

**Application by Coastal Care Group
for Planning Permission for the
Use of the property as a Care Home for 2
Children
in respect of
309 St Annes Road,
Blackpool.
FY4 2EE**

Planning and Law Limited
The Old Office
Grange Farm
Grange Road
Singleton
Poulton-le-Fylde
Lancashire
FY6 8LP

Introduction

1. Planning and Law Ltd is instructed by Coastal Care Group to submit an application in respect of an existing property at 309 St Annes Road, Blackpool FY4 2EE The application description is as follows:

“Use of the property as a care home for two children in need of care”

2. The Coastal Care Group is the Owner of the property.
3. The application is constituted in the following documents:
 - o application form dated 10/06/22
 - o Site Location Plan with red line
 - o Floorplans – Existing
 - o Floorplans - Proposed
 - o this Supporting Statement
 - o Supporting Statement Appendix 1 – Questions Answered
 - o Supporting Statement Appendix 2 – Management Plan
4. As noted above, Coastal Care Group, the applicant, has acquired the application property.
5. The management company for the property will be Coastal Care Group
125 St. Annes Road East FY8 3HW

Application Property

6. As noted above, accompanying the application are floorplans for the property as existing and proposed.
7. It can be seen from the Existing Floorplan that the accommodation is currently set out as follows:
 - an entrance hallway leading to
 - a TV lounge
 - a dining room/day room itself leading to
 - a kitchen, and
 - a garage separately shown on the plans
8. At first floor level the accommodation is currently set out as three bedrooms and a bathroom.
9. It is not proposed to carry out any external works of alteration to the property, indeed there are no significant physical internal alterations proposed. The only differences between the existing and proposed situations is that bedroom 3 becomes a staff office, and a part of the garage becomes a manager's office.

Application Issues

10. The application is for “*Use of the property as a care home (C2) for two children in need of care*”

11. It is difficult to see how the proposed use would have any significantly different effect on the surrounding properties and land uses than the existing use.
12. In terms of amenity, the application property is a reasonable sized detached dwelling house set in its own curtilage. The proposed change of use would have no significant impact on the residential character or appearance in the area, and no detrimental impact on the amenity of the neighbouring properties.

Planning Issues

13. Experience indicates that the Council have *inter alia* two concerns with this type of proposal.
14. The two reasons are individually dealt with below.
15. **Reason 1** - The first issue is that the Council believe that there is a pressure on this Council, and its resources, which comes from children being placed in care within the Council's area by other social services authorities from outside the Borough. This could result in disproportionate strain on local public services and be detrimental to the Council's ongoing efforts to establish more balanced and healthy local communities.
16. This is, however, an issue that can be dealt with via a section 106 obligation.
17. **The restriction in the section 106 obligation would be that the operator would not allow the property to be occupied by any person other than a person nominated by Blackpool Council for placement in the property, or nominated by a local authority not being Blackpool Council for placement in the property provided that prior to occupation the operator is in receipt of written agreement with the Council that this could take place.**
18. This has been a mechanism that has been successfully used elsewhere in the Borough, and it is suggested that it would work as a mechanism in this case, with the effect that this potential reason for refusal of the application would be overcome.
19. **Reason 2** - The second issue is to the effect that the application property should not be within 400 m of an existing specialist care facility falling within use class C2 and meeting similar needs. The basis of this is that there is a desire to avoid concentrations of this type of use within individual parts of the Borough
20. This is a difficult issue for the applicants/owners and intended operator's to deal with because they may not know, except generally, where another similar property may be. However, the Council operate an informal register of such uses, and although the Council will not confirm the address of similar properties, they will confirm whether or not there are such properties within 400 m.
21. In this case enquiries of the Planning Department indicate that there are no such similar properties within the 400 m boundary.

Management Plan

22. Policy BH 24 of the Blackpool Local Plan 2001-2016 requires a Management Plan to be produced in respect of applications for care facilities. Such a Plan is reproduced as Appendix 2 to this Statement.

Conclusions

23. The Applicant believes on the basis of the above, that the proposal conforms with relevant policy and general planning considerations.
24. Accordingly planning permission is respectfully requested for:

“Use of the property as a care home (C2) for two children in need of care”