



OPTIONS GROUP

HILL FARM, DREFCHAN, PENYCAE

APPLICATION FOR CHANGE OF USE TO RESIDENTIAL CARE HOME

LPA REF: P/2013/0172

SUPPLEMENTARY STATEMENT (APRIL 2013)

Introduction

This Supplementary Statement has been prepared in support of a planning application (LPA Ref: P/2013/0172) made by Options Group in connection with the proposed change of use of Hill Farm, Drefchan, Penycae to a small residential care home.

Council officers have requested further information in relation to likely vehicle movements generated by the proposed use.

Applicant's Response

Planning permission is being sought by Options Group for the change of use of the property in order to allow its use as a residential care home for young adults with autism. It is proposed that there will be a maximum of four residents at any one time.

What is being proposed is, in essence, a small scale and low key use which will not be materially different in its impacts than that under the existing lawful use of the site. The property is a substantial dwelling and if occupied by a large/extended family, under its current lawful use, would generate a certain level of daily activity.

Indeed, Use Class C3 (the current lawful use) would, in any case, allow the property to be occupied by up to six residents living as a single household.

The applicant operates numerous properties of this kind across England and Wales and its experience is that its use has no different impact (and often less impact) than if occupied by a large family.

Staff shifts at this particular property will be twelve hours long and, therefore, there would only be one shift change per day involving just a small number of staff. This would not generate any level of vehicular activity over and above that which could be generated by the daily comings and goings of a large house, with family members going to work, pursuing leisure activities, undertaking domestic duties etc.



The proposal is just to provide the four residents with a home and the opportunity to learn basic life skills in a supported and therapeutic environment. The only requirement for general medical care would be due to, for example, ill health and this would mean having to visit the GP, as would be the case if a family occupied the property.

The only meetings that would take place at the site would be those involving staff who are already on the premises – i.e. there will be no external people visiting the site to attend meetings.

Conclusion

Overall, it will be clear that the proposed use is very limited in scale and nature and will not give rise to any materially greater levels of activity or vehicle movements than one would anticipate if this substantial property was brought back into use as a large family home, as per the current lawful use. Therefore, there can be no highway reason to withhold planning permission for the proposed use.