Item: **01**

Reference: **11/00791/OUT**

Applicant: **Mr Konrad Skubala**

Location: **Glebe Farm Kirkby Road Barwell**

Proposal: **ERECTION OF BESPOKE CARE HOME WITH 48 BEDROOMS, ASSOCIATED AMENITIES AND STAFF FACILITIES (OUTLINE - LAYOUT, SITING, APPEARANCE AND ACCESS FOR APPROVAL)**

Target Date: **27 February 2012**

Introduction:-

Members will recall that this application came before them in February 2012 where the following resolution was made:-

The Head of Planning be granted delegated authority to determine the application subject to his agreeing to an amended design. Should the Head of Planning not be satisfied with the outcome of the changes to the design of the building, the application be brought back to the Committee.

Following discussions with officers a final design has been submitted that has reduced by 3.5m the length of the eastern elevation to Kirkby Road. Other amendments to the design have resulted in a regular positioning of the projecting gables creating rhythm and breaking up the elevations. The dormer windows have been removed and the fenestration amended to provide more rhythm. Details have been added to the cills and headers to provide character and interest to the elevations. These plans are currently the subject or re-consultation with neighbours, the Parish Council and Ward Councillors which closes on the 4 May 2012.

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as it is a major development.

Application Proposal

The application is for demolition of the existing dwelling and erection of a 48 bedroomed care home at Glebe Farm, Kirkby Road, Barwell. This is an outline application, with all matters to be considered excluding landscaping.

It is proposed to demolish the existing farm house and construct a 48 bedroomed care home which would included associated facilities, including communal lounge and dining area and staff accommodation. The building would be located along the eastern boundary of the site facing Kirkby Road and would be generally rectangular in shape with the communal dining area projecting to the west. Access to the site would be via the existing access that runs along the southern boundary of the site.

The accommodation would be provided over three floors with the second floor contained within the roof space and lit by rooflights. The long elevations would be broken up by gable features. The proposal includes an internal courtyard garden and an external garden area to the west of the site. This adjoins the car park that

provides 21 spaces. The design and access statement states that as part of the development the access drive and bell mouth junction will be hard surfaced.

Due to the depth of the proposal the majority of the building would have a flat roof with a mansard appearance to the courtyard elevations. Windows set within the plane of the roof slope would provide light into the rooms on the second floor facing the internal courtyard garden.

The home would employ 30 staff consisting of 20 full time posts and 10 part time. It is understood that there would be no more than 8 members of staff present at any one time.

The Site and Surrounding Area

Glebe Farm currently consists of a three storey dwelling house and associated amenity area. The farm house has been renovated and is currently used as a private dwelling house. The outbuildings associated with the farm house have been demolished and there are piles of rubble left over from this demolition around the site.

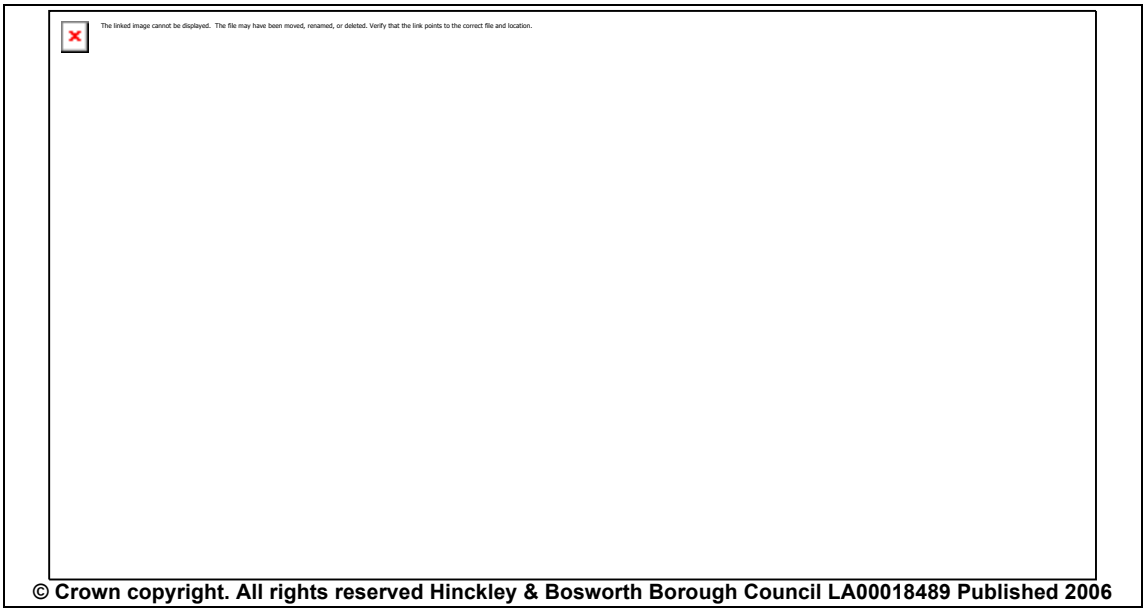
Glebe Farm is located on the west side of Kirkby Road, opposite the junction with Charnwood Road. The site is located outside the settlement boundary of Barwell, which follows the line of Kirkby Road, and then expands to the west to the south of the site to encompass the residential development to the south. Farmland adjoins the site to the north and west, whilst residential properties are located to the east.

Technical Documents submitted with application

Design and Access statement
Ecological report has been submitted in support of the application.

Relevant Planning History:-

10/00025/OUT	Residential care home with associated parking	Withdrawn	07.07.10
09/00017/COU	Change of use to residential care home	Approved	29.06.09



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Consultations:-

No objection has been received from:-

Directorate of Chief Executive (Ecology)
Barwell Parish Council.

No objection subject to conditions have been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage).

Director of Environment and Transport (Rights of Way) raises no objection but has requested and extension to the footpath to link with the public right of way.

As a result of the Developer Contributions consultation, Leicestershire County Council have not requested any contribution.

The Leicestershire Constabulary Crime Reduction Officer – has requested a contribution of £14,544 to offset the impact on the increase in population on the Police force.

Councillor Mrs Smith has written in support of the proposal stating that the proposed care home will bring employment to Barwell and will be good for Barwell.

Site notice and Press notice were displayed and neighbours notified.

One letter of objection from the initial consultation has been received raising the following concerns:-

a) requests that attention is paid to the parking arrangements as at present they park on the road and cause obstruction on the highway.

Policy:-

National Policy Guidance

The National Planning Policy Framework (NPPF) March 2012
The Community Infrastructure Levy (CIL) Regulations 2010

Regional Policy Guidance East Midlands Regional Plan 2009

Policy 2: Promoting Better Design

Local Development Framework Core Strategy 2009

Policy 3: Development in Barwell

Hinckley and Bosworth Local Plan 2001

Policy IMP1: Contributions towards the provision of Infrastructure and Facilities
Policy NE5: Development within the Countryside
Policy BE1: Design and Siting of Development
Policy T5: Highway Design and Vehicle Parking Standards
Policy CF8: Residential Care and Nursing Homes

Appraisal:-

The main considerations with regards to this application are the principle of development, design, scale and the size, scale and appearance of the proposed residential home and highway safety.

Principle of Development

The NPPF supports sustainable development which the Government considers has 3 dimensions, economic, social and environmental.

The site is located on the edge of the settlement and within 100m of a bus stop that has service every 20 minutes to Barwell village centre and Hinckley town centre. The location of the proposal within close proximity of bus routes and local shops is considered to be sustainable. The care home would provide a social role by providing accommodation for future generations.

The environmental role of sustainable development, seeks to protect the natural, built and historic environment. This site is a former farmyard which is excluded from the definition within Annex 2 of the NPPF of previously developed land. There is a presumption in favour of the development of previously developed land before other land, and therefore there is conflict between the development and this dimension of sustainable development and this element of sustainable development is in accordance with restricting development outside of settlements and policies NE5 and RES5. However, at the February Committee Councillors accepted the principle of the development having regard to the development outside the settlement boundary. It is therefore considered that in this instance the Council have accepted that the need outweighs the harm to the countryside and the principle of development is acceptable in this instance.

Design

The NPPF expects Local Planning Authorities to seek a high standard of design and good standard of amenity (policy BE1 is considered to be in accordance with this principle of the NPPF and therefore carries significant weight) and accordingly the NPPF does not change the consideration of the design.

Scale and Mass

Since the application was last before the planning committee the discussions have resulted in an amended design. This has reduced the footprint of the proposed care home by 3.5m however the length to the frontage to Kirkby Road is still 42m long.

Kirkby Road, at the point of the application site begins to take on a rural character especially on the west side of the road, as the footpath ends and the highway edge takes on a softer appearance with grassed verge and a thick hedgerow. On the east side of Kirkby Road development comprises semi-detached 1930's dwellings set back from the highway edge. These dwellings are typical of their time with hipped roofs, projecting gables some bay windows and chimneys. The existing dwelling within the application site has the appearance of a traditional farm house and presents the gable end to Kirkby Road, with the principle elevation facing south.

Policy CF8 requires new residential care homes to complement and enhance the character of the surrounding area by having regard to the scale and mass and architectural details. Policy BE1 relates to all development, and requires development to complement or enhance the character of the surrounding area by having regard to scale, layout, mass and design features.

The proposal in extending along the frontage to Kirkby Road would dramatically alter the character of the area; the scale of which does not reflect the other development in the area. It is considered that the amount of built form along the frontage would dominate this area. When viewed from the countryside to the west and north, whilst seen against existing built form the mass of the proposal would be an incongruous feature within the landscape. Accordingly the proposal is not considered to compliment or enhance the character of the area and is therefore considered contrary to Policies CF8 (a) and BE1.

Whilst some attempt has been made to reduce the scale of the proposal, to make the scheme financially viable it has to provide a certain number of rooms which dictates the size and scale. Given the confines of the site there are no opportunities to reduce the height through creating a larger footprint. The objection in terms of scale and massing of the proposal still remains.

Appearance

The majority of the changes relate to the details within the elevations. The dormers have been removed and chimneys added. Consideration has been given to the design, scale and position of windows within the elevations and this along with the position of the gables has resulted in a more cohesive approach resulting in a design with rhythm and symmetry. Discussions have also taken place with regard to the materials to be used and it is understood that the elevations can be further broken up by using a mixture of brick and render. This could be secured by way of a suitably worded condition.

It is considered that within the context of the building the appearance of the proposal is now acceptable.

Other issues

Historical Use

Previous application (09/00017/COU) found the change of use of the existing dwelling to a care home acceptable however to date this approval has not been implemented. This consent included landscaping and parking provision within the same application site but retained the exiting building and rebuilding the single storey outbuildings attached to the dwelling. Accordingly, the scale was much less and therefore the visual impact was minimal and seen within context to the original building.

Highways and Parking

The application proposes 21 off street parking spaces. Leicestershire County Council as Highway Authority has issued guidance requiring 1 parking space per 4 bedrooms and one space per every staff member on site. The applicant has stated that at any one time there would only be a maximum of 8 staff members on the premises at any one time. Accordingly a total of 20 spaces are required to meet Highway standards. The provision of 21 is therefore considered acceptable.

The applicant proposes works to the existing bell mouth junction, including extending the highway footway to link with the public footpath, and narrowing the bell mouth slightly and hard surfacing it. The visibility form the junction with Kirkby Road is good and the intensification of the access at this point is not considered to result in a danger to users of the highway. The proposal is therefore considered to comply with Policy T5 of the adopted Local Plan.

Infrastructure Improvement

The Director of Environment and Transport (Highways) has requested that through an agreement under S106 of the Town and Country Planning Act 1990, that the provision of travel packs be provided for each resident, and improvements are carried out to the nearest bus stops including raising and dropping of the kerbs to allow level access and the erection of shelters. This is in the interests of encouraging sustainable travel to and from the site.

The request for any developer must be considered in light of the Community Infrastructure Levy Regulations 2010 (CIL) and the NPPF. The CIL Regulations confirm that where developer contributions are requested they need to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed.

The purpose of travel packs is to encourage alternative forms of transport. It is unlikely that residents of the care home would have access to a car and therefore if they were capable of going out by themselves would have to use public transport. In this instance it is not considered the request is justified.

A request for £14,544 has been received from the Leicestershire Constabulary Crime Reduction Officer. They have calculated that the proposal would increase the settlement population by about 0.5% which would result in a corresponding increase in crime and demand from the new residents for Policing Services. This has been

equated to 0.25 full time extra staff. The Crime Reduction Officer has highlighted that the client group would be particularly vulnerable.

This request has been considered with regard to the requirements of the CIL regulations. It is considered that the request does not analyse the impact of the development on the policing of Barwell nor does it state whether there is existing capacity to deal with any impact. The request does not specify whether the staff required by the development would be frontline officers or support staff. It is considered that the request has been generated by using a formulaic approach.

The applicant has confirmed that the Care Home would be staffed 24hrs a day and premises and grounds made secure at night. It is considered that the request does not demonstrate how the development is necessary to the development or how the request directly relates to the development. It is considered that the request is not compliant with the CIL regulations and therefore no request can be made.

Effect on Proposed Sustainable Urban Extension

The site is located adjacent to land that is allocated as part of the Sustainable Urban Extension to Barwell and the design and access statement suggests that once implemented the development would result in infill development. The emerging Earl Shilton and Barwell SUE Area Action Plan (AAP), is currently at the preferred options stage and was informed by a master planning exercise. Regard was given to the wishes of Barwell residents that a green buffer be maintained between the existing and proposed urban form. This is within the AAP as out door sports provision and would surround the application site to north, south and west.

Given the stage at which the AAP is currently at, little weight can be given to its contents, however should it come forward and be adopted in its current form, the proposal would still sit uncomfortably within the proposal for the SUE and be unlikely to be considered as infill development.

Landscape

Details of the landscaping proposal are reserved for later consideration as part of a reserved matters application and therefore are not for consideration at the current time. The indicated provision of a courtyard garden and garden to the west of the main built form is considered appropriate and complies with the requirement within Policy CF8 for adequate residential amenity area. It is important to note that whilst landscaping is not proposed at present, it is considered that with a high quality landscaping scheme the development would remain contrary to the requirements of policies BE1, NE5 and Policy as stated above.

Impact on Neighbours

It is considered that given the distance between the proposal and neighbouring dwellings, in excess of 40m to the closest property number 4 Charnwood Road, the proposal would not detrimentally affect the amenities of near by neighbours.

Pollution

Due to the former use of the site, should planning permission be granted, the Head of Community Services (Pollution) has requested that conditions be imposed to ensure that there is no contamination remaining on the site that could be harmful to future residents.

Conclusion

It is considered that the design and appearance has improved since the scheme was previously before committee. However the scale and mass of the proposal would still result in a development out of character with the area. It is understood that due to the nature of the proposals and confines of the site it is not possible to amend the scale and massing of the proposal and therefore the applicant has not been able to overcome the officer's objections on design grounds. In accordance with the Committee resolution on 7 February 2012 is the application is therefore brought back before the committee for determination.

RECOMMENDATION:- That subject to no significant representations being received before the 4 May 2012, that the application be delegated to the Head of Planning to refuse planning permission, for the following reason:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Reasons:-

1 In the opinion of the Local Planning Authority the proposed development would by virtue of its scale, mass, and siting would result in incongruous form of development within the countryside. It is considered that such development will have an adverse effect on the appearance and character of the landscape and is out of keeping with the scale and character of the existing site and general surroundings. It is therefore contrary to policies BE1 and CF8 of the adopted Hinckley and Bosworth Local Plan.

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