

Application No: 13/2757N

Location: AUDLEM COUNTRY HOME, SCHOOL LANE, AUDLEM, CREWE, CHESHIRE, CW3 0BA

Proposal: Extension To Time Limit On Application 10/1551N (Relating To Extensions And Alterations To Existing Care Home To Provide Self Contained Accommodation For The Elderly)

Applicant: R C Chawner, Keenrick Nursing Homes

Expiry Date: 17-Oct-2013

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- **Principle of Development**
- **Material Changes since the grant of Planning Permission**
- **Protected Species**

REASON FOR REFERRAL

This application is to be determined by the Southern Committee because planning permission is sought for 13 new-build dwelling units and the conversion of an existing building to an additional 9 units. The previous application was determined by the Southern Planning Committee at the meeting on 21st July 2010.

1. DESCRIPTION OF SITE AND CONTEXT

The site is an area of sloping grass / garden land within the curtilage of Audlem Nursing Home which fronts Vicarage Lane. The site is bounded on the southern and western sides by timber post and rail and trellis fencing with boundary planting in the form of established hedging and trees. Breeze House, part of the existing accommodation, is located to the east and the existing home to the north. Audlem Nursing Home is based around the original Audlem Grammar School which has itself had many extensions at different times in its history. The land which is the subject of these extensions was at one time covered in buildings. The site is clearly seen from the public footpaths to the south but trees and hedges around the site screen views into the site for much of the summer when seen from Vicarage Lane, when close to the site.

The nursing home is a Grade II* listed building constructed in brick with a slate roof, the earlier part having been built in 1655 with the Headmaster's House added in 1770. Later nineteenth and

twentieth century additions are also present. The modern extension to the main building is single storey and Breeze House, adjacent to the site entrance, is one and a half storey. The site is also within the Audlem Conservation Area and within the settlement boundary for Audlem.

2. DETAILS OF PROPOSAL

This is an application for an extension in time to the full planning permission renewed in 2010 reference 10/1551N which was originally granted in 2005 under reference P05/0007. In considering the application the Authority should consider whether there have been any material changes in circumstance since the original permission was issued, which would justify a different decision on the application.

The 2005 planning permission granted consent for one and a half and two storey extensions with one area, where the lift would be accommodated, rising to three storeys. The development seeks planning permission for a total of 22 new units some of which would be accommodated in the single storey extension on the west of the nursing home. However the application is also considered to be for a change of use from a C2 nursing home to a sui-generis use which would include fully nursed care and independent living units and also the facility for people living independently to receive some degree of care and nursing when required. In total the existing buildings and new accommodation would be fully refurbished to form accommodation for 17 residents with full care nursing who would be housed in the original nursing home, 3 residents in Breeze House and 28 residents in new or converted apartments. This would include 9 units created from the existing single storey accommodation and 13 in new build apartments. The extended nursing home would provide accommodation for a maximum of 48 residents.

It is anticipated that a maximum of 10 staff would be present at any one time and 24 hour care would be provided. There would be no resident warden or manager. A total of 20 car parking spaces would be provided to serve the development as a whole. This would provide an increase of 8 new spaces for the new development.

The development would be divided into small units, broken by gables with some elements set forward of others. The design includes dormer windows, balconies, bays and a galleried walkway at first floor level on the rear. This would overlook a garden area surrounded on three sides by built development. A lounge extension is also proposed to the existing single storey accommodation.

3. RELEVANT HISTORY

13/2758N - Extension to Time Limit on Application 10/1912N (Relating To Listed Building Consent For Extensions And Alterations To Existing Care Home To Provide Self Contained Accommodation For The Elderley) – Application under consideration

10/1912N - Listed Building Consent for Extension to Time Limit - Extensions & Alterations to Existing Care Home to Provide Self-Contained Accommodation for the Elderly – Approved 26th July 2010

10/1551N - Extension to Time Limit for P05/0007 Relating to Extensions & Alterations to Existing Care Home to Provide Self-Contained Accommodation for the Elderley – Approved 26th July 2010
P05/0007 Extensions and Alterations to existing care home to provide self contained accommodation for the elderly. Approved 3rd May 2005

P05/0710 LBC for extensions and alteration to existing care home for self contained accommodation for the elderly. Approved 9th September 2005
P01/0543 Extension and detached building to provide additional accommodation. Approved 17th July 2001.
P01/0533 LBC for extension and detached building to provide additional accommodation. Approved 3rd August 2001
P98/0065 LBC for extensions to provide staff room, day room and three bedrooms. Approved 9th July 1998.
P98/0064 Extensions to provide staff room, day room and three bedrooms. Approved 10th June 1998.
P97/0982 LBC for single storey extension. Withdrawn.
7/15784 LBC for single storey extension. Approved 14th October 1988.
7/15783 Single storey extension. Approved 4th August 1988.
7/15246 Extension to nursing home. Refused 9th June 1988.
7/15247 LBC for a 22 bedroom extension to nursing home. Refused 9th June 1988
7/12212 LBC for 2 bed extension to nursing home. Approved 1st August 1985.
7/12212 Two bed extension to nursing home. Approved 1st August 1985
7/11196 Conversion to a 24 bed residential home for elderly. Approved 19th July 1984.
7/11197 Conversion to a 24 bed residential home for elderly. Approved 13th August 1984.

4. POLICIES

National policy

National Planning Policy Framework

Local Plan policy

BE.1 (Amenity)
BE.2 (Design)
BE.3 (Access and parking)
BE.4 (Drainage Utilities and Resources)
BE.7 (Conservation Areas)
BE.9 (Listed Buildings: Alterations and Extensions)
BE.16 (Development and Archaeology)
RES. 4 (Housing in Villages with Settlement Boundaries)
RES.7 (Affordable Housing within Settlement Boundaries)
TRAN.9 and Appendix 8.1 (Car Parking)

Other Material Planning Considerations

Communities and Local Government Guidance: Greater Flexibility for Planning Permissions

5. CONSULTATIONS (External to Planning)

Environmental Health: No objection

Highways: No comment

English Heritage: The application should be determined in accordance with the national and local policy guidance and on the basis of your expert conservation advice.

Archaeology: Condition suggested.

Environment Agency: No objection

Audlem Amenities Society: No comments received

The Society for the Protection of Ancient Buildings: No comments received

The Ancient Monuments Society: No comments received

The Georgian Group: No comments received

The Victorian Society: No comments received

United Utilities: No comments received

6. PARISH COUNCIL

No comments received

7. OTHER REPRESENTATIONS

Letters of objection have been received from 2 local households raising the following points:

- Loss of the last remaining green space on the site
- Vicarage Lane is too narrow
- The existing sewage system is overloaded
- Limited visibility along Vicarage Lane
- Increase in vehicular movements would be detrimental to highways and pedestrian safety
- Flooding
- Drainage issues

8. APPLICANT'S SUPPORTING INFORMATION

N/A

9. OFFICER APPRAISAL

Extensions to the time limit for implementing existing planning permissions was brought into force on 1 October 2009 (and subsequently extended for a further year for applications granted before 1st October 2010). The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation and other procedures.

The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. It is the Government's advice for Local Planning Authorities to only look at

issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in development plan policy terms or in terms of national policy or other material considerations such as Case Law.

MATERIAL CHANGES IN POLICY/CIRCUMSTANCES SINCE PREVIOUS APPLICATION

Since the original planning application was approved the National Planning Policy Framework (NPPF) has been published. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. This site is within the Audlem Settlement Boundary where the principle of development is considered to be acceptable. The proposed development is supported by the NPPF which states that for decision taking this means *'approving development proposals that accord with the development plan without delay'*.

In terms of the contents of the NPPF in relation to sustainable development, design, amenity, drainage/flood risk, highways, the built heritage and the environment, it is considered that the NPPF is still consistent with the Local Plan and it is not necessary to reconsider these elements against the NPPF.

The original application was determined under the Borough of Crewe and Nantwich Replacement Local Plan 2011 which is still the prevailing Development Plan for the area.

Since the last application was approved the RSS has been abolished. However, it is not considered that this would affect the determination of this application as there is still support within the Local Plan and as part of the NPPF.

There are no changes on this site or adjoining the site and the findings of the original report in relation to the design of the proposal, the impact upon residential amenity, the flood risk/drainage impact, the impact upon the built heritage and the highway implication still apply. The proposed development is therefore recommended for approval.

11. CONCLUSIONS

There have been no material changes since the determination of the last application. The application is therefore recommended for approval.

12. RECOMMENDATIONS

APPROVE with conditions

- 1. Commence development within 3 years.**
- 2. Development in accordance with approved plans.**
- 3. Samples of materials to be submitted, approved and used in the construction of the building.**

- 4. Use of the premises as a nursing home together with self contained units for persons needing close care and other persons who may wish to live more independently where nursing care may be available if required and for no other purpose whatsoever. Occupants of the independent living units including close care units should be aged 60 years or more, or in the case of 2 bed units at least one of the occupants should be aged 60 years or more.**
- 5. Details of boundary treatment to be submitted, approved and implemented**
- 6. Details of appearance of ramps, guides, rails and finishes to be submitted, approved and implemented.**
- 7. Details of appearance of balconies and galleries to be submitted, approved and implemented**
- 8. Details of surfacing materials to be submitted, approved and implemented.**
- 9. Landscaping scheme together with any trees/hedges to be retained and measures for their protection to be submitted and approved.**
- 10. Implementation and maintenance of landscaping and tree protection measures.**
- 11. Archway between the reception area/ lift and unit 12 shall not be enclosed without the prior submission and approval of a separate planning application.**
- 12. Prior to first use of the development, provision of car park as per site layout and retention.**
- 13. Programme of archaeological work to be submitted, approved and implemented.**
- 14. Access to the site only via School Lane between Roseleigh and The Smithy and sign to be provided at entrance to the site to confirm this in accordance with details to be submitted and approved.**

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