



Department of Place
 Development Services
 4th Floor Britannia House
 Hall Ings
 BRADFORD BD1 1HX
 Tel: 01274 434605

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Briar Garth is a detached house on the junction of Shipley Rd and Sleningford Rd.

Applicant Details

Name/Company

Title

Bradford Metropolitan City Council

First name

Paul

Surname

Sutton

Company Name

Bradford Metropolitan City Council

Address

Address line 1

BCFT 2nd Floor (NB: This is the address of the person applying for planning permission, not the actual address of the property permission is bein

Address line 2

Sir Henry Mitchell House,

Address line 3

4 Manchester Road,

Town/City

Bradford

County

West Yorkshire

Country

United Kingdom

Postcode

BD5 0QL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Tereasa (Terri)

Surname

Denby-Wallis

Company Name

BCFT

Address

Address line 1

BCFT, 2nd Floor

Address line 2

Sir Henry Mitchell House

Address line 3

4 Manchester Road.

Town/City

Bradford

County

West Yorkshire

Country

UK

Postcode

BD5 0QL

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.18

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Change of use from Use Class C3: Dwellinghouse to young person's care home and assessment centre (C2: Residential Institutions)

Bradford Metropolitan Council (Lead Matthew Seed) are purchasing Briar Garth, a house in Saltaire, to be used as a Children's Home by Bradford Children and Families Trust (Lead Terri Deny-Wallis). I, Paul Sutton, am completing the application on behalf of the above. As I will be leaving BCFT after this is submitted please liaise with Mrs T DW in the first instance.

Change of Use of the property from a domestic dwelling to a children and families assessment centre and home.

Bradford Metropolitan City Council aim purchase Briar Garth and change its use (cosmetic and safety work inside and out to allow for this) to that of an operational specialist provision for children and families.

The planned remit of the home is very specific: to meet the needs of Children and Young People (C&YP) and their and families when there is a risk of family breakdown. The service is designed to provide dedicated intensive, home/residential based, family support to complex families with a high level need who are currently allocated to a social worker and on a visible trajectory to care.

The aim is to provide:

Short term accommodation for up to 3 C&YP at a time.

Residential staff will operate the home to ensure the care of children who are resident.

Outreach staff from the Early Help and Prevention Service will operate out of the home to support CYP and their families in the Community.

User group will be CYP aged 11 - 17 year-olds (to be agreed in line with Edge of Care Strategy).

The CYP and their families will be supported with a package of support over 6 months to a year maximum. Each child will effectively get a "respite care package" of no more than 75 days in a year maximum and it is envisaged that no child will be in the home for more than 1 week at a time.

We cannot purchase unless we have planning consent agreed.

NB: There is already PLANNING PERMISSION in relation to this site. The garden area to the west of the property was granted detailed planning permission for a substantial 7/8 bedroom, 4 storey detached property. This was granted on the 18th February 2022. This is note being utilised as part of this purchase, we are looking to use the whole site as children's home/children and families assessment centre.

Paul Sutton

Interim HoS Placements, Residential and Foster Care

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Domestic Dwelling/Family Home for its current residents.

We require planning consent of change of use from Use Class C3: Dwellinghouse to young person's care home and assessment centre (C2: Residential Institutions) before we purchase.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Vehicle Type:

Cars

Existing number of spaces:

4

Total proposed (including spaces retained):

6

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

1

Unknown Bedroom:

0

Total:

1

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="1"/>

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 1
Unknown Bedroom: 0
Total: 1

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	1	0	1

Totals

Total proposed residential units	1
Total existing residential units	1
Total net gain or loss of residential units	0

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

8

Part-time

4

Total full-time equivalent

0.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

02/11/2023

Details of the pre-application advice received

Various discussions have been held with Matthew Seed and with mark Hutchinson (some via Alistair Russell. Initially it was thought that a certificate of lawfulness was all that was required but it is now felt that full planning permission is required for the change of use of this property from a domestic property to a children and families assessment centre/children's home. Last advice from Mark was on the above date. Main fabric of the building will not be affected, interior will be decorated and some changes made for its use as a children's home (e.g. safety features such as change of glass etc) and likewise outside will have some extra car park spaces added and steps up to the house changed to make health and safety compliant. A meeting has been held with the three local ward councillors who have no objections. A meeting is planned with the residents in the street to advise them of what is planned; We cannot complete purchase of property unless we secure planning consent for its change of use.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Briar Garth

Number:

2

Suffix:

Address line 1:

Sleningford Road

Address Line 2:

ShIPLEY

Town/City:

Bradford, West Yorkshire

Postcode:

BD18 4BL

Date notice served (DD/MM/YYYY):

02/11/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Paul

Surname

Sutton

Declaration Date

20/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Sutton

Date

2023/11/20