

Application No: 10/0552M

Location: MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,
MACCLESFIELD, SK10 3BL

Proposal: PROPOSED ERECTION OF A 3 STOREY 75 ONE BED CARE
HOME

For CANNON CAPITAL PARTNERSHIP

Registered 18-Feb-2010

Policy Item Yes

Grid Reference 390962 373850

Planning Reference No:	10/0552M
Application Address:	Macclesfield District Hospital, Victoria Road, Macclesfield SK10 3BL
Proposal:	Proposed erection of a three storey, 75no. one bed care home
Applicant:	Cannon Capital Partnership
Application Type:	Reserved Matters
Grid Reference:	39062 37850
Ward:	Broken Cross
Earliest Determination Date:	14 th April 2010
Expiry Date:	19 th May 2010
Date of Officer's Site Visit:	5 th March 2010
Date Report prepared:	30 th March 2010
Constraints:	Manchester Airport Safeguarding Woodford Safeguarding Proposed Community Use Tree Preservation Order Grade 2 Listed Building

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Whether the details submitted for the reserved matters to application 09/1300M for the care home part of the scheme are acceptable. The outstanding reserved matters are 'appearance' and 'landscaping'.

REASON FOR REPORT

The Outline planning application for the site known as the Blue Zone at Macclesfield District General Hospital was considered by the Strategic Planning Board last summer. This resulted in permission being granted (subject to a Section 106 Agreement) in December 2009. It is therefore considered that it would be logical for each individual building of the reserved matters scheme to come back before the Strategic Board for consideration.

DESCRIPTION OF SITE AND CONTEXT

The site lies 1km to the west of Macclesfield Town Centre and is a site which has up until the time of writing this report been owned by East Cheshire NHS Trust, and used for medical purposes. It is understood that the land will be transferred to the applicants over the next few weeks.

Copies of the committee reports which were considered by the Strategic Planning Board for the outline application 09/1300M (from 29th July 2009 and 21st October 2009) are attached as background papers. These reports highlight the existing characteristics of the site, including its historic past, the East Cheshire NHS Trusts necessity to dispose of the site, and planning issues (which includes: - the impact on the Listed Buildings, trees, landscape, highways and access, local environment, scale, impact on protected species, impact on residential amenity etc). In total 5 applications were submitted. The outline approval was for a care home, an apartment/retail block, an office block, 15 dwellings and a car park deck. Planning and Listed Building Consent applications were approved for the conversion of the Clocktower building – to affordable housing; and Planning and Listed Building Consent applications were approved for Building 6 – which was to be converted to a D1 use.

DETAILS OF PROPOSAL

This proposal is a reserved matters application for the care home element of the site, which was approved under 09/1300M. The building would be three storeys high, which is the scale that was approved under the outline application. The scheme has been designed to meet and exceed the requirements of the Care Home Standards Act 2000, which introduced statutory standards of accommodation and care provision within care homes. All rooms are single bedrooms, have en-suite facilities and comprise almost 20m² of floor area. Approximately 20% are larger rooms with a floor area of 24m². There would be 25 bedrooms on each floor, and each floor would include various spaces for daily activities e.g disabled access bathroom, communal lounge and dining rooms, in addition to store rooms, linen stores, a nurse station and a medication store. A hair salon would be sited on the first floor.

The building has been designed with reference to the constraints of the site which includes the location of trees, which has resulted in a 'U' shaped building. The elevation onto Cumberland Street was set back under the outline application in order to ensure an acceptable impact on both the streetscene and residents opposite in Millers Court. It is suggested in the Design and Access Statement that residents use the external landscaped space predominantly as a visual amenity from dayrooms, bedrooms, and from the external patio areas, however the proposals also include approximately 18m² per resident of communal external amenity space.

RELEVANT HISTORY

The sections titled Historic Background and Relevant History within the attached background papers review the history up to application 09/1300M.

More recently the following applications were approved: -

09/1300M - Proposed erection of: - a 3 storey 75 one bed care home; a 3 storey building incorporating a total of 542 sq m of retail in 3 ground floor units with 16 apartments (8 one bed & 8 two bed) on the upper 2 floors; a 3 storey office building of 3,599 sq m (to be divided up into 2 400 sq m of B1 on the first and second floors and 1 199 sq m of D1 use on the ground floor); 15no. 2.5 storey townhouses in 7 blocks; associated car parking areas, access roads & open space; additional hospital related car parking at proposed first floor deck. (Outline Application) – Approved 18.12.09

It should be noted that the developer (Keyworker Homes) has submitted a package of information to discharge the pre-commencement conditions attached to the outline application. These details are currently being considered.

09/1296M - Change of use and alterations to Grade II Listed clocktower building to provide 36 affordable for rent apartments, 161 sq m coffee shop, 183 sq m gym and ancillary accommodation; associated car parking and external site works; demolition of 2 curtilage buildings (Buildings 2 and 9) to enable the associated mixed use development within the overall application site and which is the subject of a separate outline planning application. (Full Planning) – Approved 18.12.09

09/1295M - Change of use and alterations to Grade II Listed clocktower building to provide 36 affordable for rent apartments, 161 sq m coffee shop, 183 sq m gym and ancillary accommodation; associated car parking and external site works; demolition of 2 curtilage buildings (buildings 2 and 9) to enable the associated mixed use development within the overall application site and which is the subject of a separate outline planning application. (Listed Building Consent) – Approved 18.12.09

09/1613M - Proposed conversion of and 420sq m extension to curtilage building 6 to accommodate a change of use from C2 to D1 together with associated car parking. (Listed Building Consent) – Approved 18.12.09

09/1577M - Proposed conversion of and 420sq m extension to curtilage building 6 to accommodate a change of use from C2 to D1 together with associated car parking (full planning) – Approved 18.12.09

POLICIES

Regional Spatial Strategy

DP2, DP3, DP5, DP6, DP7, L2, L5, RT2, EM1, EM18

Local Plan Policy

NE2, BE1, BE2, BE3, BE15 - BE19, H1, H2, H8, RT7, T1, IMP1, IMP4, C2, DC1-DC6, DC8, DC17-DC18, DC20, DC35-DC39, DC40, DC63.

Other Material Considerations

National Planning Guidance in the form of: -

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG25: Development and Flood Risk

The newly published PPS4: Planning for Sustainable Economic Growth is also of some relevance to this proposal. The guidance does not relate to housing proposals, and as a predominantly residential scheme this guidance is not considered to be a significant material consideration in relation to this proposal. However, as a scheme that provides employment opportunities the principles of achieving sustainable economic development are still relevant.

Circulars of most relevance include: ODPM 06/2005 Biodiversity and Geological Conservation; ODPM 05/2005 Planning Obligations; and 11/95 The use of Conditions in Planning Permissions.

Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994.

In addition, the Supplementary Planning Guidance documents relating to Section 106 Agreements and the 'Blue Zone Planning Brief' is of particular relevance to the whole development of the Blue Zone.

CONSULTATIONS (External to Planning)

Strategic Highways Manager: No objections

Environmental Health: Raise no objections subject to the remedial/protection measures included in the submitted report (which has been submitted to comply with a contaminated land condition attached to the outline application) have been fully implemented and completed. Once the development is complete, a Site Completion Statement detailing the remedial/protective measures incorporated into the extension will be required to be submitted for approval prior to the first occupation and use of this building.

Manchester Airport: Raise no safeguarding objections to the proposal.

Defence Estates Safeguarding: Raise no MOD safeguarding objections in relation to Woodford Aerodrome.

United Utilities: Raise no objections subject to conditions. In accordance with PPS25, surface water should not be allowed to discharge to foul/combined sewer as stated in the planning application. This prevents foul flooding and pollution of the environment. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate determined by United Utilities. Foul drainage should be connected to the existing 750mm diameter public foul sewer crossing Victoria Road. It will be necessary for the applicant to provide water storage of 24 hours capacity to guarantee an adequate and constant supply.

OTHER REPRESENTATIONS

None received to date. It is noted that the publicity expiry date for this application is 31.03.10. An update report will be prepared prior to the meeting should any representations be received.

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted to accompany the reserved matters application: -

A Design and Access Statement – This includes details in relation to the design principles for the development, including the use, layout, appearance, landscaping and materials. In summary, the document highlights that the proposal would redevelop brownfield land, and provide opportunities for approximately 80 full-time and part-time staff. The design has evolved from the previous outline application and follows discussions with Council Officers. It has been formulated in response to the topography of the site and its constraints, consideration of the surrounding massing, land use and practicalities of operation. The design responds to the character of the local area and has been designed to enhance and complement the existing streetscape and massing for the proposed development. The building promotes inclusiveness in terms of access and has been designed to suite elderly residents who may suffer from physical, visual or hearing impairments. The proposal accords with the relevant planning policy guidance.

An Energy Statement – which includes information in relation to how the building would be heated, and how a Heat Recovery Ventilation system would be used to reduce the load on the heating system. The lighting within and outside the building would be controlled to maximise energy efficiency. All wc's would be fitted with outlet flow limiters to ensure low water consumption.

A Schedule of Materials – reference is made to the external materials. It is proposed to use buff brick for the upper two floors, an Ashlar (sand effect) render on the ground floor, stone decorative banding and cills, some timber effect cladding, an aluminium finish to the balconies, and aluminium windows and floors.

OFFICER APPRAISAL

Principle of Development

The principle of using this area of the site (adjacent to Cumberland Street) for a care home was established under the outline scheme, which considered the access, layout and scale as being acceptable, having regard to the impact on the character and appearance of the area, the Listed Buildings on the site, trees and highway safety. This reserved matters application is for appearance and landscaping.

Policy

The policy considerations for the whole Blue Zone development are highlighted in detail in the background papers. The Local Plan policies which relate to design and appearance (including those which relate to the listed buildings) and landscape are considered to be particularly relevant to this reserved matters application.

Highways

The Strategic Highways Engineer makes no highways objections to the development. The application follows on from the outline application where all highway matters were addressed and accepted. The impact of this development in highway terms (including parking provision) was considered as part of the overall Transport Assessment for the Blue Zone development. This was submitted with the outline application and was found to be acceptable. The development is supported with a travel plan and sustainable transport initiatives. If the development were to be approved, conditions will be required which relate to: - the construction of the access and visibility splays; no gates should be erected at the entrance to the site; parking should be provided for 20 cars; and, long stay cycle parking should also be provided.

Design

The proposal follows discussions between officers and the developer (Cannon Capital). The Council's Conservation Officer has been consulted and raises no objections to the scheme. The care home building will occupy a prominent location on the Blue Zone site, adjacent to the A537, the principal east-west route through Macclesfield. The scale, mass and footprint of the building were considered under the outline scheme and these are not thought to be excessive, despite the close proximity to the boundary.

A reasonable effort has been made to break-down the massing of the building, with various vertical subdivisions which will punctuate the elevations. The proposed materials will also be used to add a degree of visual interest, without compromising the overall coherence of the design.

The main contention is the use of buff brick for substantial areas of facing brick. Macclesfield does not exhibit buff brick, historically, and mellow, brown multi bricks would be more appropriate in conforming to the historic palette of materials used in the town. This will add contrast to the other facing materials proposed, buff-coloured Ashlar effect render and limited panels of timber cladding.

The roof is pitched and would be covered with artificial slates in a dark blue colour. It is considered that Spanish natural slate would be a better material, which would be more on keeping with the local area.

The comments on the choice of materials have been forwarded to the applicants' agent and their response to this will follow in an update report.

Amenity

This issue was considered under the outline scheme, and it was considered that the impact on the amenity on the residents in the vicinity (at Millers Court and the Regency Hospital) was acceptable.

Landscape

The landscape submission follows the criteria contained for the care home, which was previously submitted within the Landscape Masterplan for the whole site. It also follows discussions with the Council's Landscape Officer in relation to the plant and tree species. No toxic or thorned plants would be included. Fragrant planting would be included in the courtyard area.

The Council's Landscape Officer considers the landscape proposals to be acceptable. It is considered that conditions should be attached, which require the details of the design and materials for the walls and railings along the Cumberland Street boundary and the boundary between the care home and retail/residential block to be submitted. A sample of block pavements for the road and footpaths will be required. The bin storage compound is located in an accessible location and is considered of an appropriate design – timber fencing with a pitched roof on steel trusses.

Ecology

The Nature Conservation Officer makes no comments on this application.

BACKGROUND PAPERS

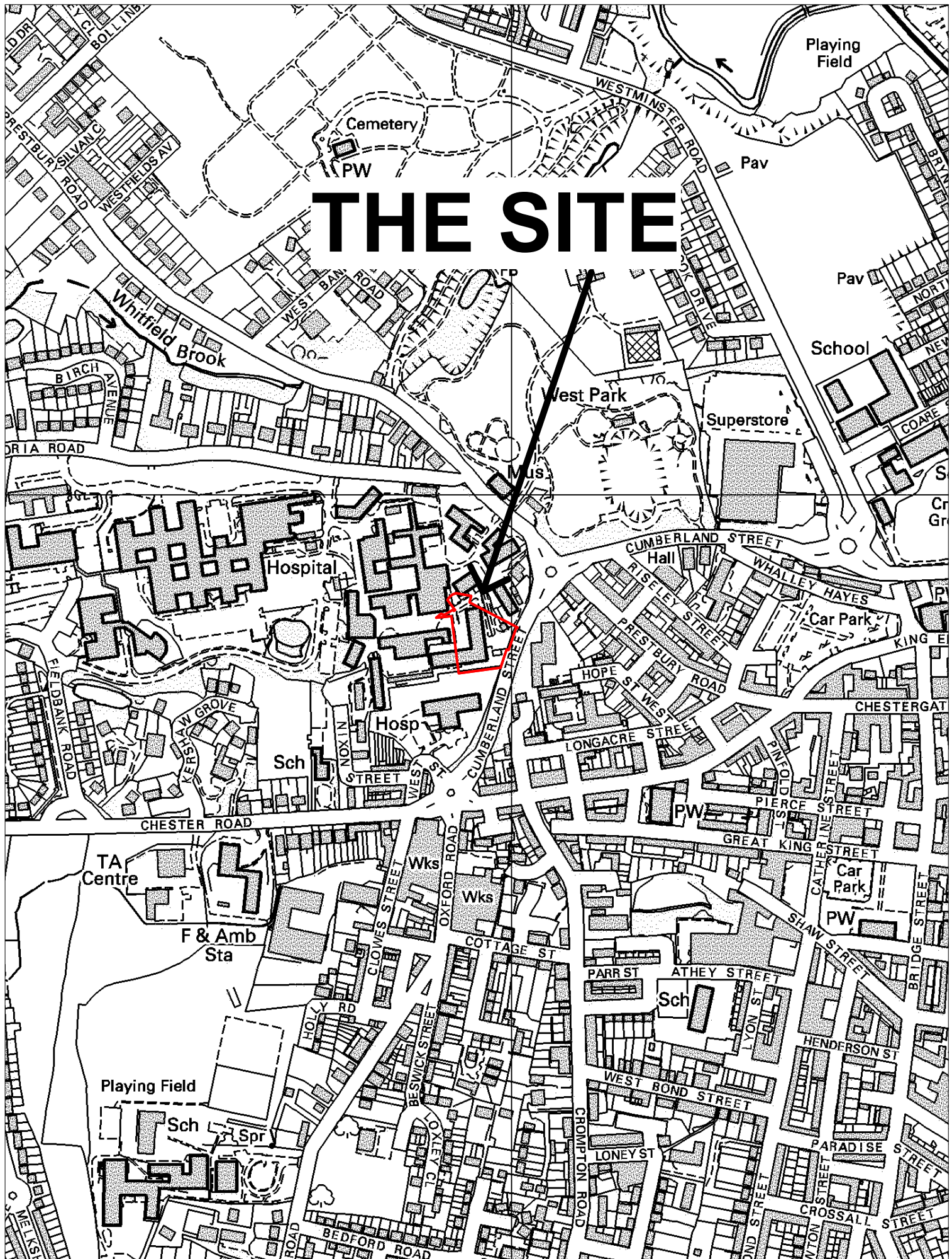
Appendix One and Two-Application 09/1300M which went to Strategic Planning Board on 29 July 2009 and 21 October 2009

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the landscape and appearance are acceptable, subject to conditions and reconsideration of the proposed materials to ensure a more appropriate facing brick is used and roofing materials. The comments of the Contaminated Land Officer and United Utilities are noted, and appropriate conditions can be attached. A recommendation of approval is therefore made.

SUBJECT TO

Comments are awaited from the Council's Conservation Officer, Forestry Officer and Strategic Highways Engineer. Comments are also awaited from the Environment Agency.



THE SITE

10/0552M MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD, SK10 3BL

NGR: 390,970m - 373,860m

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Scale 5150

Application for **Reserved Matters**

RECOMMENDATION : Approve subject to following conditions

1. A02RM - To comply with outline permission
2. A05RM - Time limit following approval of reserved matters
3. A01AP - Development in accord with approved plans
4. A06EX - Materials as application
5. A07EX - Sample panel of brickwork to be made available
6. A12LS - Landscaping to include details of boundary treatment
7. A15LS - Submission of type and colour of block pavements
8. A02HA - Construction of access
9. A07HA - No gates - new access
10. A01HP - Provision of car parking
11. Contaminated land
12. Surface water should not be allowed to discharge to foul/combined sewer
13. Submission of materials