

Application No: 22/4163M

Location: Wilmslow Manor Care Home, 51, HANDFORTH ROAD, WILMSLOW, CHESHIRE, SK9 2LX

Proposal: Three-storey side extension to existing care home to provide an additional three bedrooms.

Applicant: Mr J P Singleton, Newcare (Handforth) Ltd

Expiry Date: 19-Dec-2022

SUMMARY

The application site has an extensive planning history. Application number 20/4483M approved the demolition of two former detached properties and the erection of a 63-bedroom care home with associated landscaping, car park and access. This was recommended for approval at Northern Planning Committee 13.01.21 subject to conditions and a S106 Agreement, and the decision was subsequently issued 24.05.21, following completion of the S106 Agreement.

The above application has been implemented in full and the site is part occupied. This application proposes a three-storey extension, off-of the existing building's northern side elevation, to deliver 3no. additional bedrooms.

The proposal does not result in any significant impacts by reason of design and visual impact, impact to residential amenity or nor would it result in any other issues appropriate for assessment; noting the minor nature of the application and the recent planning history.

The applicant proposes to make no changes; to the implemented scheme, to the parking layout, or increase the vehicle parking quantum despite the minor intensification of the existing use on site. Officers, including Strategic Transport consultees, state no objection to this, taking into consideration the site context, the information provided and the relevant planning history of the site, including conclusions made by Inspectors.

Bearing all the above points in mind, it is considered that the proposal accords with relevant Development Plan policies and it is recommended that the application be approved, subject to relevant conditions.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL

The application has been called-in to be determined by the Northern Planning Committee by Cllr Anderson for the following reason:

“This development originally for a 69 bedroom care home had previously been reject by the Northern planning board. it was allowed by the planning inspectorate only if the plans were reduced to a 63 bed care home. This has now been built and this application is to add an extra 3 bedrooms.

This is contrary to:

- a) the planning inspectorates decision*
- b) Appendix C; not enough parking provision”*

DESCRIPTION OF SITE AND CONTEXT

The site frontage (north-east) is to Handforth road, with mature tree screening to the north and west, separating the site from the neighbouring residential properties and the public open space to the rear.

The site is located to the south-east of Handforth and north-east of Wilmslow, within the settlement boundary of Wilmslow. The site is located within the Wilmslow designated neighbourhood plans area.

DETAILS OF PROPOSAL

This application proposes a three-storey extension, to the northern side elevation of the existing building; fronting the pedestrian path linking Handforth Road with the sports field to the rear (west of the application site).

The proposed extension results in the provision of 3no. additional bedrooms; split across three floors. The proposed extension would match the existing eaves and ridge height of the building and is positioned just north of an existing rendered gable bay, where the existing building has a small recess.

RELEVANT PLANNING HISTORY

22/2112D – Discharge of conditions 4, 12, 13 & 15 on approval 20/4483M – Approved 29.09.22

22/1570M – Variation to condition 2 to approved 20/4483M – Approved with conditions 07.10.22

21/5264D – Discharge of conditions 4, 5, 8, 10 & 15 on application 20/4483M – Part Approved/Part Refused 11.05.22

21/4882D – Discharge of condition 6 on application 20/04483M – Approved 06.12.21

20/5368M – Non-material minor amendment to application 19/3831M – Withdrawn 12.07.21

20/4845D – Discharge of conditions 3, 6 & 14 on 19/3831M – Approved 10.03.21

20/04701D – Discharge of conditions 4, 10, 12 & 15 on approved application 19/3831M – Approved 04.02.21

20/4483M – Demolition of existing two detached properties and erection of 63-bedroom care home with associated landscaping, car park and access – Approved with conditions 24.05.21

19/3831M – Demolition of existing 2 detached properties and erection of 60-bedroom care home with associated landscaping, car parking and access (revised scheme) – Refused 21.01.20 (Appeal Allowed 17.08.20 ref. APP/R0660/W/20/3249224)

18/4024M – Demolition of existing 2 detached properties and erection of 65no. bedroom care home with associated landscaping, car park and access – Refused 03.05.19 (Appeal Dismissed 28.10.19 ref. APP/R0660/W/19/3230381)

18/1025M – Demolition of existing 2 detached properties and erection of 83-bedroom care home with associated landscaping, car parking and access – Not determined 15.06.18

RELEVANT PLANNING POLICY

Cheshire East Local Plan Strategy (CELPS)

MP1 Presumption in Favour of Sustainable Development

PG1 Overall Development Strategy

PG2 Settlement Boundaries

PG7 Spatial distribution of development

SD1 Sustainable development in Cheshire East

SD2 Sustainable development principles

IN1 Infrastructure

IN2 Developer Contributions

SE1 Design

SE2 Efficient Use of Land

SE3 Biodiversity and Geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE12 Pollution, Land Contamination and Land Instability

SC3 Health and Well Being

SC4 Residential Mix

Appendix C – Parking Standards

Site Allocations and Policies Document 2022 (SADPD)

PG9 Settlement boundaries

GEN1 Design principles

GEN5 Aerodrome safeguarding

ENV2 Ecological implementation

ENV5 Landscaping

ENV6 Trees, hedgerows and woodland implementation

ENV15 New development and existing uses
ENV16 Surface water management and flood risk
ENV17 Protecting water resources
RUR12 Residential curtilages outside of settlement boundaries
HOU1 Housing mix
HOU2 Specialist housing provision
HOU8 Space, accessibility and wheelchair housing standards
HOU12 Amenity
INF3 Highway safety and access
INF9 Utilities

Wilmslow Neighbourhood Plan 2019

LSP1 Sustainable Construction
H2 Residential Design
TA2 Congestion and Traffic Flow

Other Material considerations

National Planning Policy Framework 2021 (NPPF)
National Planning Practice Guidance
Cheshire East Borough Design Guide 2017

CONSULTATIONS (External to planning)

Strategic Transport – No objection

Strategic Housing – No objection

NHS Eastern Cheshire Clinical Commissioning Group (CCG) – No comment

Adult Services – No comment

Director of Social Care – No comment

Environmental Health – No objection

United Utilities – No objection

Safeguarding for Manchester Airport – No objection subject to conditions

Wilmslow Town Council - Recommend refusal on grounds of additional parking pressures and implications of.

Public Representations Received

14 letters of representation from local residents and the local MP have been received objecting to the proposal on the following grounds:

- Additional parking pressures on the approved scheme;

- Overspill parking;
- Impacts to the capacity and safety of surrounding highways network; namely impacts to Handforth Road and Welland Road roundabout;
- No demonstrated need for additional accommodation;
- Piecemeal approach to planning process;
- Overdevelopment of site and unsustainable quantum of development on site;
- Light pollution;
- Adverse impact of construction on occupiers of care home and surrounding residents;
- Realism of the scheme from perspective of construction logistics;
- Adverse safety implications to pedestrians using footpath and play areas adjacent to site;

OFFICER APPRAISAL

Background

The application site has extensive planning history. Application 20/4483M for a 63-bedroom care home with associated landscaping, car park and access was approved by the Northern Planning Committee on 13.01.2021, and has since been implemented in full, and the site is operational.

This application seeks planning permission for a three-storey extension, to be located on the northern side elevation; fronting the pedestrian path.

The proposed extension would deliver 3no. bedrooms; 1no. per floor. Should the development be granted planning permission, cumulatively with the existing implemented scheme, this would mean the building would have a total of 66no. bedrooms.

Principle of Development

Policy MP1 of the Local Plan Strategy (2017) outlines that planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Policy SC4 of the Cheshire East Local Plan states the following: *“Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.”*

This application proposes to extend the existing implemented scheme (20/4483M) which is now complete, and in operation, to deliver 3no. additional bedrooms. The principle of development was established and concluded acceptable through the approving of the now implemented scheme and the planning history of the site. For this reason, any proposed intensification of the existing use on site, does not result in any change of use or warrant any assessment as to the acceptability of the principle of development. The proposed extension to the existing building, is only acceptable if it is concluded to on-balance, be in accordance with all outlined relevant policies.

Need for the Development

Application 19/3831M, for a 60-bed care home, was refused at Northern Planning Committee (13.01.21) and later allowed at appeal. At the time Adult Services objected to that application on the basis of vacancy rates within residential care homes and nursing homes in the borough. In support of that application, the applicant commissioned a comprehensive *Needs Assessment*.

Regarding the subsequent appeal related to the above application, the Inspector accepted the Needs Assessment; outlining that:

The needs assessment has been reviewed in detail by the Council's Adult Social Care Contract and Commissioning team, who have concluded that the content and data contained in the report is an accurate reflection of the current position in the identified catchment area; is fair and appropriate and has demonstrated examples of working collaboratively with the local authority and Local Clinical Commissioning Groups. I have no reason to disagree with the findings of the needs assessment, or the Council's conclusion that a need has been demonstrated for a proposal of this nature within this area.

Adult Services were consulted on this application but have provided no comment. A number of parties, including representations from members of the public in response to this application, have questioned the need for the extending of the existing implemented scheme.

Although time has passed since the undertaking of the Needs Assessment, considering the robust and thorough nature of the Assessment undertaken coupled with the minor nature of the proposed development, officers do not conclude it reasonable or necessary to require the applicant to undertake any additional, updated assessment, for the minor extension of the existing use.

It is considered that the proposed creation of 3no. additional bedrooms would not have a material impact upon the principle of the proposal complying with the objectives of policy SC4 (Residential Mix) of CELPS and HOU1 (Housing Mix) of the SADPD.

Healthcare

Regarding the implemented scheme, officers secured a financial obligation through a Section 106 Agreement, relating to contributing to off-site healthcare provision (toward the development of Handforth Health Centre) in order to adequately mitigate the impacts of the development on the delivery of healthcare services within the local area. This was secured through the engagement at the time with the NHS Eastern Cheshire Clinical Commissioning Group (CCG).

The NHS Eastern Cheshire Clinical Commissioning Group (CCG) were consulted on this application and have provided no comment. Notwithstanding, given the minor nature of this proposed extension (3no. bedrooms), officers do not conclude the extending of the established use on site, would result in any impact on off-site healthcare provision, to the extent to require the securing of any additional monies. For this reason, officers do not consider any planning obligation of this nature to be reasonable or necessary, given the extant S106 Agreement.

Design and Impact on the Character and Appearance of the Area

Policies SE1 (Design) of the CELPS and GEN1 (Design Principles) of the SADPD seek to ensure that new development respects the character of the area and is of an appropriate design. This is consistent with the provisions of the NPPF and is supported through the Cheshire East Design Guide.

The now fully implemented scheme was concluded to be acceptable in design terms and the permission was issued with relevant conditions to ensure appropriate materials. The materials for the proposed extension will match the existing building; officers recommend the attaching of a relevant condition, requiring as such to best ensure, the proposed development represent an appropriate addition to the host building, in visual terms.

The proposed development is a three-storey extension off-of the northern side elevation; fronting the pedestrian path and beyond; thick vegetation which roughly marks the rear (southern) boundaries of the two dwellings on Swale Close. The proposed extension has an approximate total depth of 6m however, owing to the proposed development extending a recessed part of the side elevation, the proposed extension would only extend approximately 3.8m further than the existing elevation. Owing to the proposed infilling of the existing recess, in visual terms, the proposed extension has a limited impact on the wider elevation. The proposed extension in height, measures approximately 8.6m to the eaves, and 9.9m to the ridge; matching that of the existing building.

Overall it is considered that the impact of the proposal on the character of the area is limited noting the minor nature of the proposed development; and considering the development would extend from an existing recessed part of the side elevation. The proposed development is therefore concluded acceptable in relation to policies SE1 and GEN1 of the CELP and policy H2 of the WNP.

Living Conditions

Policies HOU12 of the SADPD seeks to ensure development does not significantly injure the amenities of adjoining or nearly residential properties through a loss of light, overbearing effect or loss of sunlight/daylight with guidance on space distances between buildings contained in saved policy HOU13 of the SADPD and guidance within the Cheshire East Design Guide.

The proposed addition of 3no. bedrooms would be located on the northern side elevation fronting the public footpath to the north of the site, it is not considered that there would be any additional harm to the amenity of the adjacent neighbouring properties, compared to the extant permission. The nearest properties located to the north are over 29 metres away and there are mature trees on the intervening land. Therefore, there would be no additional overlooking resulting from the additional three windows.

The proposed extension does not propose any extraction fans and therefore there would be no additional impacts, brought about by this application, regarding odour or noise.

Noting the above, it is considered that the impact of the proposal on the residential amenity of the neighbouring properties in accordance with Policies SE1 of the CELPS and HOU12 and HOU13 of the SADPD.

Highways

This application proposes an addition 3no. bedrooms; which would cumulatively with the existing development, result in 66no. bedrooms on site. The applicant does not propose any additional parking on site. This cumulatively with the existing development, results in a ratio of 0.38 spaces per bedroom. The Strategic Transport Team did not explicitly object to this application however requested the applicant provide a review of proposed car parking provision in relation to parking standards (Appendix C of the CELPS). The applicant subsequently submitted additional information to justify the proposal, noting the site history.

Strategic Highways consultees provided additional comments after reviewing the additional information submitted. They outlined that the objections raised by the Town Council and others, relating to off-street car parking provision are noted however there exists no sustainable reason for refusing this application in this regard.

For context, planning application 18/4024M for a 65-bed care-home with 24 parking spaces was refused and subsequently dismissed at appeal. The appeal was not dismissed on highways grounds however and the Inspector stated, *'the appeal proposal would provide sufficient car parking for the development and that vehicles would be able to enter and leave the site in a forward gear'*. The parking provision for this refused (and dismissed) application equated to a ratio 0.36 parking spaces per bedroom.

The now implemented and operational scheme which delivered 64no. bedrooms, was approved with 25no. car-parking spaces, a ratio of 0.40 spaces per bedroom.

Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Based on the above, the existing level of car-parking on site, not proposed to be increased under this application, is acceptable in arrangement and quantum notwithstanding the small increase in bedrooms which this application proposes. This position is taken when considering the relevant planning history affecting the site and conclusions by Inspectors when considering appeals on this site.

Trees

CELPS Policy SE5 seeks to ensure the sustainable management of trees, woodland and hedgerows including provision of new planting to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity. Furthermore, the planting and sustainable growth of large trees within new development as part of a structured landscape scheme is encouraged in order to retain and improve tree canopy cover within the borough as a whole. Similarly SADPD policy ENV 6 requires proposals to retain and protect trees, woodland and hedgerows. Proposals should include measures to secure the long term maintenance of newly planted trees.

Whilst no specific information has been submitted in support of this application regarding impact to trees, as confirmed by the applicant, the proposed development would not impact any trees, hedgerows or woodlands inclusive of root protection areas. Reviewing the siting of the

proposed extension, this is in accordance with the approved Tree Works and Tree Protection Plan; approved as part of the Arboricultural Survey re. the implemented scheme (and forming condition 14 on the subsequent permission). The proposal is therefore considered to comply with the above policies.

Nature Conservation

Policy SE3 of the CELPS requires all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. Policy NE5 of the WNP states that “Planning applications will be supported where it can be demonstrated that they will not adversely affect designated and non-designated wildlife habitats including Priority Habitats within Wilmslow.”

The Council Nature Conservation Officer commented on this application, outlining that; in accordance with Policy SE3(5), all development should positively contribute to the conservation of biodiversity, and that should the application be approved, a condition should be attached to the permission, requiring measures of ecological enhancement. However, the implemented scheme was supported by an ecology report; for which a condition (condition 7) was attached to the permission; requiring compliance with. The condition also required provision for roosting bats to be installed. A detailed landscaping condition (condition 4) was also attached to the implemented scheme. Considering the condition schedule attached to the wider implemented scheme, and the minor nature of the proposed extension, officers consider it appropriate to not require addition measures related to ecological enhancement, to be attached to this permission, through any condition.

Land Contamination

The implemented scheme on the site proposed under this application to be extended, approved a Desk Study and Ground Investigation Document and condition 13 of the permission outlines that should any contamination be found which was not previously identified, remediation measures shall be required as agreed with the LPA.

The investigative work undertaken for the implemented scheme covered the whole site area; including the land affected by this application and thus this application would not prejudice the investigative work recently undertaken. Nonetheless, for robustness, officers recommend the attaching of a compliance condition to this permission, outlining that if any contamination is identified, works on site will cease, and measures of remediation shall be identified and agreed with the LPA; in accordance with condition schedule for the implemented scheme.

CONCLUSIONS

The proposed development would result in the addition of 3no. additional bedrooms within the existing care facility. The proposed extension to the existing building is considered to be acceptable and in the context of the wider implemented scheme. Owing to the proposed extension extending a recessed part of the existing northern side elevation, represents a minor change to the overall visual impact of the wider development.

Noting the proposed extension would be off-of the northern side elevation, for reasons set out within this report, the development would not result in any unacceptable adverse impact to neighbouring residential amenity.

In determining this application, officers have had regard to previous appeal decisions affecting the site and as referenced within this report, and officers acknowledge the Inspector's position on previous schemes; that being, not objecting to previous applications with lower parking levels to that now proposed on highways grounds. The Council Strategic Transport Team were consulted on this application and state no objection. Officers conclude that the proposed development, not proposing to amend the existing parking layout/quantum, would not result in any unacceptable adverse impact to the surrounding highways network from both the perspective of safety or capacity. Accordingly the application is recommended for approval.

RECOMMENDATION: Approve subject to the following conditions:

1. Time Limit
2. Compliance with Plans
3. Materials to Match
4. Details of air vents, air conditioning units or fans to be submitted
5. Contamination (compliance)
6. Manchester Airport Safeguarding (bird strike; pools of water)
7. Manchester Airport Safeguarding (exterior lighting restriction)
8. Manchester Airport Safeguarding (reflective materials)

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

