

Application No: 18/2111N

Location: WEBB HOUSE, VICTORIA AVENUE, CREWE, CREWE, CHESHIRE,
CW2 7SQ

Proposal: Proposed Change of Use and alterations of Webb House to form 18 Class 'C2' extra care apartments, proposed erection of a new three storey block to the rear comprising 36 Class 'C2' apartments, together with associated demolitions and extensions to provide a 'Wellbeing' Hub linking the two developments, new pavilion/garden store, two bin/mobility stores together with associated landscaping and car parking. (Total 54 units).

Applicant: Arcam Development Management 1 Ltd

Expiry Date: 12-Sep-2018

SUMMARY RECOMMENDATION:

The proposals relate to the development of an 'extra care complex' (Use Class C2) at Webb House (Grade 2) consisting of a total of 54 one and two bedroom apartments. Webb House will accommodate 18 apartments, a "Wellbeing Hub" is proposed within the existing services buildings adjoining the rear of Webb House to provide resident facilities, and this will link to a new three storey building accommodating a further 36 apartments.

The residential re-use of Webb House would retain its historic character and significant features, notwithstanding that further design refinement is necessary to the proposed rear extensions. Furthermore, the new apartment building as amended represents a good design solution and preserves the setting and special historic interest of the listed buildings.

It is considered that when viewed as a whole, and taking into account the proposed alterations to Webb House and limited elements of demolition, the development would result in "less than substantial harm" to the significance of the listed building. However, in accordance with the objectives of the NPPF (para 196) this would be clearly outweighed by the public benefits of securing a suitable and viable reuse to ensure the long term retention of this historic building.

The proposal, subject to conditions, would not have an adverse impact upon trees, ecology, flood risk and contaminated land. The development would not have a harmful impact upon the local highway network and parking on site provision would be acceptable.

The development will also importantly meet the need for specialised accommodation for older people, and provide a contribution to mitigate the full impact of the proposal upon health.

For these reasons, the proposals are considered to represent a sustainable form of development in accordance with the relevant requirements of the Development Plan and national planning policy.

Recommendation

Delegate to the Head of Development Management in consultation with the Chair of Southern Planning Committee to resolve outstanding matters relating to the refinement in the design of new extensions to Webb House to APPROVE subject to conditions and the completion of a S106 Agreement

DESCRIPTION OF SITE AND CONTEXT

Webb House is a grade II listed building set within extensive grounds and well set back from its the road frontage with Victoria Avenue.

Webb House was originally designed as an orphanage, but was later converted into a British Rail training centre and then becoming a specialist mental health hospital facility for the NHS. The building has been disused since 2008.

The main building and the two associated listed lodges at the property (South Lodge & West Cottage) were constructed in the early 1900s. The building is constructed from red facing brickwork to the main walls, with stone sills and features throughout, under a natural slate roof. A clock and bell tower is located centrally over the main entrance to the building.

The large grounds to the front of the Webb House are mainly lawned and designated as informal open space under saved policy RT 1 of the Replacement Crewe and Nantwich local Plan. The grounds contain protected trees on its frontage with Victoria Avenue, alongside the central driveway leading to Webb House and adjacent to the western boundary.

A recent single storey building including the former “Psychodrama” and Clinical Offices is located within the north western corner of the site adjacent to the northern boundary with the Crewe – Chester railway line.

Extensive car parking areas are located to the rear and on the eastern side of the site, and also to the front of the former Clinical Office building to the west.

Modern properties of Fairburn Avenue back onto the western site boundary. A public right of way (pedestrian/Cycleway) linking West Street with Victoria Avenue passes alongside the eastern boundary, beyond which are dwellings of White Avenue.

DETAILS OF PROPOSAL

The application proposes the development of an ‘extra care complex’ (Use Class C2) at Webb house consisting of a total of 54 one and two bedroom apartments. The development will accommodate persons aged 65 and over who will have access to a minimum Care Package of 1.5 hours a week.

The development involves the conversion and rear extension of Webb House to provide 18 apartments. Former service buildings adjoining the rear of Webb House will accommodate a “Well Being Hub” and this will link to a new three-storey building to the north accommodating a further 36 apartments.

The proposal includes resident facilities, parking, landscaping and associated works. In particular, facilities are incorporated to provide 24 hour care and staffing. The “Well Being Hub” will provide treatment rooms, exercise studio, activity room, office, therapy pool and changing facilities, in addition to a communal lounge and library. Facilities would be for the sole use of the residents of the complex and not be available to the general public.

In addition to alterations to the listed building to facilitate its residential re-use, the proposals include the demolition of more recent additions within the site, including the Psychodrama and Clinical Office (education block) to the north west of the site and flat roofed toilet block additions adjoining the rear of Webb House. Further single storey structures to the rear of the former sports hall behind Webb House will be removed to facilitate the development.

Significant amendments have been made to the design and components of the proposals during the course of the application. Original proposals to extend West Cottage to provide four units and South Lodge to create a further unit, along with five new bungalows fronting Victoria Avenue have been omitted from the revised scheme.

Listed Building Consent application 18/2112N accompanies this application reported separately on this Agenda

RELEVANT HISTORY

P91/0322 - Single storey extension glazed units and new amenities building. Approved

P92/0037 - Listed building consent for new amenities building, alterations and extensions to existing outbuildings including partial demolition – Approved
16th April 1992

P99/0426 - Certificate of proposed lawful use for a therapeutics mental health community.
Certificate issued 24th June 1999

P00/0003 - Listed building consent for internal alterations, external link corridor disabled ramp, waste compound, alterations to openings and creation of paved area. Approved 2nd March 2000

P09/0209 - Listed Building Consent for upgrade to existing hospital accommodation.
Approved 9th June 2009.

09/0754N - Upgrading of Existing Hospital Accommodation. Approved 3rd September 2009

POLICIES

Cheshire East Local Plan Strategy

MP1 Presumption in favour of sustainable development

PG1 Overall Development Strategy

PG2 Settlement Hierarchy

PG7 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

SE1 Design

SE2 Efficient use of land

SE 3 Biodiversity and Geodiversity

SE 4 The Landscape

SE 5 Trees, Hedgerows and Woodland

SE 6 Green Infrastructure

SE 7 The Historic Environment

SE 13 Flood Risk and Water Management

CO 1 Sustainable Travel and Transport

CO 4 Travel Plans and Transport Assessments

SC 1 Leisure and Recreation
SC 3 Health and Well Being
SC 4 Residential Mix
SC 5 Affordable Homes
IN 1 Infrastructure
IN 2 Developer Contributions

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy local plans that still apply and have not yet been replaced. Crewe and Nantwich Local Plan policies are set out below.

NE.5 (Nature Conservation and Habitats)
NE.9 (Protected Species)
NE.20 (Flood Prevention)
BE.1 (Amenity)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
BE.9 (Listed Buildings: Alterations and Extension)
BE.10 (Change of use for listed buildings)
RT.3 (Provision of Recreational Open Space and Children's Playspace in New Housing Developments)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

Other Material Considerations

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

National Planning Practice Guidance (NPPG)

CONSULTATIONS

United Utilities : No objections subject to conditions relating to foul and surface water drainage.

Flood Risk : No objection subject to a condition requiring details of surface water drainage scheme.

Environmental Protection : No objections subject to conditions relating to:
Electrical Vehicle Infrastructure, dust control measures, piling, contaminated land, noise mitigation and provision of Ultra Low Emission Boilers.

Highways : No objections

Housing : As this is C2 development there is no requirement for affordable housing and therefore no comments are necessary from Strategic Housing.

Public Rights of Way : No objection

NHS Southern Commissioning Group : No objection subject to financial contribution of £35,856 being secured by S106 Agreement to be used to develop existing medical centres.

Network Rail : No comments received

VIEWS OF THE PARISH / TOWN COUNCIL

Crewe Town Council : (comments to original proposal) Objects;

Whilst the Town Council would welcome sympathetic development which retains Webb House and gives it a sustainable future, the current proposal does not respect the existing listed building or its setting. The proposed 3 storey block to the rear of the site is too large and over dominates the listed building. The proposed bungalows on the frontage will obscure views of the listed building from the road frontage and should be removed from the scheme. It is vital that the existing views of the building from the pavement are retained. The details of the extensions to the lodges should be sympathetic to the character of the listed building. The landscaping around the car parking areas should be of sufficient height to screen views of the cars, but no more than 2m in height when mature so as not to obscure views of the building.

OTHER REPRESENTATIONS

5 representations have been received from local residents raising the following points;

- Heritage Statement is incomplete (further addendums have been submitted)
- Although the New Build to the rear of the existing Main Building blends in without being a pastiche, the West Cottage proposal is much less successful as the new build and existing structure are immediately adjacent to one another and, being of similar size but different detailing, do not gel as well.
- Proposals should retain trees on Victoria Avenue side of Webb House
- bungalows detrimental to setting of Webb House
- Increase in traffic, leading to further deterioration in road surface of Victoria Avenue
- There is no public transport to and from the Town Centre

3 letters of support have also been received:

- Scheme will bring this building back into use and maintain it going forward having been vacant for over 10 years
- Secure building at risk

OFFICER APPRAISAL

Principle of development

The site lies within the Crewe settlement limit in a sustainable urban location and therefore the principle of residential development is acceptable. However Webb House is a notable Grade II Listed Building and any development should not harm its character, setting or historic significance in accordance with the policies of the Development Plan and the National Planning Policy Framework.

Heritage and Design

Policy SE7 The Historic Environment requires that all new development conserve and enhance the historic environment and seek to avoid harm to heritage assets and make a positive contribution to Cheshire East's historic and built environment. In terms of designated heritage assets proposed development will be supported that do not cause harm to, or which better reveal the significance of the heritage asset.

In addition Saved Policy BE.9 (Listed Buildings: Alterations and Extensions) states that development proposals for the alteration or extension of a listed building, or any feature of special or architectural or historic interest which contributes to the reasons for its listing must respect its scale, materials, colour, detailing and other significant features and must not detract from the character or setting of the building concerned. Similarly, Saved Policy BE.10 (Changes of Use to Listed Buildings) also requires that proposals should ensure that the special architectural or historic interest of listed buildings would be preserved

The importance of securing high quality design is specified within the NPPF and paragraph 124 states that:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this'

This is supported by Policy SE1 of the CELPS, which emphasises the need *to ensures sensitivity of design in proximity to designated and local heritage assets and their settings.*

It is considered that the overall design approach for the new apartment building will itself represent a good design solution, which will also preserve the special architectural and historic interest of the listed building. The residential conversion of Webb House would retain its historic character, significant original features.

Apartment Building

In relation to the original proposals the Council's Conservation and Design Officers raised significant concerns regarding the impact of the new apartment building on the setting and character of Webb House given its design, scale and massing.

The new build proposal has been subject to a number of revisions including a reduction in its footprint and that it is of lower height than the listed building. The amended apartment building is also of a contemporary, modern design to ensure that it achieves a sympathetic contrast with the historic character of the adjoining listed building.

The simple rectilinear footprint of the amended apartment building would sit comfortably at the rear of the site, running parallel with the northern site boundary and the rear element of Webb House itself. The proposal footprint is almost identical to the width and depth of the existing building. The massing of the new block has been broken down into wings and deep bays, set within the proportions of which correspond with elements of Webb House.

As a result the Conservation Officer accepts that new block would not over-dominate the listed building.

However, notwithstanding this, the Conservation and Design Officers have raised further concerns in relation to aspects finer detailing and facing materials proposed for the new building. These issues particularly related to the use of brickwork cladding for the structural frame of the building and configuration of areas of glazing and grey cladding panels within the bays. To address these concerns further amendments have been made to the new building including;

- The Structural “frame” of the new block will be faced with copper cladding as opposed to brickwork cladding, ensuring a lighter-weight appearance and achieving an appropriate contrast with Webb House
- The configuration of areas of glazing and cladding of bays within the structural frame have been simplified, and the greater use of obscure glazed panels has helped to soften the overall appearance of the building
- Originally proposed balcony balustrades have been removed and replaced with clear scheme.

Conditions are recommended to secure a satisfactory quality of materials and their finishes, which is critically important for cladding, and also in respect of the specification for the framing of windows and areas of glazing.

Whilst of contemporary design, these amendments ensure that the new apartment building acts as an appropriate contrast to the listed building, ensuring that it can satisfactorily stand alongside Webb House rather than compete with it.

Conversion and Alteration of Webb House

Careful consideration has been given to the detailing of the external alterations to the listed building itself, including the removal of the detracting toilet blocks and the proposed rear extension.

The amended proposals ensure that the proposed pair of rear infill extensions sited within recesses at either end of the rear elevation of Webb House reflect the existing window pattern of the listed building, together with a new lightweight, glazed facade to the staircase enclosure. In principle, their uncomplicated and simple design ensures that they will appear as subservient and sympathetic additions to Webb House.

Other than the glazed staircase enclosure the new extension would be constructed in red brickwork. The Design and Conservation Officer has advised that care is needed with the use of facing brickwork and also the finer detailing of the extensions should ensure that the extension be read as distinct additions to Webb house which also compliment the design of the new apartment building. It is considered that further refinement of their design is necessary including;

- The use of Copper cladding to frame the feature glazing
- Strengthening of parapet detail and potential use copper cladding
- Detailing on rear elevations to greater reflect the recessed form of the gables on the existing building

Nevertheless, these changes can easily be achieved by minor amendments to the scheme, it is therefore recommended that the Committee resolves to approve the application and delegates the decision to the Head of the Development Management and the Chair of the Southern Planning Committee to achieve the revisions.

Subject to these revisions, it is considered that the proposals would not result in significant harm to the fabric of Webb House, nor from the demolition of the minor element to the north beyond the sports hall, as this is in poor condition and of little historic or architectural significance. The removal of the unattractive modern toilet block additions to Webb House will also better reveal the historic significance of the building.

The Conservation Officer has raised no objections to internal alterations and these are addressed in the consideration of the listed building consent application. A series of conditions are recommended to secure the retention of existing features and details of proposed works including materials, new windows, doors and rainwater goods.

Summary

Webb House has been empty for over 10 years. The proposed scheme constitutes a viable new use of Webb House and reflects the original institutional use in a manner sensitive to the significance of the listed building and its setting.

It is considered that when viewed as a whole, and taking into account the proposed alterations to Webb House and limited elements of demolition, the development would result in “less than substantial harm” to the significance of the heritage asset.

However, in accordance with the objectives of the NPPF (para 196) this ‘less than substantial harm’ would be outweighed from the public benefits of securing a suitable viable reuse to ensure the long term retention of this historic building.

Landscape and setting

The proposals have been revised to safeguard the wider landscaped setting of the listed building.

The five lodges originally proposed to face Victoria Avenue have been removed from the proposals in recognition of the importance of the curtilage listed South Lodge and the overall impact on the overall setting of Webb House. In addition the proposed extensions proposed to the West Cottage and South Lodge has also been omitted from the proposals.

In recognition of the importance of the landscaped frontage of Webb House to its overall historic significance, further amendments have been made including the reduction in the size of the proposed pavilion and its relocation closer to the eastern boundary. The extent of parking has also been reduced and is located to the rear of the building and to the sides of the site in a landscaped setting which will satisfactory limit its visual impact.

The open setting of Webb House from Victoria Avenue is retained and enhanced. It will principally be used as extensive recreational space and gardens for use by residents of the development in accordance with the objectives of saved local plan policies RT1 and RT3.

Trees

There are a significant number of mature trees within the site, many of which are protected by a Tree Preservation Order (TPO) and positively contribute to the setting of the listed buildings.

Amended plans have omitted the siting of proposed new lodges alongside Victoria Avenue and also the extension to South Lodge which would have adversely affected several protected trees.

The Tree Officer considers that the amendments to the proposed driveway access arrangements and footpath layout ensures that protected trees will be retained.

An overgrown area of raised ground containing several trees (Sycamore and Ash) is located to the rear of the Webb House and adjacent to the railway line. These trees are not protected by the TPO, but will need to be removed to accommodate the new apartment block. The Tree Officer has raised no objection to the removal of these trees, particularly given that those closest to the railway line will be subject to scrutiny from Network Rail for ongoing maintenance due to leaf clearance.

The Tree Officer has recommended that the proposals will not be detrimental to the health of protected trees subject to conditions being imposed including an updated tree protection scheme, an updated Arboricultural Method Statement, and details of special no-dig construction of areas of hardstanding adjacent to trees.

Housing

It is considered that given the level of care proposed, the scheme would fall within Use Class C2 (Residential Institutions) and as such it does not have an affordable housing requirement.

However it is recommended that a S106 agreement relates to the age and care requirements of the occupants of the units. It will require the 'Approved Occupiers' to be over 65 years of age and a written assessment to identify their care and support needs. This will ensure that the units do not become open market properties that would have required an element of affordable housing to be provided.

The development would benefit the public interest in terms of offering more choice for residential accommodation for the elderly in the area. The Government's formally adopted National Planning Practice Guidance (NPPG) states under Housing and Economic Development Needs Assessments paragraph 21:

'Housing for older people, advises as follows:

"The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). The age profile of the population can be drawn from Census data. Projection of population and households by age group should also be used. Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish"

The majority of older people who are looking to move home in later life are downsizing from a larger family home. Hence the need to deliver a range of choice in terms of type and tenure that will enable them to make such a move. The proposed development will contribute to the provision of such a choice and therefore falls within the spectrum of accommodation cited in the NPPG and will meet a need for specialised accommodation for older people which weights in favour of the proposal.

Health

The South Cheshire Clinical Commissioning Group (CCG) have sought a S106 Contribution to provide funding to support the development Millcroft and Earnswood Medical Centres, and their future ability to meet the needs of residents of the proposed scheme and continue to provide the expected level of Primary Care services in Crewe.

The mitigation requested is £35,856 based on the following formula;

Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit
1 bed unit	1.4 persons	£504 per 1 bed unit
2 bed unit	2.0 persons	£720 per 2 bed unit
3 bed unit	2.8 persons	£1,008 per 3 bed unit
4 bed unit	3.5 persons	£1,260 per 4 bed unit
5 bed unit	4.8 persons	£1,728 per 5 bed unit

It is not possible to accurately predict the increase in population based on a raw number of up to 54 houses/apartments until the size and type of housing is known. Nor is it possible to assess the impact that it will ultimately have on the local health needs in terms of demands on services and the types of services needed. However, following the above formula, an estimate is as follows:

Market Housing:

1 bed unit x 14	£7,056
2 bed unit x 40	£28,800
Total: 54 units	£35,856

Amenity

Saved Policy BE.1 of the Crewe and Nantwich Local Plan requires consideration to be given to the occupiers of both neighbouring properties and the future occupants of the site with regard to impact on privacy, loss of light, visual intrusion and pollution.

As a general indication, the Councils Backland Development SPD states that in the case of flats a separation distance of 30m should be achieved between principal elevations with windows to first floor habitable rooms.

The proposed apartment building and Webb House are set within extensive grounds. The side elevation of the Webb House is located 22m from the eastern site boundary and over 30m from windows within the rear elevations of properties of Fairburn Avenue which back onto the site.

The eastern wing of the new apartment block will be sited over 13m from the site boundary ensuring that a separation distance of 22m will remain between the new block and the gable end of No.66 Fairburn Avenue which does not contain any principal windows. The western wings of both Webb House and the new rear block are also located over 40m from the rear elevations of dwellings of White Avenue which lie beyond the western site boundary and the public right of way.

A separation distance of 35m will also remain between the rear elevation of the new block and rear elevations of approved dwellings of the redevelopment of the Bombardier site located on the northern side of the railway line.

These separation distances are well in excess of the minimum standard set out in the Council's Supplementary Planning Document and consequently, there are no privacy or amenity issues arising from this application.

As a result it is not considered that the proposal would cause significant harm to living conditions of neighbouring properties.

Noise

The applicant has submitted an acoustic report in support of the application. The impact from rail noise on the proposed development has been assessed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. This is an agreed methodology for assessing noise of this nature.

The report recommends mitigation designed to ensure that occupants of the properties are not adversely affected by noise from the movement of trains. The Environmental Health Officer confirms that conclusions of the report and methodology used are acceptable.

The Environmental Health Officer recommended that conditions are imposed to ensure that the noise mitigation measures set out in the acoustic report are implemented and details are submitted of proposed glazing and ventilation which will be used.

Nature Conservation

Evidence of bat activity in the form of two minor roosts of relatively common bat species has been recorded within two of the building on site. The usage of the building by bats is likely to be limited to single- small numbers of animals using the buildings for relatively short periods of time during the year and there is no evidence to suggest a significant maternity roost is present. The proposed development would result in the loss of one roost on site; the second roost would not be affected by the proposals.

It should be noted that since a European Protected Species (bats) has been recorded on site and is likely to be adversely affected the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations 2010. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

Current case law instructs that if it is considered clear or very likely that the requirements of the Directive cannot be met because there is a satisfactory alternative, or because there are no conceivable “other imperative reasons of overriding public interest”, then planning permission should be refused. Conversely, if it seems that the requirements are likely to be met, then there would be no impediment to planning permission be granted. If it is unclear whether the requirements would be met or not, a balanced view taking into account the particular circumstances of the application should be taken.

Overriding public Interest

The site and listed buildings are currently disused. It is at serious risk of anti-social behaviour, which would cause harm to the amenity of neighbours and increase fear of crime. The proposal will result in appropriate re-use of the site and long term retention of the listed buildings which is of overriding public interest.

The proposed mitigation and compensation is acceptable and is likely to maintain the favourable conservation status of the species.

No satisfactory alternative

There are no alternative proposals which would secure the long term retention of Webb House.

Maintaining the favourable conservation status

In order to compensate for the loss of bat roosts on site the applicant is proposing the provision of a number bat boxes and features for bats be incorporated into the development. The timing and supervision of the works will also reduce the risk posed to any bats that may be present when the works are undertaken. Demolition works would be undertaken in accordance with a Natural England license.

A planning condition is necessary in this regard. This is considered adequate to maintain the favourable conservation status of the bat species on this site.

The Council's Ecologist also recommends that a condition be imposed to safeguard nesting birds.

Highways

The proposal is for 54 extra care home apartment units (Use Class C2) which includes a change of use of the existing building which was previously used by the NHS Trust as a mental health hospital facility.

The Council's Highway Engineer considers that number of vehicular trips generated by the development would be small, and given the former NHS use on site the net highway impact of the proposal will be minimal.

The existing vehicle access and highway visibility onto Victoria Avenue is acceptable. The existing footway infrastructure is acceptable and there are signalised pedestrian crossings to the west at the West Street junction, and to the east outside the entrance to Queens Park.

There is an existing access onto the PROW at the western boundary of the site. Amended plans show that secure access to the PROW will be retained enabling convenient pedestrian/cycle access for residents of the scheme to local facilities of West Street to the north and Victoria Avenue to the south.

The existing on site parking provision accommodates for approximately 50 vehicles. Proposed parking provision is acceptable equating to 1 space per unit and an additional 18 for visitors, with additional informal parking available within the site.

The Highway Engineer has raised no objection subject a condition to requiring the submission of a Construction Management Plan to mitigate the highway impact of activities and vehicle movements associated with the construction of the development.

Flood Risk

The application site is located within Flood Zone 1 according to the Environment Agency Flood Maps. From the conclusions of the submitted Flood Risk Assessment it is considered that the development would be sustainable in terms of flood risk

United Utilities have been consulted as part of this application and have raised no objection to the proposed development subject to conditions regarding foul and surface water and a drainage strategy. The Council's Flood Risk team do not object to the application subject to a condition being imposed requiring details of the surface water drainage scheme.

CIL Regulations

In order to comply with the Community Infrastructure Regulations 2010 it is necessary for planning applications with planning obligations to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As set out above the CCG has requested an NHS contribution £35,856

The development would result in increased demand for NHS provision locally in Crewe where there is limited capacity in the 2 existing surgeries. In order to increase future capacity to support the proposed development, a contribution towards health care provision is required. This is considered to be necessary and fair and reasonable in relation to the development.

Planning Balance

The development is considered to be located in a sustainable location in easy walking distance of services and facilities.

The residential re-use of Webb House would retain its historic character and significant features notwithstanding that further design refinement is necessary to the proposed rear extensions. Furthermore, the new apartment building represents a good design solution and preserves the setting and special historic interest of the listed buildings.

It is considered that when viewed as a whole, and taking into account the proposed alterations to Webb House and limited elements of demolition, the development would result in "less than substantial harm" to the significance of listed building. However, in accordance with the objectives of the NPPF (para 196) this would clearly outweighed from the public benefits of securing a suitable and viable reuse to ensure the long term retention of this historic building. This is a significant benefit which weighs in favour of the development.

The proposal, subject to conditions, would not have an adverse impact upon trees, ecology, flood risk and contaminated land. The development would not have a harmful impact upon the local highway network and parking on site provision would be acceptable.

The development will also importantly meet the need for specialised accommodation for older people, and provide a contribution to mitigate the full impact of the proposal upon health.

The proposals are therefore considered to be a sustainable form of development in accordance with the Development Plan and national policy.

RECOMMENDATION

Delegate to the Head of Development Management in consultation with the Chair of Southern Planning Committee to resolve outstanding matters relating to the refinement in the design of new extensions to Webb House to APPROVE subject to conditions and the completion of a S106 Agreement

S106	Amount	Triggers
Health	£ 35,856	50% paid prior to first occupation and the further 50% paid at occupation of the 51st dwelling.
Private Management scheme for all POS on site.		1 st occupation of the development
Occupiers' to be over 65 years of age and to complete a written assessment to identify their care and support needs.		1 st occupation of the development

And the following conditions:

- 1. Standard Time**
- 2. Development in accordance with approved plans**
- 3. Details of materials, finishes and specification of cladding**
- 4. Sample panel of materials on site**
- 5. Method of repointing and use of lime mortar**
- 4. Surfacing materials for car parking**
- 5. Large scale constructional details of new windows, internal and external doors for existing buildings**
- 6. A schedule of doors and windows to be repaired, altered, or replaced**
- 7. Cast iron, rainwater goods painted black**
- 8. Structural Engineers report to ensure stability of historic fabric to be retained during demolition and reconstruction**

9. Method statement for connecting extensions to the existing building
10. Proposed and Finished Floor Levels
11. Tree Protection
12. Tree Pruning/Felling Specification
13. Arboricultural Method Statement
14. Engineer designed no dig hard surface construction specification for any area of hard surfacing within the root protection area of retained trees
15. Arboricultural Scheme of Supervision
16. Levels Survey
17. Prior to the use of any facing or roofing materials details/ samples shall be submitted and approved
18. Mitigation implemented in accordance with the acoustic report prepared by Peak Acoustics dated 4th February 2019 Ref LH1101181NR rev.1
19. Specification of mitigation measures for glazing and ventilation
20. Provision of Electric Vehicle infrastructure
21. Provision of Ultra Low Emission Boilers
22. Contaminated land – submission of a phase 2 report - prior to commencement
23. Contaminated land – submission of a verification report
24. Contaminated land – works to stop if any unexpected contamination is discovered on site
25. Contaminated land imported soil
26. Piling
27. Dust control
28. Notwithstanding submitted plans, details of the hard and soft landscaping and car parking layouts to be submitted and approved
29. Implementation of the landscaping scheme
30. The car-parking layout approved as part of condition 28 shall be implemented prior to first occupation
31. Development to be undertaken in accordance with *the submitted Ecological Impact Assessment prepared by Whitcher Wildlife Ltd dated 10th April 2018 unless varied by a subsequent Natural England license*
32. Breeding Birds – timing of works
33. Details of *surface water drainage scheme*
34. Submission, approval and implementation of a Construction Management Plan

In order to give proper effect to the Board`s/Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

Should this application be the subject of an appeal, authority is approved to enter into a S106 Agreement to secure the following:

S106	Amount	Triggers
Health	£ 35,856	50% paid prior to first occupation and the further 50% paid at occupation of

		the 51st dwelling.
Private Management scheme for all POS on site.		1 st occupation of the development
Occupiers' to be over 65 years of age and to complete a written assessment to identify their care and support needs. Retention of extra care facilities		1 st occupation of the development

