

Application No: 23/3881N

Location: TELFORD COURT, DUNWOODY WAY, CREWE, CW1 3AW

Proposal: Full planning application for the erection of a 24-Bed Specialist Care Unit (Use Class C2) with ancillary parking and servicing

Applicant: Ms Lucy Chawner, Inspired Life Care Ltd

Expiry Date: 03-May-2024

SUMMARY

The proposal seeks an extension to the existing Care Home provision to accommodate an additional building with 24 new bedrooms, extended car park and landscaping.

The proposal is for C2 residential care with occupants living within bedrooms, with communal lounge areas and outdoor space. It is noted that the development would bring benefits in relation to additional care home provision for the population.

There is no impact on highway safety, subject to conditions, and similarly no issues in relation to landscaping, drainage, and cycle storage provision, subject to conditions.

It is considered that the design, location and scale of the building is appropriate for its proposed use and when viewed within the context of the wider area.

The previously refused scheme raised concerns in relation to amenity and it is considered that this application has addressed those concerns by locating the building away from the neighbours rear gardens and elevations, and the location of the car park to the rear. The proposed building meets the required separation standards and is therefore considered to be acceptable in terms of neighbouring amenity.

It is therefore considered that the proposal is acceptable and in general accordance with the development plan and therefore recommended for approval accordingly.

Recommendation:

Approve with conditions

REASON FOR REFERRAL

The application is for over 20 bedrooms and is therefore a major development.

DESCRIPTION OF SITE AND CONTEXT

The application site is situated within the Crewe Settlement Boundary situated on the corner of Dunwoody Way. The existing building is a two storey building and is used as a care home.

DETAILS OF PROPOSAL

The proposal seeks full planning permission for the erection of a 24-Bed Specialist Care Unit (Use Class C2) with ancillary parking and servicing.

RELEVANT HISTORY

20/1454N - Proposal for a two storey, 18 bed specialist unit care home on an existing soft landscape area adjacent Telford Court Care Home; including additional car parking, ancillary gardens and increase to existing bin store – Refused 18th December 2020; Dismissed at Appeal 17th September 2021

Reason for refusal

- 1. It is considered that the proposed plans would amount to a visually obtrusive form of development that would have an adverse impact on neighbouring amenity by means of its proximity and overbearing impact. The proposed development would appear to be an overly cramped form of development and would amount to an unneighbourly form of development. The proposal is therefore considered to be unacceptable and contrary to policies SD2 and SE1 of the Cheshire East Local Plan, BE1 of the Crewe and Nantwich Replacement Local Plan and the guidance set out in the Cheshire East Design Guide and the National Planning Framework.*

18/2071N –Variation of condition 2 (plans) on application 17/6358N - Variation of condition 2 on application 16/4971N - To erect two storey 84 Bed Care Home (Class C2) following site removal of an existing car park – Approved with conditions 16th July 2018

17/2894N - Non material amendment to existing permission 16/4971N – Approved with conditions 1st September 2017

17/6358N - Variation of condition 2 on application 16/4971N - To erect two storey 84 Bed Care Home (Class C2) following site removal of an existing car park. – Approved with conditions 5th March 2018

16/4971N – To erect two storey 84 Bed Care Home (Class C2) following site removal of an existing car park – approved with conditions 2nd February 2017

10/1659N – To Erect Two Storey 81 Bed Care Home (Class C2: Residential Institution) Following Site Removal of an Existing Car Park – approved with conditions 23rd September 2010

POLICIES

Development Plan Policies

Cheshire East Local Plan Strategy (CELPS)

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
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE5 – Trees, Hedgerows and Woodland
EG5 – Promoting a Town Centre First Approach to Retail and Commerce
CO1 – Sustainable Travel and Transport
SC3 – Health and Well-being

Site Allocations and Development Policies Document (SADPD)

PG9 Settlement boundaries
GEN 1 Design Principles
ENV 1 Ecological network
ENV 5 Landscaping
ENV 6 Trees, hedgerows and woodland implementation
ENV 7 Climate Change
ENV 12 Air Quality
ENV 14 Light pollution
ENV 15 new development and existing uses
ENV 16 surface water management and flood risk
HOU 2 Specialist housing provision
HOU 12 Amenity
HOU 14 Residential standards
HOU 14 Housing Density
INF 3 Highway safety and access
INF 9 Utilities

National Planning Policy

National Planning Policy Framework (2019)
Planning Practice Guidance

CONSULTATIONS (External to Planning)

Highways: No objections, subject to conditions for a new pedestrian crossing and new access to be in place prior to occupation, and the submission of the car park management plan

Environmental Health: No objections, subject to conditions for EV charging, low emission boilers, sustainable travel plan, contaminated land method statement, verification report, soil importation and unexpected contamination, and informatives for Contaminated land, piling foundations, dust management plan and construction hours

United Utilities: No objections subject to conditions for updated foul and surface water drainage schemes, and sustainable drainage management and maintenance plan

Cheshire Police – Designing out Crime Officer: No objections raised, however highlight elements of the design which could be improved in relation to Designing out Crime.

Cheshire Fire and Rescue Service: No comment on the scheme – highlight the positive benefits of a sprinkler system.

CREWE TOWN COUNCIL:

The committee made the following observations:

- i. That the Cheshire Police observations and comments relating to designing out crime should be considered in detail for inclusion in the proposals
- i. That the concerns of residents that have been raised relating to loss of amenity and over-development of the site should be considered and addressed where appropriate
- ii. That the development should provide for sustainable energy production (eg PV) to meet planning policy and sustainability targets
- iii. That the development should provide for Net Biodiversity Gain to meet planning policy
- iv. That the development should provide for additional parking to meet planning policy

OTHER REPRESENTATIONS:

Letters of objection have been received from 5 neighbouring properties, which raise the following points:

- Impact on neighbouring amenity due to overlooking, and overbearing, impact, over shadowing, lack of privacy.
- Located too close to existing neighbouring properties.
- The existing site already causes problems with neighbours by means of noise, light pollution, bin location.
- Location of bin store, issues of smell, rodents etc
- Lack of parking provision
- Existing landscaping on site is not regularly maintained, will the new planting be?
- Will the crossing on Dunwoody Way be moved to accommodate the new access?

OFFICER APPRAISAL

Principle of Development

The application site is situated within the Crewe Town settlement boundary. Crewe is designated as a Principal Town, and within the settlement boundary development proposals

will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan.

The principle of residential care development (Class C2) is considered to be acceptable and would make an efficient use of this site.

Design

The proposed building will be separate from the existing care home on the site, with the access in between and the car park re-located to the rear. The building will be largely two storeys in height facing Dunwoody Way with some staff accommodation (staff room, kitchen, offices and plant) within the roof space.

The general design and materials proposed are considered to be acceptable and replicate the general principles of the existing building on the site.

The design is less dominant than the previous scheme and has a much better relationship with the street scene, neighbours and existing nursing home on the site. The building has been moved forward on the site and away from the neighbours back gardens.

It is considered that the proposal is acceptable and of a design that would not harm the character and appearance of the area.

Amenity

The proposed building is located on land, which is currently grassland, set aside as landscaping for the existing care home. The building has been located to the front of the site fronting onto Dunwoody Way.

Policy HOU 13 (Residential Standards) of the SADPD sets out the separation standards which should be met for new developments. The guidance suggests a requirement for at least 18m between front-to-front elevations (increased to 20m when 3 storeys or more); 21m between rear to rear elevations; and 14m between habitable rooms to non-habitable windows.

The building has principal bedroom windows on the frontage facing the apartments on Dunwoody Way, Partridge House. The bedrooms are located at ground floor level and first floor level, with staff accommodation within the roof. The majority of the windows are 21m away from the windows of the apartments, however there is a slight reduction in distance to 20m between the turret window features on the apartment and the gable projections on the proposed care home. Nevertheless, these meet the required separation standards and therefore are considered to be acceptable.

The proposed building will be located 14m from the side elevation of No.38 Moss Field Place. There are no windows proposed on the closest elevation to 38 Moss Field Place and only windows serving corridors on that elevation. The development also has windows on the northwest elevation of the outrigger which face towards Moss Field Place, however there is no direct overlooking of neighbouring windows or gardens as the orientation means the windows which serve communal lounge areas on the ground and first floor look towards the road/parking area of the street.

The outrigger elevation facing towards the parking area is located 18m from the boundary with the neighbouring dwellings and 24m from the rear elevations. The windows on this elevation serve corridors, stores, plant and staircases. Therefore, although will be visible from the neighbouring properties it will not have a significant impact on terms of overlooking or over bearing impact.

The scheme has considered the location of windows and reduced direct overlooking to meet the relevant spacing standards. With the addition of some screen planting along the boundaries to reduce the impact of cars parking, it is considered that the proposed development is acceptable and will have no significantly detrimental impact on neighbouring amenity. The existing bin store is shown on the plans, with an additional bin storage area which is away from the neighbouring dwellings and therefore should not impact on neighbouring amenity.

There is a separation distance of at least 21m between the existing and proposed care home buildings which will help retain amenity standards for both existing and future occupiers of the site.

Whilst the previous scheme was refused due to neighbouring amenity concerns, it is considered that the revised design and location of the care home have addressed these issues and the revised scheme is now in compliance with the Policies HOU 12 and HOU 13 of the SADPD.

It is noted that within the letters of objection issues of light and noise pollution have been raised in relation to the existing use of the site. Although noted this is not a matter that could be addressed in this application and any significant noise nuisance can be dealt with by Environmental Protection legislation. External lighting for the proposed development can be conditioned and a scheme to reduce impact on neighbouring properties could be secured.

The Environmental Protection Team have been consulted on this application and have raised no objections to the proposal subject to the conditions for EVI, low emission boilers, sustainable travel plan, Contaminated land method statement, verification report, soil importation and unexpected contamination. These are considered to be reasonable if the application is approved.

Highways

The site is within the urban area of Crewe with established footway access to the surrounding area including to nearby shops and bus stops. There are also local off-road cycle routes to nearby residential areas, and the site is considered to have adequate sustainable connections.

There is a ghost island access into the existing site and car park, and to accommodate the proposal it is to be relocated approximately 25m to the south. The new access will be built to adoptable standards and maintain adequate visibility and does not raise a safety concern.

As a result of the new access, the existing pedestrian refuge crossing will be relocated northwards by 20m. It will be north of the access which is also acceptable and there will remain an informal pedestrian crossing to the south adjacent to the roundabout. The Strategic Highways officer notes that at the technical approval stage these works would also be subject to Road Safety Audits.

The existing 84 bed care home provides 38 car parking spaces and with the proposed additional units the overall provision will be increased to 47 spaces. The parking is split over 2 sections; one accessed from Dunwoody Way to north of the building and another from the Bombardier access to the south of the building.

The proposal is for a 24-bed specialist care home with 9 additional car parking spaces overall, and the Highways Officer notes that the additional spaces provided are below CEC requirements. Nevertheless, the applicant has carried out staff travel surveys which have shown that around a third arrive by car and over 40% walk to the site. The rest use public transport, cycle, or get a lift.

Parking accumulation surveys have also been carried out on a weekday and a weekend. It showed a peak weekday demand of 27 spaces (73% of provision) and a weekend peak demand of 23 spaces (62% of provision). If this is extrapolated to include the proposed development, it would equate to a peak weekday demand of 35 spaces and a weekend peak demand of 26 spaces. The car park is at its busiest during shift change but the 47 spaces proposed are sufficient to cater for the development. Cycle parking is also being provided.

The Highways Officer notes that it appears the existing southern small car park is not being used a lot by staff resulting in the northern one being fully used at times. To assist with this the applicant has suggest a car park management plan which will ensure more efficient use of the whole car park and also ensure that is being used solely by care home staff and visitors. The Strategic Highways officer therefore has raised no objections to the scheme, subject to conditions for the new pedestrian crossing and access to be installed prior to commencement of the extension and a car park management plan to be submitted and approved.

It is therefore considered the proposed development is acceptable and would not cause and significant highway safety concerns.

Forestry and Landscape

The proposed development would result in the loss of areas intended as garden and landscaped space to be used in conjunction with the original building. Nevertheless, the scheme is much improved from the previously refused scheme and subject to a full landscape scheme been conditioned to included planting and boundary treatment, no concerns are raised in relation to the landscape impact of the development.

The development area comprises of existing relatively immature planting which forms part of the approved landscape works associated with the care home. This proposal has been supported by an Arboricultural Impact Assessment and Method Statement (MG/7208/AIA&AMS/SEP23) which confirms the development would arise in the loss of 10, young, low-quality trees, some hedgerows and shrubbery. The landscape plan submitted in support of this application indicates that 17 new trees will be planted in addition to new hedgerows and shrubbery. The losses as proposed will not have a significant impact on the amenity of the area and the number of replacement trees appears to accord with the requirements of Policy SE5.

The scheme is therefore considered to be acceptable subject to conditions.

PLANNING BALANCE AND CONCLUSIONS

The proposal seeks an extension to the existing Care Home provision to accommodate an additional building with 24 new bedrooms, extended car park and landscaping.

The proposal is for C2 residential care with occupants living within bedrooms. It is noted that the development would bring benefits in relation to additional care home provision for the population.

There is no impact on highway safety, subject to conditions, and similarly no issues in relation to landscaping, drainage, and cycle storage provision, subject to conditions.

It is considered that the design, location and scale of the building is appropriate for its proposed use and when viewed within the context of the wider area.

The previously refused scheme raised concerns in relation to amenity and it is considered that this application has addressed those concerns by locating the building away from the neighbouring rear gardens and elevations, and the location of the car park to the rear. The proposed building meets the required separation standards and is therefore considered to be acceptable in terms of neighbouring amenity.

It is therefore considered that the proposal is acceptable and a general accord with the development plan and therefore recommended for approval accordingly.

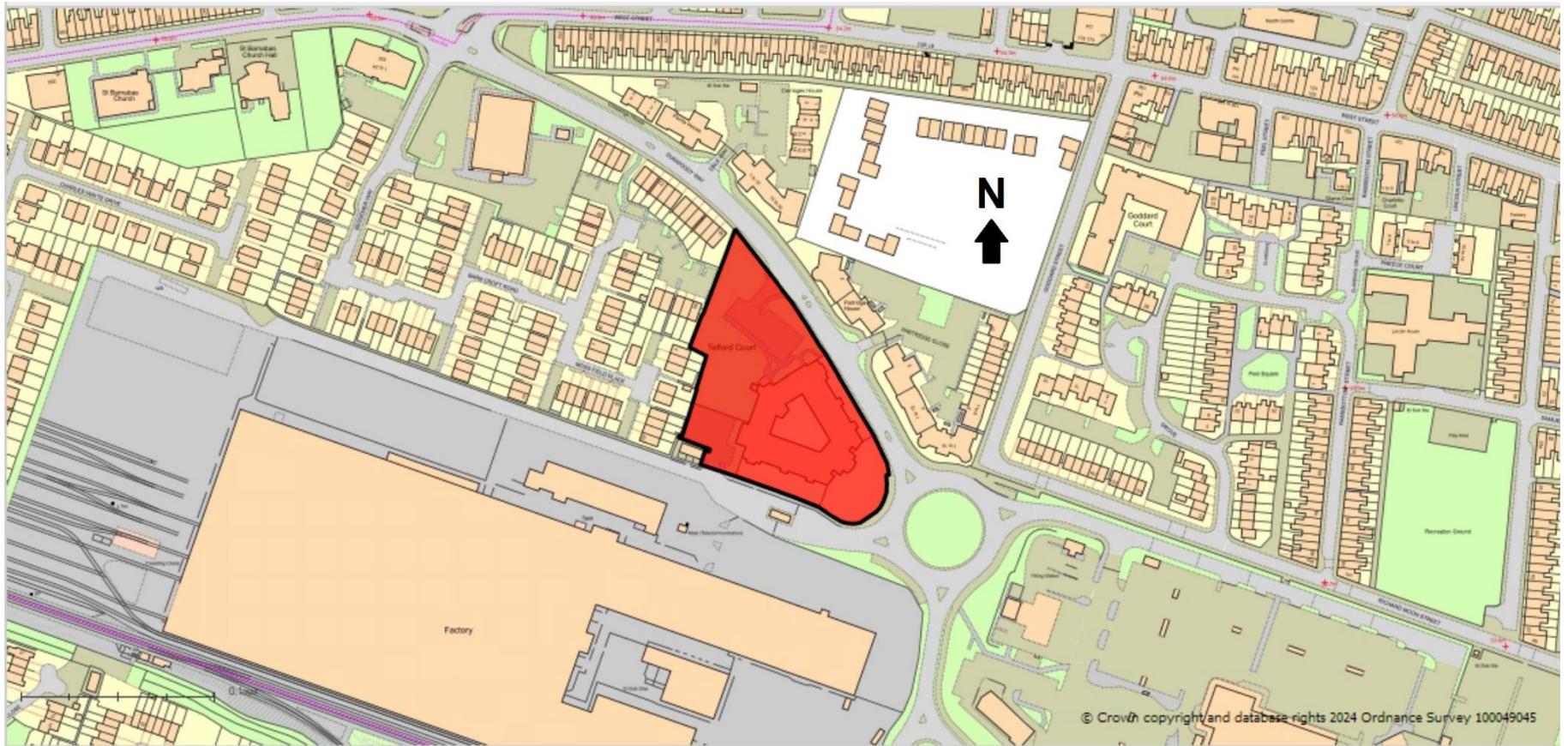
RECOMMENDATION

Approve subject to the following conditions:

- 1. Standard Time**
- 2. Approved plans**
- 3. Materials as proposed**
- 4. Landscaping plan**
- 5. Landscaping implementation**
- 6. Boundary Treatment**
- 7. External lighting plan**
- 8. Provision of the new pedestrian crossing and new access**
- 9. Submission of car park management plan**
- 10. EV Charging provision**
- 11. Low emission boilers**
- 12. Sustainable travel plan**
- 13. Contaminated land method statement**
- 14. Contaminated land - verification report**
- 15. Soil importation**
- 16. Unexpected contamination,**
- 17. Updated foul and surface water drainage schemes**
- 18. Sustainable drainage management and maintenance plan**
- 19. AIA and AMS implementation**

20. Bin and cycle storage

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



OFFICIAL