

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 Details

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

82

Suffix

Property Name

Address Line 1

Cotswold Way

Address Line 2

Town/city

Newport

Postcode

NP19 9DL

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

Easting (x)

334316

Northing (y)

188853

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Senior

Company Name

Address

Address line 1

28 oakleigh court

Address line 2

henllys

Address line 3

Town/City

Cwmbran

Country

United Kingdom

Postcode

NP44 6HE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property has been rented out for approximately the last 10 years as a c3 residential property. Changing the classification from C3 to C2 will not affect how the house is used. The proposed use would be that of a small group of children (most likely 1 child) living together and using the property in a way similar to that of a family home where they would be supervised and cared for by adult guardians. There is no physical change to the property needed. Without a certificate of lawfulness to operate the house as C2 care home, obtaining regulated care home status from the Child Inspectorate is not possible. There is currently a massive shortage of regulated child care homes in Wales, and it is often the case that children from South Wales are sent to England for suitable accommodation, far away from their families.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

No Physical change to the property will occur apart from the addition of a sprinkler system, emergency lighting and an LD2 fire alarm system which meets the requirement of the CIW (Child inspectorate Wales)

The use of the property would be that of a small group of children living together and using the property in a way similar to that of a family home where they would be supervised and cared for by adult guardians.

In other residential child care homes I operate, we have one child to two/three staff during the day (8am - 11pm) and 1 staff member at night (11pm - 8am). it all depends on the needs of the children.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C2 - Residential institutions

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

- There will be no physical change to the property.
- Lawful development certificate is a required in order to operate the house as a C2 residential care home for children,
- There is currently a massive shortage of regulated child care homes in Wales, and it is often the case that children from South Wales are sent to England for suitable accommodation, far away from their families.

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? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available 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

Gareth Senior

Date

12/09/2024