

Application No: 14/0004C

Location: PARKHOUSE RESIDENTIAL HOUSE, CONGLETON ROAD,
SANDBACH, CW11 4SP

Proposal: The construction of 10 service apartments ancillary to Park House Care Home and the conversion of number 12 Park House Mews into a community facility for the residents within the complex.

Applicant: Edward Dale

Expiry Date: 28-Mar-2014

SUMMARY RECOMMENDATION:

Refuse

MAIN ISSUES:

- Principle of the development
- Design, layout and scale
- Amenity
- Ecology
- Trees and Landscaping

REASON FOR REFERRAL

The application represents a small scale major development . As such, the application should be considered by the Northern Planning Committee.

DESCRIPTION AND SITE CONTEXT

The application site comprises a former Victorian farmhouse that was granted consent for change of use to an elderly persons care home in 1983. Subsequently there have been significant extensions at the site to provide additional accommodation.

The site is designated as being within the Settlement Zone Line of Sandbach in the adopted local plan. There are several trees on the site, although none are the subject of a Tree Preservation Order.

DETAILS OF PROPOSAL

The proposal seeks consent for the erection of 4 one bedroom and 6 two bedroom apartments and for the conversion of number 12 Park House Mews into a community facility/guest room for the residents within the complex.

Access would be taken from the existing main access to the site and the access nearest to the junction with Old Mill Road would be converted into a pedestrian access. The car park would be extended to provide an additional 18 spaces.

RELEVANT HISTORY

- 06/1406/FUL 2007 Approval for demolition of 3 garages and construction of 3 serviced apartments Class C2 use.
- 06/0846/OUT 2006 Refusal additional accommodation to provide EMI care block and serviced apartments (Appeal dismissed 2007)
- 06/0508/OUT 2006 Refusal for EMI care block and additional sheltered apartments.
- 04/0423/FUL 2005 Approval for demolition of 4 Park House Mews and construction of 4 serviced apartments.
- 36732/3 2004 Approval for alterations to windows and creation of 3 bedrooms.
- 33023/3 2001 Approval for construction of bedroom block, construction of managers accommodation and office and conversion of 5 Park House Mews to 3 serviced apartments.
- 31539/3 1999 Approval for amendment to application 28976/3.
- 30509/3 1998 Approval for external fire escape and internal alterations.
- 28976/3 1997 Approval for conversion of 1 Park House Mews to 4 serviced apartments, construction of vertical lift and additional lounge and dining room.
- 25644/3 1993 Approval for increase from 13 to 24 bedrooms, extension to car park and boundary wall.
- 24693/1 1992 Refusal for extension to provide 12 bedrooms and repositioning of car park. (Appeal allowed 1993)
- 22178/3 1990 Refusal for extension to provide 2 bedrooms. (Appeal dismissed 1991)
- 21937/3 1990 Refusal for connecting main house to 1 Park House Mews to provide 3 bedrooms and change of use of matrons cottage to provide 2 bedrooms and a ground floor flat. (Appeal dismissed 1990)
- 17544/3 1986 Approval for extension.

17373/3 1986 Approval for extension.

14653/3 1983 Approval for change of use to elderly persons home.

POLICIES

The relevant policies saved in the **Congleton Borough Local Plan First Review** are:

PS4 – Plan Strategy
GR1 - General Criteria for New Development
GR2 - Design
GR6 – Amenity & Health
GR9 - Highways safety & Car Parking
RC1 – Recreation & Community Facilities
H1 – Provision of New Housing Development
H2 – Housing Supply
H4 – Residential Development in Towns
NR1 – Trees and Woodlands
NR3 - Habitats

SPD 14 Trees and Development

National Guidance

National Planning Policy Framework

Local Policy

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of

State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

Policy SD 1 Sustainable Development in Cheshire East
Policy SD 2 Sustainable Development Principles
Policy SE 1 Design
Policy SE 2 Efficient Use of Land
Policy SE 3 Biodiversity and Geodiversity
Policy SE 4 The Landscape
Policy SE 5 Trees, Hedgerows and Woodland
Policy SE 9 Energy Efficient Development
Policy SE 12 Pollution, Land Contamination and Land Instability
Policy PG 1 Overall Development Strategy
Policy PG 2 Settlement Hierarchy
Policy EG1 Economic Prosperity

Other Material Considerations

National Planning Policy Framework.

CONSULTATIONS (External to Planning)

Environmental Health:

Recommend conditions relating to hours of construction and piling. It is also recommended that the application is refused due to lack of information relating to protection from road noise.

Highways:

The Strategic Highways Manager (SHM) considers this development proposal to be acceptable in principle, however, there will need to be the provision of a detailed parking layout plan to demonstrate how the proposed parking will be specifically provided. The SHM is satisfied that the site has the capacity to accommodate the required amount of parking provision.

The SHM recommends that conditions are imposed requiring a detailed plan of the proposed parking is submitted and that the development should not be occupied until the approved parking has been provided.

United Utilities:

No objection.

Environment Agency:

Originally requested a Flood Risk Assessment; however this request was withdrawn when the size of the development was clarified.

VIEWS OF TOWN/PARISH COUNCIL

No objection. However members expressed concern at the loss of trees and request that some are replaced. In addition, the use of a permeable hard standing for car parking was suggested, to reduce impact on drains through run-off water.

OTHER REPRESENTATIONS

None received at the time of report writing.

OFFICER APPRAISAL

Principle of Development

The site is designated as being within the Settlement Zone Line of Sandbach where there is a general presumption in favour of development provided that it is in keeping with the scale and character of the town.

Given that the site is contained within the Settlement Zone Line of Sandbach and that it is for the development of an existing business that provides care facilities and local employment, the proposal is considered to be acceptable in principle.

Highways

The proposal would require the provision of an additional 18 parking spaces on an extended car park to the front of the care home.

The Strategic Highways Manager (SHM) has stated that the development is acceptable in principle, but that conditions should be imposed requiring submission of detailed parking layout plans and construction of the approved parking layout, prior to the occupation of the development. These conditions are considered to be necessary and relevant to the development. Subject to the imposition of these conditions, the development is considered to be acceptable in highway safety terms and in compliance with Policy GR9 of the adopted local plan.

Design, Layout and Scale

The proposal contains 3 main elements, the erection of the new serviced apartments, the conversion of an existing part of the site to a guest/community room and the addition of 18 car parking spaces.

Having regard to the conversion of the existing building, no external alterations are proposed. Therefore there would be no impact on the character and appearance of the existing buildings or the site as a whole.

The new apartments would be linked to the existing building and the submitted drawings show in a very simplistic way that the design would reflect that of the existing building, with

similar fenestration and gable features. The plans submitted with the application are basic; however they do show all the necessary elevations and floor plans of the proposed development to a recognised metric scale. As such they satisfy the validation requirements of the Council. However; in order to ensure that the final design features are acceptable if permission is granted, a condition should be imposed requiring submission of a range of comprehensive drawings and schedules of all materials and finishes to be used in the development.

The SHM has requested detailed plans of the car parking layout at the site. In order to ensure that it has appropriate surfacing that blends well with the existing building and the site as whole, full details of surfacing materials should be included in this condition.

It is considered that subject to the conditions discussed above, the development would be in compliance with Policies GR1 and GR2 of the adopted local plan and acceptable in design terms.

Amenity

Having regard to neighbouring amenity, the care home stands in its own grounds and is a large complex. No other residential properties are in close proximity to the site, therefore there would be no significant adverse impact on residential amenity.

The Environmental Health Officer has recommended refusal of the application as insufficient information has been submitted to assess issues relating to road noise, as the site is in very close proximity to the M6 and the A534. The applicant has informed the case officer that this information is being prepared, however at the time of report writing has not been received. Whilst the Environmental Health Officer is recommending refusal of the application, it will be possible to mitigate against road noise and as such, it is considered that this could be adequately controlled by condition. An update on this issue will be provided prior to the Committee meeting. Should permission be granted, conditions should be imposed relating to hours of construction and piling in order to protect the residential amenity of neighbouring properties during construction.

Landscaping and Trees

The areas of the site that the extensions would be constructed is currently occupied by areas of hard standing, tree planted lawns and hedges. These existing landscaped areas would be lost, but the site would still be capable of incorporating replacement planting, therefore a comprehensive landscaping scheme should be secured by condition.

There are a number of trees present on the site and the information submitted with the application gives limited and inaccurate information on these trees. The submission therefore does not accord with the guidelines contained within *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations*. This document places an emphasis on 'evidence based planning' and accords with RIBA work stages. It is therefore considered that the proposal does not provide an adequate level of detail to assess the impact of the development on existing trees.

The applicant has stated that this information will be provided, but the Council is not in receipt of it at the time of report writing. An update will be provided on this issue prior to the Committee meeting.

The nature of the proposed development, both the new building, and in particular the parking layout mean that there is a very high likelihood that there would be an impact on trees and as such the application should not be approved without this information.

Ecology

Initially the Council's Principal Nature Conservation Officer requested that a bat survey be provided prior to determination of the application. Following further investigations into the nature of the buildings, the PNCO has concluded that the risk posed to roosting bats is low and a detailed survey will not be required.

CONCLUSIONS AND REASONS FOR THE DECISION:

The proposal is considered to be acceptable in terms of its impact upon residential amenity, highway safety and parking, design and character of the area, ecology and drainage/flooding.

Having regard to the impact on trees present on the site, insufficient information has been submitted in order to assess the impact of the development and it is recommended that the application should be refused because of this.

* * * * *

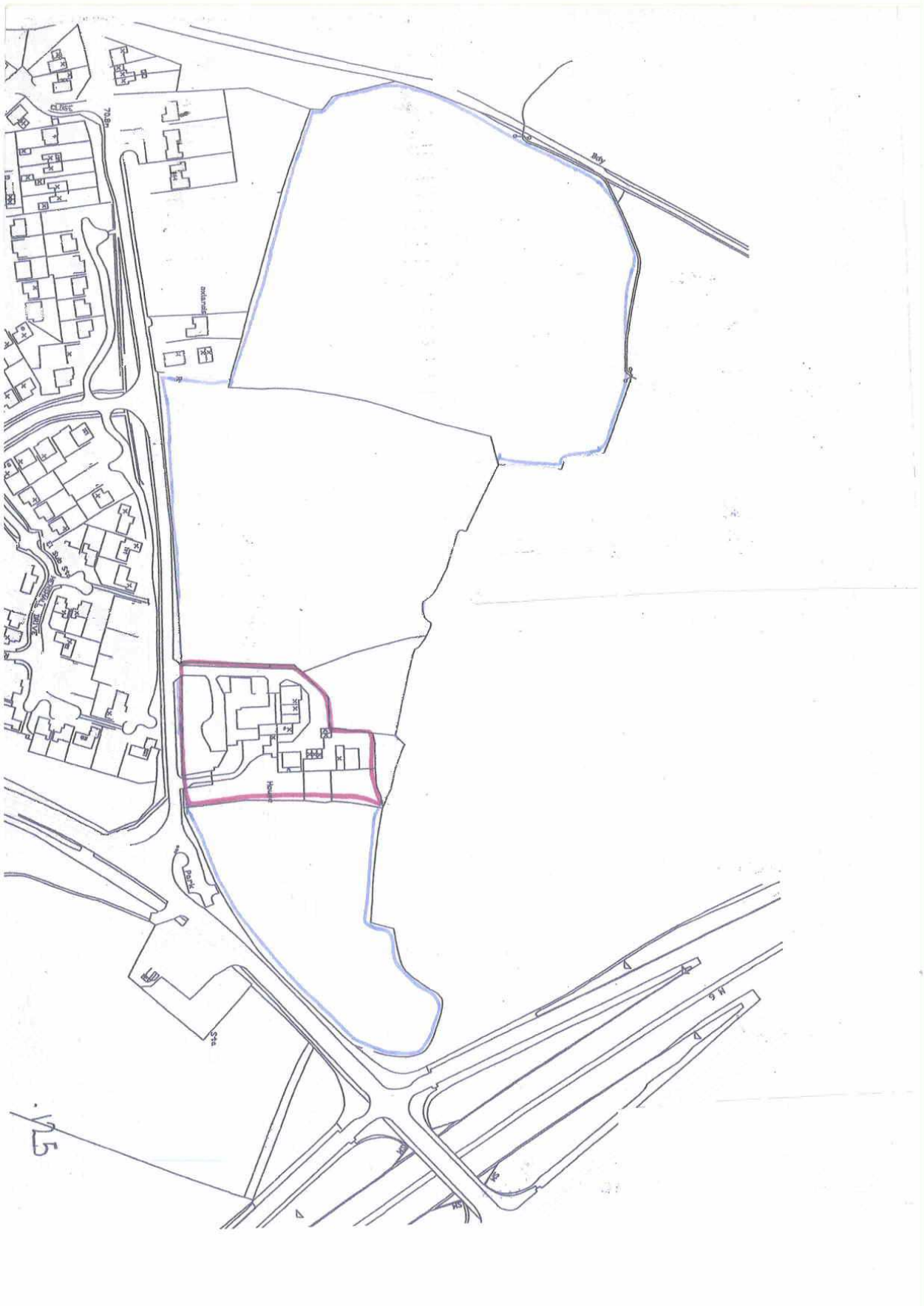
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Interim Planning and Place Shaping Manager has delegated authority 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.

Should this application be the subject of an appeal, authority be delegated to the Interim Planning and Place Shaping Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

Application for Full Planning

RECOMMENDATION: Refuse for the following reasons

1. Insufficient information has been submitted with the application relating to existing trees on the site in order to assess adequately the impact of the proposed development



125