



# Northern Planning Committee

## Update

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**Date:** Wednesday, 4th November, 2020

**Time:** 10.00 am

**Venue:** Virtual Meeting

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The information on the following pages was received following publication of the Committee agenda.

**Planning Update** (Pages 3 - 6)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**NORTHERN PLANNING COMMITTEE – 4<sup>th</sup> November 2020****UPDATE TO AGENDA****APPLICATION NO.**

20/1560M

**SITE ADDRESS**

107 & 109, MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 2JH

**UPDATE PREPARED**

02 November 2020

**CONSULTATIONS**

The following consultation response has been received since the preparation of the report:

**Adult Services**

“The care home needs assessment carried out by HPC on the instruction of Care UK has been reviewed on Thursday 22<sup>nd</sup> October by Daniel McCabe, Senior Commissioning Manager, and Elizabeth Hopper, Contract and Quality Manager for Accommodation with Care.

The content and data provided to support the application is an accurate reflection of the current position within the catchment area at the time the report was written (March 2020). However, due to the pandemic and a steep rise in death rates in care homes this has created incredibly challenging conditions for care homes regionally and nationally. The pandemic raises questions about the future perception and viability of care homes. CQC highlighted the financial vulnerability of some providers facing a reduction in people using the service (including self-funders) due to tragic death increases, increased costs in staffing and PPE.

The number of current care home bed vacancies across Cheshire East as of the 22.10.20 stands at 610 available beds. 131 nursing beds, 112 residential beds, 71 nursing dementia and 98 residential dementia beds are unoccupied in the North of the Borough. Specifically, 86 vacancies are in care homes in the geographical patch of Wilmslow/Alderley Edge. The proposal to build a 60 bed care home will add to the number of vacant beds in the area which will further destabilise the financial sustainability of care homes in the Borough.

We need the care market to diversify and support the “Home First” model, looking at what services and support can be put in place to enable people to remain living safely in their own home for as long as possible or within Extra

Care Housing facilities with care provision on site for those residents who need it.

Market Oversight figures indicate home care services are at 94% of pre-pandemic levels and have now stabilised, and are now forecast to increase going forward.

In summary, the application to build a 60 bed residential/nursing home with dementia care is not supported by Adult Social Care. The market has significantly changed as a result of Covid-19 and Cheshire East Council is working with the care home market to explore ways in which care homes can diversify to ensure they continue to be operational long term and meet the needs of the residents of the Borough.”

Following a rebuttal to the comments from the applicant a further response was provided from Adult Services. This re-iterated the original comments and stated that the original objection still stands.

## **OFFICER APPRAISAL**

Policy SC4 of the CELPS states:

- 1. New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. This could include Key Worker Housing and people wishing to build or commission their own home.*
- 2. To meet the needs arising from the increasing longevity of the borough's older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This would include the provision of a variety of dwelling types and other measures to support Health and Wellbeing and independent living through new developments that recognise the needs of older people, those with dementia and other vulnerable people; this will include developing dementia-friendly communities.*
- 3. 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.*

The comments from Adult Services are noted. The Council has recently received appeal decisions for two schemes within the Borough for new care homes, with one local to the application scheme, in Handforth (19/3831M and 19/3784C refer). In both of these decisions it was concluded that there is a demonstrated need for additional care homes within the Borough.

The submitted Needs Assessment (dated March 2020) demonstrates a current and projected shortfall in en-suite care bed spaces within a 3 mile radius of the site. It is anticipated that this target area comprises the geography from which future occupants are most likely to be drawn to the proposed facility. This concluded that the projected undersupply of en-suite care bed spaces in 2025 (when the home will be fully open and operational) is calculated to be 487.

In this instance the proposed accommodation is specifically for elderly people who require specific accommodation. The policy refers to the “*proven need*” for specialist accommodation; it does not require a demonstration of there being ‘no vacancies’, with the two being different concepts. ‘Need’ considers the availability of single occupancy en-suite bedrooms (identified by the Department of Health as being appropriate accommodation within which to meet care needs). ‘Vacancy’, on the other hand, can refer to and arise from a number of circumstances, such as accommodation in shared bedrooms and also bedrooms totally reliant upon communal toilets and bathing facilities (ie. not considered appropriate accommodation).

While Adult Services may have provided examples of current vacancies, in the absence of any evidential piece of work done by Adult Services, it would be difficult to conclude that there isn’t a proven need. Particularly as the current situation surrounding Covid is such a new phenomenon and it is not understood what the long-term implications on care will be. Covid makes it even more imperative that appropriate accommodation is provided with ensuite bathrooms in order to minimise mixing of residents.

It has also been pointed out by the applicant that ‘Home First’ model referenced by Adult Services, while not being supported by policy, has its own associated risks, particularly for the transmission of disease and illness between homes, and cannot cater to all care needs. It is claimed that the proposed home will provide suitable care to residents with a variety of illnesses, including dementia, that require trained nurses and support staff to be present 24/7. Consequently, it is not considered that a refusal of planning permission could be sustained on the basis of the comments from Adult Services.

### **Other Matters**

It has been noted that there is a slight discrepancy in the Officer’s report. On page 19, the report mentions accessibility to Wilmslow and references Handforth Road rather than Manchester Road.

### **CONCLUSION AND RECOMMENDATION**

The benefits of the scheme highlighted in the main agenda report, along with the uncertainty surrounding the long term implications of Covid on healthcare together with the other points raised above mean that the recommendation remains as per the main agenda report found on page 23 of the Agenda

Reports Pack (approve subject to conditions and completion of a s106 agreement).