

HOLME FARM COTTAGE, LEAGRAM ESTATE, CHIPPING, PR3 2QS

USE OF CHILDREN'S HOME FOR THREE CHILDREN WITH UP TO FOUR STAFF

COUNCIL REFERENCE 3/2025/0475

PLANNING STATEMENT – JUNE 2025

1 INTRODUCTION

- 1.1 This Planning Statement is submitted on behalf of Theracare Homes Ltd to accompany the full planning application which has been lodged with Ribble Valley Borough Council for the use of the existing children's home at Holme Farm Cottage for three children with up to four members of staff.
- 1.2 The previous planning consent at the property ref 3/2016/0489 to allow the change of use from a residential dwelling to children's home for up to three children with two staff was granted by the Council 23 August 2016. Whilst the use itself will not change, the home will now operate with up to four staff being present and accordingly the application has been submitted to provide certainty on this point given that the approved development was specific in its allowance of only two staff.

2 THE SITE

- 2.1 The property is a detached dwelling standing in the complex of buildings forming the Leagram estate, as shown edged by a red line in Figure 1 below.

Figure 1: Location Plan



3 THE ORGANISATION

- 3.1 Theracare are a registered home providing care to young people and offer a nurturing and accepting environment where young people are encouraged to address specific behaviours which are problematic to themselves and others. The home has the same policies and procedures of all the registered homes operated by Theracare, which demonstrates the care and time put into their homes.
- 3.2 Theracare have an outstanding record in providing care for children, and are committed to consulting with young people and their social workers to ensure that the views of all relevant parties are taken into account in both individual care planning and in service development.

4 THE PROPOSAL

- 4.1 The application simply seeks to allow an increase in the number of staff present at the property at any one time from the permitted two staff up to four staff, with the 2016 consent already allowing the use of the property as a children's home. Theracare provide comfortable and well-maintained surroundings for up to four young people aged between 8 and 17 years. Throughout their stay each young person has use of a fully furnished detached house and has their own room with access to a communal kitchen, living room and dining room.
- 4.2 The subject property has a family bathroom with a toilet and shower along with a ground floor toilet, whilst the kitchen provides facilities for cooking, making snacks, and dining along with making drinks and washing or drying clothes. The increased number of staff does not require any internal or external changes, with the bedrooms utilised by the children and the ground floor set out as shown on the layout plans with one of the rooms used by staff.
- 4.3 The proposal will continue to utilise the property as a residence where not more than six persons will reside as a family unit. The only difference between the use and a standard family dwelling will be that the adult carers will not reside at the property permanently but will instead rotate on a shift basis every two days with other staff to ensure that adults are present at all times.
- 4.4 Theracare have a high level of support for all of the young people who come into their care and promote the learning that they receive, taking an active part in making sure they receive the education that is suitable for their ability. They strive for young people to achieve their goals and help the young people with independence skills, building confidences, transition to adulthood and support systems to assist the young person in leaving home. In effect, Theracare seeks to emulate the care and support a young person would normally have in a family home environment.

5 CONCLUSION

- 5.1 It is considered that the information put forward in this statement, along with the information submitted as part of the application package, demonstrates that the proposed increase in staffing numbers proposed remains entirely appropriate for its setting.
- 5.2 It is therefore trusted that the Council will arrive at the same conclusion and that permission will be granted to allow Theracare to continue their essential and highly praised care for young people.