

Application No: 17/3837M

Location: HOLLINS PARK NURSING HOME, VICTORIA ROAD, MACCLESFIELD, CHESHIRE, SK10 3JA

Proposal: Demolition of the existing buildings and redevelopment of the site to provide a replacement care home (Use Class C2) arranged over two storeys together with associated car parking, landscaping and amenity space.

Applicant: Mr Andrew Brett, Care UK Community Partnerships

Expiry Date: 11-May-2018

Summary

This application would provide a modern, enlarged care home which would facilitate advances to the health and social care infrastructure within Cheshire East. 30 additional beds would be provided alongside a further 16 parking spaces. The care home would be registered with the Care Quality Commission and incorporate up-to-date design approaches to alleviate symptoms of dementia, Alzheimer's and wider disabilities.

In accordance with policies SC3 and SC4, a continued need for this provision is demonstrated. Supporting specialist housing types are essential in social wellbeing and quality of life and the borough has a population older than the national average. The opportunity to support the redevelopment and modernisation of this site, in a sustainable location, close to a major health facility (Macclesfield hospital) should be encouraged as this would contribute significantly to the Councils social objectives in supporting quality of life for present and future generations.

The presence of built development would be greater along Victoria Road, although the design is of good architectural merit. Notwithstanding this, its appearance would be softened through landscaping implementations. Adopted parking standards on this site are adhered to which will ensure that any parking pressures in the area would not be exacerbated. The provision of 33 spaces would directly accord with the adopted parking standards set out in the Cheshire East Local Plan Strategy. The application raises no significant issues relating to design, residential amenity, highway safety, parking provision or any adverse impact in respect of environmental issues.

Moderate economic benefits would also exist through the creation of 26 full time equivalent jobs, construction benefits, and the spending power within the area through the greater number of residents, visitors and employees.

The social and economic benefits of this scheme significantly and demonstrably outweigh the slight environment (visual) impact of the built form residing closer to Victoria Road. The NPPF supports a strong presumption in favour of sustainable development, which includes

supporting social progress for present and future generations. This development would make a significant contribution to the social and economic sustainability of Cheshire East without causing any significant environmental harm.

The NPPF, at paragraph 14, requires development proposals that accord with the development plan to be permitted without delay and thus this application goes before the Planning Committee with a recommendation of approval subject to conditions.

RECOMMENDATION

APPROVE subject to conditions

REASON FOR REFERRAL

This application is referred to Northern Planning Committee due to the scale of the development.

PROPOSAL

This application seeks planning permission for the demolition of the existing 2-storey care home, and erection of a larger replacement 2-storey, 70 bed care home (Use Class C2) which would spread further to the front of the site. Parking, landscaping and amenity space would be provided. The building itself would provide 70 beds, appearing as single, not-shared, rooms to accommodate residents with dementia. The bedrooms would be equipped with en-suite bathrooms, and facilities within the building include hairdressers, café, and cinema, in addition to dining rooms and shared space. 24 hours on-site nursing care provision would exist.

The building would be constructed in Cheshire Brick with sections of light cream render. The roof would be a combination of hips and pitches with small projecting elements beyond the principal elevations. The roof would be covered in brown concrete tiles with windows framed in grey uPVC. The building largely incorporates contemporary elements in a more traditional structure. A connected walkway would exist around the site with various landscape features erected, which would provide the main external amenity space within the grounds. Some trees would be felled within the site itself, predominantly to the areas around the car-park and NE boundary. The trees along the western and northern boundaries are indicated to be retained. The details of the buildings are as follows:

Building details	Existing	Proposed	Difference
<i>Floor Space</i>	1601m ²	3698m ²	+2097m ²
<i>No. of parking spaces</i>	17	33	+16
<i>No. of bedrooms</i>	40	70	+30
<i>Gap to Victoria Road</i>	32.0m	7.50m	-24.50m

Full consultation has been carried out on the revised plans submitted as part of this application, in addition to the original plans. The application indicates that Care UK have undertaken a public consultation process which included 150 addresses in the area (including parts of Victoria Road, The Whitfields, Birch Ave, Fernlea Drive, Charnwood Close). Key issues raised relate to parking in the area and an overbearing presence of the proposal.

The supporting documents outline that as the demolition and construction works are occurring, residents would be accommodated within nearby care homes.

SITE DESCRIPTION

The application site comprises a residential nursing home (C2 Use Class) constructed on an area of land of approximately 0.5ha. The building has the capacity to care for up to 49 residents. The Design and Access statement outlines that the existing building has 37 single bedrooms and 7 shared bedrooms, with shared bathroom facilities. The building is arranged over 2-storeys, set back within the site and finished in facing brickwork with a pitched concrete tile roof. The footprint is one of a largely linear nature across the width of the site, with projecting 2-storey aspects to the front and rear. 2 access points into the site exist, one to a parking area to the rear, and one to the main pedestrian access where there is space for emergency vehicle parking. The site is landscaped to the front with a maintained area of grass, existing trees and small shrubbery. The grass is established on a mound which gently rises from the front of the building and then back down towards Victoria Road.

Access is provided into the site from Victoria Road. . There are 17 spaces provided within the existing site which serve residents, staff and visitors. Macclesfield Town Centre exists to the east of the site, immediately north is a residential area, and west is a Cricket ground. The site is contained within the C2 Community Use MBLP Area, titled 'Macclesfield District General Hospital'. There are no protected trees within the site.

38 full time staff are employed and 16 staff employed part-time. The applicant (Care UK) operates nationally.

RELEVANT SITE HISTORY

01/2455P – Two storey extension to existing nursing home. *Approved with conditions (21st November 2001).*

LOCAL AND NATIONAL POLICY

Macclesfield Borough Local Plan (2004)

C2 (Macclesfield District General Hospital)
DC3 (Design & Amenity – Amenity)
DC6 (Circulation and Access)
DC8 (Landscaping)
DC9 (Tree Protection)
DC35 (Materials and Finishes)

DC37 (Landscaping)
DC38 (Space, Light and Privacy)
DC57 (C2 Residential Institutions)
NE11 (Nature Conservation)

Cheshire East Local Plan Strategy (2010-2030)

EG1 (Economic Prosperity)
IN1 (Infrastructure)
PG1 (Overall Development Strategy)
PG2 (Settlement Hierarchy)
PG6 (Spatial Distribution of Development)
SC3 (Health and Wellbeing)
SC4 (Residential Mix)
SC5 (Affordable Homes)
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)
SE9 (Energy Efficient Development)
SE12 (Pollution, Land Contamination and Land Instability)

National Policy

The National Planning Policy Framework (NPPF) (2012) establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

7 (Achieving Sustainable Development)
14 (Presumption in Favour of Sustainable Development)
17 (Core Planning Principles)
32 (Promoting Sustainable Transport)
47-50 (Wide Choice of Quality Homes)
56-68 (Requiring Good Design)
69-78 (Promoting Healthy Communities)
109-11 (Conserving and Enhancing the Natural Environment)

The National Planning Practice Guidance (NPPG) (as updated online)

Supplementary Planning Documents

Cheshire East Borough Design Guide (adopted 2017)

CONSULTATIONS

CEC Highways: No objections

Environmental Health: No objection subject to conditions relating to:

- Acoustic assessment report
- Pile foundation method statement (if floor floating is required)
- Dust control method statement
- Floor Floating method statement (if floor floating is required)
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- Electric vehicle infrastructure
- Contaminated land

United Utilities: No objections subject to conditions relating to drainage

Macclesfield Town Council (01/09/17):

The application was supported by the committee, although concern to ensure adequate staff and visitor parking was included in the development was a priority consideration.

NB, further comments are being awaited from Macclesfield Town Council whom meet on 27th April 2018. Any comments will be provided as a verbal update to members during the committee meeting.

REPRESENTATIONS

11 letters of objection received from 8 surrounding properties, summarised as follows:

- Harm to the character of the area
- Dominance / Overbearing impact
- Impact on amenity (Loss of privacy, noise intrusion, loss of light)
- Inadequate parking provided
- Parking already problematic in the area
- Crowded relationship with Victoria Road, damaging to green, landscaped land to the front of the site
- Impact on accessibility for other vehicles
- Ensuring of right of way for ambulances during construction
- No benefits to the care home being sited in this location
- Fails to respect local character
- Impact on neighbouring properties greater during winter (when trees are not in leaf)
- Travel survey not properly detailed
- Victoria Road is at present a dangerous road
- Unsuitable outlook for neighbouring occupiers and families with younger children
- Survey cards issued at the community engagement meeting misleading
- Noise and traffic issues during construction
- Light pollution
- Not in sympathy with the surrounding architecture
- Ecological impacts
- Contrary to planning policy
- Overdevelopment of the site
- Vehicles may manoeuvre in surrounding residential areas
- Other sites available in Macclesfield to accommodate the care home.

- If approved, suggests conditions relating to construction, travel plans and landscaping.

1 x letter broadly supporting the proposal summarised as follows, received from Macclesfield Civic Society:

- Very welcome contribution to the provision of special needs residential accommodation involving care facilities
- Design, visual impact and landscaping well thought through although hint of overdevelopment in terms of site coverage
- Increased provision on site previously deemed acceptable
- Extent to which parking provision is suitable needs to be assessed in detail.

Further representations have been received following the revised plans (4x letters of objection, and 1 x general observation) which largely reflect the concerns outlined above. The observation seeks to ensure that the boundary wall to the front is protected.

The above objections have been received from properties within the area. The full content of the above objections can be viewed on the public file. These have been noted and considered in the determination of this application.

Issues relating to working hours and construction are not material planning considerations which can be afforded significant weight in this decision making. It is noted, however, that the site does reside very closely to Macclesfield District General Hospital, and thus conditions regarding construction method statements could be appropriate to ensure no obstruction of the highway network.

The details submitted are considered to be sufficient to enable the Local Planning Authority to satisfactorily determine this application. Three site inspections have been carried out. Public consultation has been carried out in accordance with statutory requirements and the applicant has undertaken their own community engagement process, the details of which are viewable on the file.

One letter of objection details suitable conditions that could be attached to any grant of planning permission. This is noted and the details are discussed in the appraisal. NB, it is only where conditions are deemed reasonable, necessary, relevant and enforceable.

APPRAISAL

Key Issues

- Principle of development
- Design considerations
- Character of the area
- Impact upon amenity of neighbouring properties
- Highway safety and parking
- Flooding issues
- Ecology Implications
- Arboriculture and Forestry
- Environmental Health

- Sustainability

Principle of Development

The application site lies within the policy C2 designation (MBLP 2004) titled “Macclesfield District General Hospital”. Within this designation, health and related developments will normally be granted. The reason being that the Health Authority’s development programme is to concentrate general hospital provision on the existing site at Victoria Road.

The adopted Cheshire East Local Plan Strategy (2010 – 2030) reiterates the local authority’s priority in working with the health and social care providers to improve health across Cheshire East and ultimately reduce inequalities in wellbeing (SC3). In 2015, the Government released a Guidance note titled ‘Dementia-friendly Health and Social Care Environments’. This emphasised the need to modernise care homes and ensure that 21st century residents have a health and social care system that will meet present and future needs. Internal design, and space can contribute immensely to people’s quality of life, this can include the materials and layout of the building, which research has shown to reduce confusion, isolation, and anxiety. There is unprecedented demand for such facilities, largely due to the increasing age of UK residents and research into accommodation and how design can address some of the more serious symptoms. Whilst the internal appearances of the rooms are important, the use of windows, balconies and landscaping are key components. In respect of the latter, design should support way-finding and provide access to the outdoors.

Balconies are largely absent from the design, however, there is a strong element of glazing, use of a connected outdoor pathway with landscaped features indicated, and internally there are clear identified shared space areas. These include hairdressers, cafes, a cinema, and lounges. Nurse stations, sluice rooms, and drug stores are all set out within areas of the building which should help to facilitate a better quality of life for residents. The Care home will be registered with the Care Quality Commission.

Local Plan policy SC4 of the CELPS (2010 – 2030) is most applicable here which specifically requires development to meet the needs arising from the increasing longevity of the borough’s older residents and to support the long term needs of this specific group of people. The accommodation should be designed specifically for the elderly and people who require specialist accommodation, including those with dementia and other vulnerable people. This includes the development of dementia-friendly communities. This proposal is specifically targeted at those vulnerable communities within Cheshire East and specifically those who suffer from dementia and Alzheimer’s. The approach of policy SC4 is reflected strongly at a national level through paragraphs 50 and 69 of the NPPF (2012). The location of the development is encouraged in terms of its principle. The site is located in close proximity to the district hospital and it is most practical and beneficial to keep such facilities in close proximity. Macclesfield is one of the most sustainable towns within Cheshire East, and one of the identified ‘Key Service Centres’. In principle it makes sense to focus increasing capacity (+30 beds) close to the centre of Macclesfield, and on the site of an established C2 Class use near to a hospital.

The co-dependent integration of services can benefit both the hospital and care home. For example, elderly patients who are not sufficiently independent to move home following hospital treatment, or patients of the care home that may require urgent, acute care at the

hospital. In spatially integrating and enhancing this type of infrastructure, the benefits to the users of both of these services are apparent.

It is noted that there are other care homes within Macclesfield, including 'Belong', 'Prestbury House' and 'Rowans'. However, as per both national and local guidance, and policy, the needs for the increasingly older generation with better designed facilities and further capacity is clear. The principle of replacing this care-home with increasing capacity on the same site is strongly supported in principle. Issues relating to the design, amenity, highway safety and other material planning considerations are discussed in the following sections.

Design assessment and impact on the character of the area

The replacement care home has been designed such that it is future-proof in terms of demand, and of a layout that would best serve the existing residents. The existing building is of limited architectural merit and its demolition would not be significantly harmful to any wider design cues or the overall character of the area. As indicated in the application, the residents would be temporarily moved to other nearby care homes.

As noted by residents, one of the main contributions the existing site provides to this section of Victoria Road is the maintenance of a strip of grassland to the front of the site. This adjoins to a section of grassland to the east fronting the hospital, and to the west are the cricket grounds. The result is a green, landscaped section to this part of Victoria Road. To the opposite side are largely detached houses which present a more profound built form

The replacement care home would spread much further to the front of the site into the existing open grassed area. At 2-storeys in height, this would result in a more prominent structure contrary to the present open character. Whilst landscaping could be established to the front of the site, the design of the building itself should be of such merit to ensure a positive design contribution to Victoria Road. The architecture makes good use of punctuation in the building line to break the mass, and the use of hips and gables ensures an interesting character. The glazing and juxtaposition of render and Cheshire Brick ensures a contemporary appearance, without resorting to pastiche. The glazing has added benefits in terms of ensuring suitable and consistent natural lighting internally. The 1st floor balcony and gable end fronting Victoria Road adds a visually stronger feature to the principal elevation. This would be set-back from the pavement and landscaping to the corners of the site would help to integrate its appearance with the wider streetscape character. It is noted that the building would be set marginally lower than the street scene with the existing grass mound likely to be re-profiled.

The footprint of the care home would occupy the majority of the site, however, the development does make more efficient use of the land. The site is sustainable, and advantage should be taken of its sustainable location close to the hospital in a Key Service Centre. The spread of the development and overall site coverage would not be readily apparent in the street scene. The main street elevation would be the prominent section within the public realm, which would diversify the appearance to this part of Victoria Road, but not to a harmful extent by virtue of the design's good aesthetics. Minimal information has been supplied regarding external lighting. The details of this can be requested via a pre-commencement condition. This is not likely to be a significant issue. Any external lighting is likely to be maintained within the site and not cause spillage which would be detrimental to either visual, or residential, amenity.

The proposal has been assessed by the Councils Urban Design Officer who agrees that the design is of a standard sought by Cheshire East Design policy (SD2, SE1 of the CELPS, 2010 - 2030) and the adopted Borough Design Guide (2017).

The Councils Landscape Officer has commented on the scheme advising no objection to the works. Conditions are recommending regarding a landscaping scheme to be submitted and full details of hard and soft landscaping provided. The intention to provide a connected pathway with sensory areas, terraces and landscape features is encouraged, which will facilitate in a better quality of life for residents and would accord with policy SE4. The exact details re. landscaping can be secured by condition. The external amenity space would be in excess of the 10sqm per resident guidance outlined in policy DC57 (MBLP, 2004). The majority of the external space forms along the southern and western areas outside the building, and would likely receive sufficient sunlight, and space which could be enjoyed privately.

It should be noted that following discussions with the applicant further reductions in the building have been agreed. These are shown in the revised plans, and include a larger area of landscaping to the NE corner of the site adjacent to Victoria Road. On approach towards the site, this helps in softening the presence of the building and providing a more landscaped approach on the entrance towards the care home and hospital. This will also support further external amenity space for residents of the care home, whilst reducing some of the parking requirements.

Residential amenity

A gap of 32.2m would be maintained between the 2-storey care home and the 2-storey dwellings opposite Victoria Road. This is policy compliant with DC38 (MBLP, 2004) requires a gap (2-storey front-front) of 21m. The building would not be significantly overbearing to the properties along Victoria Road, and there would be no significant losses of privacy. The public perceptions of the properties along Victoria Road are already well established through the public highway and pavements. Clearly, the outlook of these properties would be affected, but not through any unduly dominant built form. The main roof pitch is only marginally higher than the residential properties and set significantly back. This also prevents any significant losses of light despite the building residing south of the dwellings. Landscaping shall also be established to the front, thus softening the impact visually.

Residents have raised concerns about noise from any distressed residents within the care home. Environmental Health Officers have not considered this to be a significant issue but have requested that an acoustic assessment report be conditioned. This will ensure that noise levels are sufficient for the residents of the care home and any mitigation required is implemented. This will also serve to lessen any noise impacts from within the care home. Notwithstanding this, the gap of 32m would prevent any significant noise disturbances to the residents of Victoria Road. The proposal is considered to comply with policies DC38 and DC3 (MBLP, 2004).

Highways

The vehicular access points into the care home would be widened slightly and are appropriate in terms of visibility upon entering and exiting the site. The existing accesses and intensification of the existing access points would not compromise highway safety nor significantly inconvenience users of the road.

Under Appendix C (Parking Standards) of the CELPS (2010 – 2030), the recommended parking provision for this development would be 33 spaces. This is calculated through:

Residents – 1 per 3 beds

Staff – 1 per resident staff, and 2 per non-resident staff.

The application indicates that there would be 21 staff on site at any one time, and 70 residents. The requirements are respectively 10 spaces and 23 spaces.

Following discussions with the applicant, 33 parking spaces are to be provided which indicates full compliance with the CEC recommended parking standards. The agent and a highways consultant, have also conducted extensive travel surveys. The surveys provided indicate that an average Care UK home would require 0.31 spaces per bed, thus the requirement being for a 70 bed care home: 22 spaces. In collecting this data, 10 new build Care UK homes were analysed as was data extrapolated from the existing Hollins Park home (which highlighted a requirement of 0.36 spaces per bed when fully occupied). Supporting data found that the majority of visits lasted less than 1 hour, and the peak car-park use was around mid-day. The data and graphs to this are available within the Transport Survey submitted at Section 6.0 (Car Parking Assessment). The Council recognises that the CEC parking standards of Care Homes are generous, however these have due regard to the local demographic and potentially higher car-ownership in this borough. The Council can accept variations to the parking standards, however given the sensitive location here, it is not considered appropriate to do so. The provision of 33 spaces would be +11 over the evidence based projections acquired from Care UK. The provision would, however, match to those outlined in the Local Plan.

The parking bays provided would be of 2.5m x 4.8m size in accordance with the standard bay size. Those bays to the end of the parking area would be larger (2.85m wide) to allow extra manoeuvrability. The parking provision would also include disabled bays, an ambulance bay and a delivery bay.

It is further recognised that the site is sustainably located, close to Macclesfield Town Centre including Whalley Hayes Public Car Park and slightly further is Macclesfield Train Station where there are taxis and buses available. Notwithstanding that most visitors are likely to use private car, other parking facilities and public transport is available in the area. A cycle store is also indicated within the site plan (for up to 8x bicycles) which could be used by staff and some visitors in the area of Macclesfield. Pedestrian access into the site from nearby bus stops is acceptable. The buses in the vicinity of the site serve Wilmslow, Manchester, Knutsford and Macclesfield.

In considering the acceptability of the parking provision, significant weight has been given to the parking pressures of Macclesfield District Hospital and the on-street parking along Victoria Road. It is considered, however, that the development would not exacerbate any parking issues in the area nor compromise access for emergency vehicles into the hospital. The

provision accords directly with the recommended standards of the CEC Local Plan. This is much greater than the provision initially deemed adequate by the travel surveys and extrapolated data. Significant weight has been afforded to the locality and strong need to prevent any future overspill car parking. Officers are satisfied that this would not occur as a result of this development and the development would be self contained in respect of parking.

No objection has been received from the Councils Highways Officer, and there is no departure from the recommended parking standards. The proposal would thus accord with policies CO1, CO2 and Appendix 2 (CELPS, 2010-2030) and T5 (MBLP, 2004).

Flooding issues

The site is located within EA Flood Zone 1 meaning there is a “low probability of flooding”. Adequate drainage could be achieved on-site and areas of permeable surfacing can be ensured via landscaping condition. It is not expected that the development would significantly increase surface water flooding in this location.

The conditions suggested by United Utilities shall be added to the decision notice including a sustainable drainage management plan for the lifetime of the development. This will contribute to a more sustainable design, and prevent issues relating to drainage and any surface water flooding beyond the site.

Ecology and Nature Conservation

The Councils Nature Conservation Officer has commented on the proposals raising no objection to the works. Conditions are recommended and agreed regarding nesting birds, breeding birds and the installation of bat and bird boxes. Subject to the above, the proposal would accord with policy NE11 (MBLP, 2004) and policy SE3 of the CELPS

Arboricultural impacts

The Councils Arboricultural Officer has considered that the trees which are to be removed (Low Value – Category C, and 4 x Moderate Value – Category B) are not worthy of formal protection under a Tree Preservation Order. The retained trees can be protected in accordance with current best practice. It is noted that some of the trees to the northern side will require pruning, but these are not indicated for removal and again, are not worthy of formal protection. One protected tree, identified as an aging Sycamore, exists to the northern side of the western boundary which is not outlined for removal.

The landscaping scheme, which will be conditioned, will ensure that adequate planting remains, or is established, to the front of the site to help integrate the development into the wider sylvan character of Victoria Road. Arboricultural conditions recommended are for the development to be carried out in accordance with the Arboricultural Development Statement (29th March 2018). Subject to this condition, the development would accord with policy DC9 (MBLP, 2004).

Air Quality

A condition shall be attached to any approval ensuring that Electric Vehicle Infrastructure is provided on-site. This will be achieved through the installation of a charging point with the capability to add a further one at a later date. This accords with the NPPFs aims of moving to a carbon free future and reducing vehicle emissions. There are 4x Air Quality Management Areas in Macclesfield. In encouraging the use of more environmentally friendly modes of transport, such as electric cars, cycling etc, this will make a small contribution in reducing air quality issues in the wider town.

Contaminated Land

Any soil to be imported into the site shall be tested for contamination. This has been requested by the Councils Environmental Health department and can be conditioned. Furthermore, an informative can be added outlining that if any contamination not previously identified is discovered, works must stop in the immediate area and the Local Authority informed. An informative will also advise the applicant of their duty to conform with Part 2A of the Environmental Protection Act 1990.

Sustainability

The National Planning Policy Framework defines sustainable development as:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer use. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment.

Environmental sustainability

Taking into account the above sections the proposal is considered to represent an appropriate form of development in the context of the area, and one which would preserve the environmental and design merits of the immediate and wider locality.

The Councils specialist Officers have been consulted who have confirmed that the development would not compromise highway safety or operations, adversely impact arboricultural interests, harm the ecological value of the area nor compromise public health.

It is acknowledged that there would be a greater impact on the character of the area through the replacement buildings presence in the street scene and the green space to the front of the site would be built over. Whilst the green space does contribute to an open character to this side of Victoria Road, it is not protected by any planning designation. Furthermore, the replacement building, whilst prominent, is of good architectural merit incorporating good form, materials, design cues, and landscaping, which would contribute to a more animated street scene.

Conditions are recommended regarding landscaping, and the plans do indicated that trees to the front of the site will largely be retained. Any landscaping condition shall allow for some planting to the front of the site to help soften the impact of the development and ensure it assimilates well into the existing character of Victoria Road.

Social sustainability

The proposed development will help to maintain a varied residential mix within the Borough directly in accordance with SC4 (CELPs, 2010 – 2030). This scheme would assist in the Council achieving wider social policy goals including reducing social exclusion, strengthening quality of life and recognising the growing need to suitably accommodate the Boroughs aging population (which is higher than the national average). This is a priority nationally, and locally, and is a key component of sustainable development as advocated by the Government through the NPPF (2012). The scheme would internally support a high quality environment suitable for sufferers of dementia, Alzheimer's (and other wider illnesses) which would directly respond to current research and incorporate design measures in alleviating symptoms. The care home would be registered with the Care Quality Commission and contribute to the boroughs health and longevity of the residents lives. Housing remains a priority nationally, and locally, and this must include specialist housing.

In enhancing the functionality of the care home on this site, as well as providing +30 additional beds, this would amount to a significant social benefit in favour of this scheme. The accommodation provided for those whom are frail and elderly would also enable the release of some private dwellings for private sale or public rent.

Further to the above, this site is sustainably located in close proximity to the district hospital. C2 of the MBLP supports the principle of health related developments in this area outlining the social and infrastructural benefits of concentrating such uses.

Economic sustainability

The existing Care Home supports the equivalent number of 44 full time staff, whereas the replacement would support up to 70 full time staff (equivalent) (+26) with 21 on-site at any one point. This would provide employment within Macclesfield in a sustainable location. There would be a modest contribution to spending power within Macclesfield associated with the larger development, including the greater number of residents, visitors and employees.

This would result in clear benefits to local shops and cafes, as well as local businesses in Macclesfield Town Centre. Jobs in construction and economic benefits to the construction industry supply chain could also be supported within the local area and wider Cheshire East environment.

The staff employed would include managers, team leaders, carers and assistants. Supporting employment would include chefs/kitchen assistants, housekeepers, maintenance/gardeners. There would be opportunities generated for hairdressers, occupational therapists and other as required workers.

It is acknowledged that these economic benefits (spending power, construction and employee generation) are considered to be quite significant.

Conclusion

The objections have been noted. Negotiations have been carried out on this scheme including significantly increasing the parking provision to ensure compliance with the CE Local Plan and incorporating further landscaping to the Victoria Road boundary. The environmental impacts of this scheme are considered less than significant. The presence of the building in the street scene is greater, but the architecture and aesthetics contribute positively in respect of the built presence. The green corridor identified by residents is not protected through policy, and the scheme would incorporate soft landscaping to the front which would help to mitigate the presence of the building and assist the sylvan quality to this side of Victoria Road. The outlook of the residents to those opposite the site would be changed, however, at a gap of 32m, the development would not be significantly overbearing.

The impacts described above, do not, outweigh the significant social benefits, and modest economic benefits associated with this development. The proposal responds to a local, and national need, for higher quality care homes and further bed spaces to which this proposal would support. The improvements to quality of life, health, and life expectancy for present and future residents weigh strongly in favour of the proposal. This would all be provided in a sustainable location close to the District Hospital and Macclesfield Town Centre.

Notwithstanding other care homes approved within Cheshire East, there remains a strong local need. This is emphasised through the increasing life expectancy, greater knowledge of disabilities such as dementia, issues and diagnoses and Cheshire Easts increasing population. Independent data submitted with the application identifies the pressures placed on hospitals (beds) as a result of there being inadequate space in care homes. There is a proven need for care home provision and in accordance with policies SC3 and SC4, this facility should be supported.

To conclude, the proposal accords with local and national planning policy, and enhances the social infrastructure and sustainability of Macclesfield / Cheshire East. A refusal on this site would not be justified.

Paragraph 14 of the NPPF requires development proposals that accord with the development plan to be permitted without delay. The application is therefore recommended for approval subject to conditions.

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

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Development shall be in accordance with the approved plans
2. Details of materials to be submitted (Submitted to LPA prior to commencement)
3. Development shall commence within 3 years of planning permission being granted.
4. Parking shall be provided prior to occupation of the care home
5. Landscaping scheme (submitted to LPA prior to commencement)
6. Details of boundary treatments (submitted to LPA prior to commencement)
7. Hard/soft landscaping details (submitted to LPA prior to commencement)
8. Drainage to be carried out in accordance with the submitted Flood Risk Assessment
9. Sustainable drainage management and maintenance plan (submitted to LPA prior to commencement)
10. Acoustic assessment report (submitted to LPA prior to commencement)
11. Development to proceed in accordance with the Biodiversity Enhancement recommendations
12. Details of Piling foundations (submitted to LPA prior to commencement, if required)
13. Dust details during construction phase (submitted to LPA prior to commencement)
14. Floor floating details (submitted to LPA prior to commencement, if required)
15. Developer to provide Electric Vehicle Infrastructure
16. Details of soil or soil forming materials brought into the site (submitted to LPA prior to commencement)
17. Contamination remediation scheme (submitted to LPA prior to commencement)
18. NPPF Informative
19. Contaminated Land Informative
20. Details of any external lighting (submitted to LPA prior to commencement)
21. Survey for nesting birds (submitted to LPA prior to commencement, if vegetation removed between 1st March and 31st August)
22. Features for breeding birds (submitted to LPA prior to commencement)
23. Hours of construction / demolition Informative
24. Public sewer Informative
25. NPPG Drainage Hierarchy Informative
26. Arboricultural works to be carried out in accordance with the arboricultural statement
27. Construction Method Statement (submitted to LPA prior to commencement)

