

Councillor Denise Lelliott – Cabinet Member for Jobs and the Local Economy

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Cllr Denise Lelliott

16th June 2023

Mr and Mrs Cobley

Via email:

Dear Mr and Mrs Cobley

Public Question – Council Meeting 24th May 2023

Thank you for submitting the following question to the Council Meeting on Wednesday 24th May 2023:

The care business operated by Rhodus Properties with Heathcote Care Group was set up in an underhand manner not allowing neighbours any opportunity to object until the business had started operating. We would like an explanation as to why Planning Department have only recently asked them to submit an LDC. Why wasn't this asked for at the beginning of development.

I can advise that the use does not require planning permission and so there is no opportunity for the occupiers of neighbouring properties to object. The planning department cannot force someone to submit a Lawful Development Certificate for something that does not require planning permission, however, following complaints received the developers were advised that a lawful development certificate could clarify that planning permission was not required. My understanding is that the operators are now engaging in this process voluntarily.

I hope this information is helpful.

Yours sincerely,



Councillor Denise Lelliott

Cabinet Member for Jobs and the Local Economy