. The education offering proposed would be wholly restricted to children receiving therapeutic treatment and not for day students who do not reside

at the home and as such would be ancillary to the main use of as a care home.

- 1.8. The nature of therapeutic treatment for children requires a holistic approach where care, therapy and education provide a wraparound service to support the recovery from their early childhood trauma. This helps to contain children and provide them with a secure base through consistent adults and forms a critical part of their recovery. Each child receives in excess of 8000 hours therapeutic treatment/care per annum with the rest of the time made of ancillary services including the provision of education. Whether my clients are providing 'therapy' for up to 8 children or 'education' for up to 8 children, exactly the same staff numbers are involved with the only difference being the subject matter.
- 1.9. In addition to this, the profound impact that Covid-19 has had on all aspects of life and the overwhelming challenges that have been presented to people's well-being cannot be underestimated. The wraparound support that the children have received including the continuation of schooling on-site, has had a positive impact on maintaining their health and wellbeing.
- 1.10. The issue relating the Springfield House being registered as a school is legally governed as set by the Department for Education with the criteria stipulating that you must register the school if you provide full time education for:
  - 5 or more pupils of compulsory school age
  - 1 or more pupils of compulsory school age with an education, health and care (EHC) plan or statement of special educational needs (SEN)
  - 1 or more pupils of compulsory school age who are looked after by the local council

## **2. Assessment**

### **Green Belt**

- 2.1. Springfield House is situated within the Green Belt. The 'Publication Draft of the Wyre Local Plan reflects the NPPF in policy SP3.

*'Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances. Any development in the Green Belt will only be granted planning permission where it meets the requirements of the Core Development Management*



*Policies and it is demonstrated that it will preserve the openness of the Green Belt and will not give rise to a conflict with the purposes of including land within it.'*

*Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:*

*.....*

*d) the re-use of buildings provided that the buildings are of permanent and substantial construction.*

- 2.2. This proposal only involves the reuse of an existing building, hence has no adverse impact on the openness of the Green Belt. Furthermore, the building is of permanent and substantial construction.

#### **Flood Risk**

- 2.3. It is situated in Flood Zone 3, an area with a high probability of flooding but which benefits from flood defenses. The proposed residential institution is classified by the Environment Agency in the same category as the existing hotel, as 'more vulnerable'.

- 2.4. Local Plan Policy CDMP2 Flood risk and Surface Water Management states:

*'Where development is proposed in areas at risk of flooding, unless specifically proposed in this Local Plan, it must be demonstrated that the Sequential Test has been applied and there are no reasonable available alternative sites at lower risk, considering the nature of flooding and the vulnerability of the development.*

*Subject to passing the Sequential and where required the Exceptions Test as set out in national policy and guidance, development will only be permitted in flood risk areas where appropriate mitigation and / or adaption measures are proposed to reduce the likelihood and / or impact of flooding*

- 2.5. The Environment Agency has confirmed that the proposed change of use will not require a 'sequential test.'

#### **Listed Building (Heritage Statement)**

- 2.6. Under the National Planning Policy Framework (NPPF) (194), local planning authorities require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 'The level



of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

- 2.7. Details of the listed building are included in the appendix. Allowing the building to be used as a school for only existing residents will have no implications for the appearance or character of the building.
- 2.8. Since only the use is slightly changing, with no physical alterations, the proposal will not adversely affect either the character of the building or its setting.
- 2.9. As a result of the proposal, significant new investment will be made into the fabric and upkeep of the listed building. Local Plan Policy CDMP5 (Historic Environment) states:

*'The Council's overall objective in relation to the historic environment is for heritage assets to be protected, conserved and where appropriate enhanced for its aesthetic and cultural value and its contribution to local distinctiveness and sense of place.'*

- 2.10. The applicant is mindful of its responsibilities with regards to the listed building and of the need to apply for listed building consent should structural changes or other alterations be proposed.

#### **Residential Amenity**

- 2.11. The nature of the client group, together with the level of supervision, will mean that nearby residents should be unaffected by the education use. The comings and goings from Springfield House would increase markedly should the young people have to try and access schools away from the home and due to their traumatic experiences would be contrary to their treatment during their early stages of recovery.
- 2.12. The operator is committed to working with the local community, in the unlikely event that any issues did arise.



### **3. Conclusions**

- 3.1. The proposal to provide full time education within the building will have no material difference in planning terms from the existing approval. There will be no additional noise with the children already living in the house.
- 3.2. As it will not serve children who are not resident in the house, it will not result in additional comings and goings at school opening and closing times. There will be one or two extra visitors a day by the teachers, but this will not have a significant impact on the neighbouring properties.
- 3.3. The use for education does not conflict with policies in either the NPPF and the Publication Draft of the Wyre Local Plan.
- 3.4. The Council is respectfully requested to support the application.



## List entry Description

### Details

SD 34 NE PILLING WHEEL LANE

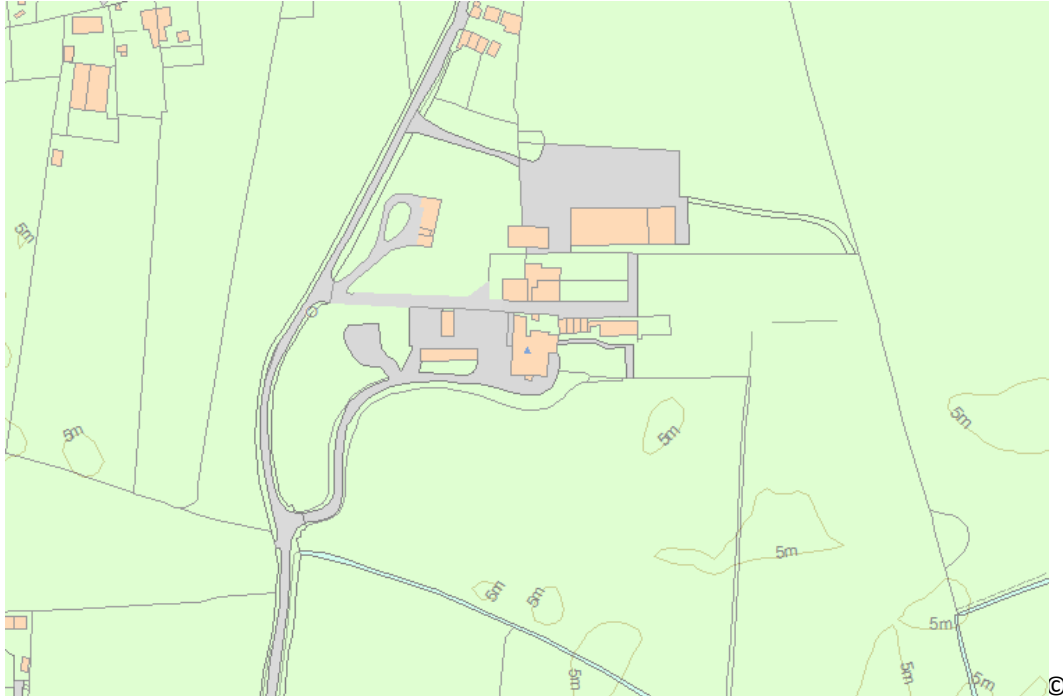
2/26 Springfield House Hotel - - II

Hotel, formerly house, early C19th. Punched sandstone ashlar with hipped felt roof. 2 storeys. South front of 3 bays with corner pilasters, plinth, cornice with blank frieze and blocking course, and projecting central bay. Windows sashed with glazing bars, with plain reveals and projecting sills. Porch has entablature supported on Tuscan columns. West front, of 4 bays, similar but without central projection. Chimneys on ridge.

Listing NGR: SD3957448890

National Grid Reference: SD 39574 48890

### Map



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