216-220 Wake Green Road, Moseley, Birmingham, B13 9QE

Demolition of the existing building at no.216 Wake Green Road and development of 72 (Class C2) elderly extra care apartments with facilities.

Applicant: Michael Blanning Trust Housing Association Ltd
c/o Agent
Agent: Stansgate Planning
9 The Courtyard, Timothy's Bridge Road, Stratford upon Avon,
Warwickshire, CV37 9NP

Recommendation
Approve Subject To Conditions

1. Proposal

1.1. Planning permission is sought for the demolition of 216 Wake Green Road (numbers 218 and 220 have already been demolished) and the erection of a Class C2 extra care village of 72 apartments comprising a mix of 27 no. one bedroom and 45 no. two bedroom apartments all of which would have emergency call facilities. The 1 bedroom apartments would be 60sq.m in size, whilst 32 of the 2 bedroom units would measure 70sq.m with the remaining 13, measuring 74sq.m. Each apartment would be Lifetime Homes compliant for ease of use by people with disabilities, with private external patios and balconies to the majority of apartments. The apartments would be supported by a range of communal facilities including:

- Reception and Scheme Managers Office
- Village Hall
- Restaurant
- Residents’ coffee and communal lounge
- Hairdressing/Beauty Salon
- Fitness/Leisure Suite
- Community Shop
- Library and IT room
- Crafts Room
- Laundry – professional and personal
- Assisted Bathrooms
- Well Being Room
- Enclosed Winter Gardens/Atriums
- Communal courtyard and gardens
- Greenhouse and Allotment
- Buggy store with battery charging
- Residents’ and Visitors’ parking (72 spaces of which 7 are for disabled users)
Staff facilities to support 24 hour staffing
Cycle store
Guest suite
Accommodation suite for overnight staff.

1.2. The apartments and facilities would be provided in a predominantly three storey block to be built in a ‘u’ shape. This would be set back from Wake Green Road to reflect the building line of existing properties.

1.3. The footprint of each ‘wing’ of the ‘U’ would be of sufficient depth to provide residential units and communal facilities on either side of a central winter garden/atrium. This would provide each dwelling with the benefit of both a naturally lit internal circulation space with the feel of an external street, where each dwelling has its own front door, and an aspect over external communal gardens or the surrounding woodland. The depth of the ‘wing’ fronting Wake Green Road would be set behind the 45 degree line of No. 214, ensuring that the visual amenity of the neighbouring dwelling is maintained.

1.4. A lower ground floor level, facilitated by the falling site levels, would provide under-croft parking, kitchen, fitness suite, changing and shower rooms, laundry, staff offices and WCs, refuse & recycling store and plant accommodation to the central and rear ‘wings’. The building would be arranged to minimise the extent of construction on the filled area of the former sand pit and would be well set-back from the south-eastern boundary and adjoining woodland.

1.5. At ground floor level, the central ‘wing’ would provide community facilities accessed off the main street/atrium, including ‘Village Hall’ room, Coffee Lounge/Bar, Library & IT Area, Community Shop, Hair/Beauty Salon and a Restaurant with elevated views over The Dell. All apartments would be served by communal lifts and mobility stairways/balcony landings. The apartments would overlook the communal grounds externally, and the enclosed winter gardens and main street areas internally. All apartments would have secure access from the main communal facilities.

1.6. The scheme would provide amenity space as follows:
- 2,236sq.m communal external amenity space
- 230sq.m private external amenity space
- 631sq.m communal internal amenity space
- Total provision 3,097sq.m amenity space

These figures include outdoor space within the central courtyard, the greenhouse and areas to the front and rear of the buildings taking account of factors such as privacy, aspect, shelter and gradient. Private external areas include balconies and patio areas for the majority of apartments. Communal facilities within the building include the winter garden and communal activity and leisure space such as the fitness room, the craft room and the library.

1.7. The building would be predominately three storeys in height, with a single storey garden room to the Coffee Lounge/Bar overlooking the central landscaped gardens, a greenhouse in the northwest corner and an under-croft on the southern side. The application scheme would be no greater in height than the existing three storey property proposed for demolition at no. 216. The proposed elevations to Wake Green Road would be articulated as three individual houses of similar proportions to the existing property at no. 216. These individual blocks would gradually step down towards to the south-eastern boundary to a height commensurate with the previously consented scheme at no. 220 Wake Green Road. The blocks would be
separated by two fully-glazed recesses that define the main internal staircase and provide additional light to the internal atrium.

1.8. The northern ‘house’ would be in a style similar to the existing property at no. 216, constructed in red facing brickwork surmounted with a pitched tiled roof with projecting gable-fronted bays and dormer windows. Sash windows would have stone heads and cills with corbelled eaves and brick banding following the style of the property proposed for demolition. A projecting gable-fronted brick vestibule would further define the domestic appearance, providing access to one of the ground floor apartments. The central and southern ‘houses’ would be constructed in red facing brickwork with pitched tiled roofs, exposed rafter eaves, gable fronted projecting bays and dormer windows, reflecting the local vernacular. The gables of the two projecting bays to the central block would be half-timbered with render infill panels reflecting the style of the now demolished property that once stood at no. 218 and houses to the opposite side of Wake Green Road. A projecting stone-coursed entrance vestibule would demarcate the main pedestrian entrance to the development, supporting a small external terrace to the apartment above. The upper storeys of the southern block would be half-timbered and the southern-most bay would feature an oriel window supported on timber brackets providing a focal point at the corner of the block.

1.9. The proposed development would measure 59.8m in width, 65.35m in depth and would range in height from 11.41m to 13.3m at the front of the site to 13.6m at the rear.

1.10. A new footpath is proposed along the southern boundary of the site to connect The Dell and Moseley Bog.

1.11. Access is proposed from existing access points on Wake Green Road. The main vehicular access to serve the car park is proposed via the existing entrance to no. 220, located around 40m from the road junction with Springfield Road and Green Road. The existing entrances to no. 216 and no.218 are proposed to be retained but to facilitate emergency access with provision for an ambulance bay and six parking spaces in front of the main entrance. Parking is proposed to the east of the building. A total of 72 no. parking spaces would be provided including 7 no. spaces for disabled users.

1.12. The existing access points to nos. 216 & 218 Wake Green Road would be utilised to form a one-way system enabling ambulances to set down directly outside the main entrance to the building. This one-way system would also serve 6no. parking spaces, including 5no. disabled bays. Delivery and refuse collection vehicles would enter/exit the site via the existing entrance to no. 220 Wake Green Road. This entrance would provide direct access to refuse, recycling and storage areas to the lower-ground floor level and the parking layout would accommodate turning for vehicles within the site. A cycle store would be provided at lower ground level accommodating 16no. cycles.

1.13. Domiciliary care services would be provided 24 hours a day, 7 days a week. There would be a minimum of 2 hours a week domiciliary care package for each resident which will be paid for as part of a management charge for the provision of the general facilities and services provided. Typically this may include a call from the Scheme Manager each morning and an hour of cleaning each week. This management charge can be added to, to provide for individuals needs over and above this level of care. Additional domiciliary care is provided by agreement. As it is
this level of care that determines the use as C2, no affordable housing is required to be provided on site.

1.14. The application is supported by a Design and Access Statement, Planning Statement, Badger Method Statement, Bat Survey, Extended Phase 1 Habitat Survey, Flood Risk Assessment, Ground Conditions Report, Transport Statement and a Tree Survey.

1.15. 24 new employment positions would be created within the proposed development equating to 14 full time equivalent posts.

1.16. The development has been screened as not requiring an Environmental Impact Assessment.

1.17. Site area: 0.72Ha. Density: 100 dwellings per hectare.

Proposed Ground Floor Plan

Proposed Elevations

3D Visuals

2. Site & Surroundings

2.1. The application site is located on the south side on Wake Green Road. The site is located on a hill, which slopes down Wake Green Road from west to east. The site itself amounts to 0.725 hectares comprising three parcels of nos. 216, 218 and 220 Wake Green Road. The former properties of Nos. 218 and 220 have been demolished and the sites cleared. Mature trees exist around the boundaries of the sites.

2.2. To the north (opposite side of Wake Green Road), are detached / semi-detached dwellings. To the south (rear) are 3-storey maisonettes (located around 1-storey below the application site ground level). To the south is an area of woodland (known locally as The Dell), a Site of Local Importance for Nature Conservation (SLINC) whilst Moseley Bog, a Site of Importance for Nature Conservation (SINC) and Local Nature Reserve (LNR) is located to the south-west. To the north, is a detached dwelling, beyond which is St. Bernard's RC Primary School. The school comprises a collection of modern buildings and hard surfaced sports areas set within the backdrop of the wooded areas of Moseley Bog and Joy's Wood. Properties along the same side of Wake Green Road are predominantly large late 19th century/Edwardian or Arts and Crafts style dwellings with traditional details, such as bay windows, half-timbered or rendered gables and dormer windows. To the rear of the site lies a three-storey block of maisonettes which are located approximately 2m lower than the application site.

2.3. The surrounding area is predominantly residential in character with a mix of size and age of properties including large Victorian and Edwardian villas in their own grounds and blocks of modern apartments set in communal landscaped grounds with private car parking.

2.4. The site lies close to the centre of Moseley, which is a suburb that lies about 3 miles to the south of Birmingham city centre. Moseley centre offers a range of services and facilities within easy access of the development. Wake Green Road is a class B
road with carriageways suitable for use by local traffic and is a bus route. Local shops are available at Swanshurst Lane/Sarehole Mill about 400m to the south. These facilities include a Cooperative, Londis Newsagent, Post Office, hairdresser and takeaway.

Site Location Map

Street View

3. Planning History

3.1. 13 August 2012. 2012/00026/PA. Favourable pre-application advice given for the demolition of the building at 216 and erection of 64 apartments with extra care facilities.

3.2. 17 October 2011. 2011/05458/PA. Favourable pre-application advice given for the development of 216-220 Wake Green Road for an extra care development for elderly persons with ancillary accommodation and facilities such as restaurant, shop, hair salon and well-being rooms.

3.3. 4 November 2010. 2010/05390/PA. No prior approval required for the demolition of dwelling house at 218 Wake Green Road.

3.4. 16 April 2010. 2010/00231/PA. Planning permission granted subject to a legal agreement for affordable housing and public open space for a new planning permission to replace 2006/06781/PA for the erection of sheltered elderly persons residential development in 2 blocks to provide 24 apartments, together with new access road, car parking and landscaping works in order to extend the time limit for implementation.

3.5. 30 January 2007. 2006/06781/PA. Planning permission granted subject to a legal agreement for the erection of sheltered elderly persons residential development in two blocks to provide 24 apartments together with new access road, car park and landscaped works.


3.7. 9 June 1999. 1999/00678/PA. Outline planning permission granted for sheltered housing for the elderly (all Matters Reserved).


3.9. 22 March 1989. 37279/5. Outline planning permission granted for sheltered housing development for the elderly of 50 one and two bed units including communal warden provision (Siting, Design, External Appearance, Access & Landscaping Reserved).

4. Consultation/PP Responses

4.1. Local residents, Ward Councillors, MP and Residents Associations notified. Site and press notice posted. Two letters of objection received from the Moseley Society and the occupier of 241 Wake Green Road. Objections are based on the following issues:
• Disruption to area
• Impact on ecology and wildlife
• Increase in traffic and noise
• Impact on road safety.

4.2. West Midlands Police – no objection.

4.3. Severn Trent Water – no objection subject to surface water drainage condition.

4.4. West Midlands Fire Service – no objection.

4.5. Transportation – no objection subject to conditions relating to visibility splays, travel plan, access and egress signage, S278 Agreement and car park management.

4.6. Regulatory Services – no objection subject to safeguarding conditions relating to delivery times, extract and odour control equipment, noise insulation, no external plant or equipment and refuse storage.

4.7. Wildlife Trust - The proposed development is directly adjacent to, and has common boundaries with Moseley Bog LNR/SINC, the Land Adjacent to Moseley Bog SLINC and the Dell Woodland SLINC. Cole Valley SINC and the River Cole are 200 metres east of the site. As the landscape of the development site is currently structured and as reflected in the ecology survey reports submitted with the application, it forms an important habitat corridor for terrestrial and mobile species connecting Moseley Bog and the nature conservation sites further east and to the Cole Valley. The Moseley Bog LNR / SINC plus adjacent SLINCs form a core area which is of high diversity for biodiversity and containing a range of locally and nationally important habitats.

We note that a footpath link between Moseley Bog LNR / SINC and the Dell SLINC is shown. The footpath is associated with hedgerow habitat on both sides along the southern boundary of the development. This needs further consideration, as there is a clear advantage from a habitat connectivity perspective but not such a clear advantage from an access perspective in that the Dell SLINC would only be accessible from this point and there would be no other destination to go to other than the Dell SLINC itself. It is clear that the residents of the Care Home could benefit significantly from the adjacent LNR / SINC in terms of supervised or unsupervised access for walks or activities, or from talks and visits to the Care Home by reserve staff. Likewise, the LNR /SINC and relevant staff could benefit greatly through having positive relationships with residents and staff at the Care Home.

5. Policy Context

5.1. Birmingham UDP, Birmingham Draft Development Plan, NPPF, NPPG, Nature Conservation Strategy SPG, Specific Needs residential Uses SPG, Moseley SPD (although site sits outside of and adjacent to SPD boundary), Places for All SPD.

6. Planning Considerations
Policy

6.1. Paragraph 8.28-8.30 of the UDP provides policy on Hostels and Residential Homes falling within the C2 Use Class and identifies that proposals should not cause demonstrable harm to residential amenity of nearby occupiers through noise and disturbance. The policy also states that “proposals should not prejudice the safety and free flow of traffic in the adjoining highway. The provision made for access for service and emergency vehicles and car parking facilities for staff, residents, and visitors will be taken into account, but these factors will be considered in conjunction with issues such as the retention of adequate outdoor amenity space and site features which contribute to the character and appearance of the area.”

6.2. Paragraph 3.37A identifies that where development is likely to have an adverse effect on a LNR or SINC, planning permission will not be granted unless it can be demonstrated that the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site. Development will be expected to respect and enhance the local environment (para 3.38).

6.3. Paragraph 3.14D covers good urban design principles and states “the scale and design of new buildings and spaces should generally respect the area surrounding them, and should reinforce and evolve any local characteristics, including natural features such as watercourses, which are considered to be positive”.

6.4. The NPPF in Paragraphs 7 and 8 explains that there are three dimensions to sustainable development – economic, social and environmental – and that these are mutually dependant, so that gains in each should be sought jointly and simultaneously. Under the heading of ‘the presumption in favour of sustainable development’, Paragraph 12 confirms that the NPPF ‘…does not change the statutory status of the development plan as the starting point for decision making’. Thus, Paragraph 12 states that: ‘…development that accords with an up-to-date local plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise’.

6.5. The principle of residential development in this location is considered acceptable. The application site was previously occupied by three large detached dwellings, only one of which now remains, and is located within a residential area. Your Committee has previously granted planning permission for a sheltered housing scheme for the elderly on the site. The site is therefore considered to be brownfield land within the urban area. As the development falls within the Use Class C2 for elderly care provision, the provision of affordable housing is not required nor is a financial contribution towards the provision of school places sought by Education.

Design

6.6. The proposed development would be predominately three storeys in height with a four storey element utilising site levels on the south elevation, with a single storey garden room to the Coffee Lounge/Bar overlooking the central landscaped gardens, a greenhouse in the northwest corner and an under-croft on the southern side. The application scheme would be no greater in height than the existing three storey property proposed for demolition at no. 216. The proposed elevations to Wake Green Road would be articulated as three individual houses of similar proportions to the existing property at no. 216. These individual blocks would gradually step down towards to the south-eastern boundary to a height commensurate with the previously consented scheme at no. 220 Wake Green Road. The blocks would be
separated by two fully-glazed recesses that define the main internal staircase and provide additional light to the internal atrium.

6.7. My City Design advisor considers that the proposed front elevation is appropriate to the site’s location and whilst the proposed scheme is rather intensive and the substantial development to the rear appears rather monolithic on the rear and side elevations these elevations are not overlooked and are next to Moseley Bog that has significant tree cover that reduces the visual impact of the buildings. I concur with this view. Whilst the proposed development is undeniably of a large scale, the development has been designed to represent a number of individual houses to the public realm that are linked together but set back from the main frontage. The development would comprise communal facilities, public gardens and individual units and the design where feasible, minimises its overall scale and massing.

Residential and Visual Amenity

6.8. The internal building faces within the ‘U’ shaped development have a separation distance of over 18.5m and whilst this falls below the 27.5m guideline in Places for Living. However, I consider this shortfall to be acceptable as the proposed use of the development falls within the C2 use class rather than C3 and as such would not be in use as family accommodation that would require a greater level of privacy afforded by the separation distances. All bedroom sizes comply with your Committee’s guidelines. Each unit would be provided with either a balcony or patio area alongside the 31sq.m of external communal amenity space per resident. This is above the policy requirement of 16sq.m for Class C2 uses. I consider that the proposed development would provide for an acceptable level of amenity for each resident within the C2 Residential Home.

6.9. With regards to adjacent residents; the building is sited with no side facing windows on the north elevation to avoid overlooking and loss of privacy and the building line would comply with the 45 degree code to avoid loss of light to the adjacent dwelling at 214 Wake Green Road. With regards to the adjacent residential development to the rear of the site, these comprise three storey maisonettes with gardens to the rear. This site is approximately 2m lower than the application site but is heavily screened by trees along the boundary. When viewed on plan, this relationship would look overly dominant and whilst not creating an overlooking issue to the maisonettes themselves would overlook the rear gardens. The proposed development at this point would have a ridge height level some 8m above the roof level of the maisonettes. However, when viewed on site this relationship would be acceptable in this instance given the dense screened boundary to the rear of the application site along with the position of the proposed building on the application site. The least screened section of the rear boundary would be utilised for amenity space and a footpath link between Moseley Bog and the Dell SLINC. On this basis, I consider the relationship to be acceptable and would not generate amenity issues with the existing residential neighbours.

Parking, Servicing and Highway Matters

6.10. A transport assessment has been submitted in support of the application with specific regard to parking, trip generation (including servicing) and traffic impact of the proposed development. The assessment concludes that the proposed parking provision would be adequate to cater for the forecasted parking demand at all times. Traffic generation would predominantly be created by staff and visitors to residents and therefore trips are relatively low. Generally flows are of the order of 20 two-way trips per hour. Peak flows to the development tend to occur early in the morning,
related to shift patterns for staff, and before peak flows on the adjacent road network. In the morning peak hour (8am to 9am) it is expected that the project would generate 11 arrivals and 10 departures. The assessment concludes that this would have a negligible impact on the network considering available routes and the precedent of existing traffic movements to the site. The site is conveniently located to local amenities (Swanshurst Lane) and public transport options using local buses (Route 5) or rail services (Hall Green station). Transportation has raised no objections to the proposal subject to a number of safeguarding conditions and I concur with this view.

Drainage and Flood Risk

6.11. A Drainage Strategy and Flood Risk Assessment have been submitted in support of the application. This identifies that the site lies within Flood Zone 1, which is designated as having a less than 1 in 1000 annual probability of flooding with the closest source of potential river flooding being the River Cole, located to the east of the site, approximately 300m away.

6.12. The existing site is partially occupied by domestic dwellings and previously demolished dwelling. There is positive surface water drainage from the existing impermeable areas, which discharges into the adjacent surface water sewer within Wake Green Road. It is proposed that the surface water runoff from the development will be subject to attenuation on site and discharge at a controlled rate into the surface water sewer within Wake Green Road. The proposed development represents an increase in impermeable area of 0.531ha, consequently there will be a need for the storage of surface water due to this increase in area, together with the 20% increase allowing for climate change. In order to attain an equivalent run-off to the existing site, it will be necessary to provide attenuation in the form of below ground storage tanks or the like, with a restricted discharge into the surface water sewer within Wake Green Road. The drainage will be designed to accommodate a 1 in 30 year storm with an allowance for climate change. This will result in the need for approximately 182m³ of storage. It is proposed that the surface water from the new development will discharged from the attenuation into the existing surface water sewer located within Wake Green Road, with the connection point located to the northern corner of the development at manhole reference 6101. The discharge from the attenuation is to be flow controlled to a rate of 9.4l/sec.

6.13. Severn Trent Water has raised no objections to the application subject to safeguarding conditions relating to drainage. On this basis, I concur with their advice and conclude that the proposal is acceptable in respect of drainage and flood risk.

Land Contamination

6.14. A Land Contamination report was submitted in support of the application. This identified that the site is generally glacial sand and gravel overlaying Mercia Mudstone. The south-east area of 220 was once an extraction pit which has been backfilled with loose varying fill material. The slope stability analysis of the material has predicted slip plain potential within the first seven metres of the site boundary, with the backfilled area projecting approximately 25m into the site. Thickness of the fill material varies from 15 metres deep at the boundary to 0.5 metres over 25m into the site. The position of the proposed new development is predominately over the natural ground with only an area of the south-east elevation being positioned over the backfill material. The fill depth in this area is difficult to quantify from the site investigation report carried out on 220 Wake Green Road, but the applicant estimates it to be in the order of 2 to 3m deep. This would indicate that trench filled
piles would be a suitable foundation solution. Further investigation work will be required on plots 216 and 218 to confirm the natural ground conditions, along with a trial hole at the edge of the proposed new development on plot 220, to confirm the exact depth of fill material.

6.15. Regulatory Services have raised no objections to the application. On this basis, I concur with their advice and conclude that the proposal is acceptable in respect of land contamination.

Trees and Ecology

6.16. The application is supported by a Tree Survey, Bat Survey, Badger Survey and a Phase 1 Habitat Report. The site is bordered by a school to the North West and Wake Green Road to the North East, The South Eastern and South Western sides are bordered by The Dell (SLINC site) and Moseley Bog LNR (leased to the Wildlife Trust for Birmingham and the Black Country).

6.17. An initial Extended Phase one habitat survey was undertaken by experienced ecologists from Cotswold Wildlife Surveys between August and November 2012. A variety of habitats were identified these are; bare ground, trees and scrub, pond, amenity grass land and buildings. The buildings were assessed separately for bats. The bare ground was being slowly colonised by grasses and ruderal vegetation but offered little in the way of wildlife interest. The Pond was in a poor state of repair, the liner was punctured which limited its water retaining potential and it was full with vegetation. Despite this a single smooth newt was found. Although the trees and scrub offer potential for bird nesting and foraging the neighbouring wildlife sites offer much greater opportunities and as such the loss within the site will not impact greatly on bird species. A badger sett was noted in one of the areas of scrub and at the time there was evidence of it being active, tracks, fresh excavation and bedding all being found. A small patch of Japanese Knotweed was noted on the boundary of The Dell, whilst not on the development site the rhizomes can extend to several metres and so appropriate control measures will need to be put in place to prevent the spread of this invasive plant.

6.18. A return visit to the site was made in November 2013 at which point no badger activity was noted however a fox had been using one of the tunnels. A Third visit was undertaken in January 2014 along with representatives from BCC (Nicola Farrin – Ecologist) and the Wildlife Trust, at this time there were no indications of activity by either species at these excavations. Hair traps had been deployed and did return hairs of both badger and Fox from the track ways to The Dell and Moseley Bog which indicates they are still in the vicinity and passing through the site.

6.19. The buildings were assessed for bats between July and October 2012, the building itself held few opportunities for bats to colonise although some features did exist, as these were not readily accessible and could not be checked from internal survey, two dusk emergence surveys were undertaken. No bats were recorded exiting the building although small numbers were recorded foraging in the area. The foraging areas were associated with the margins of the site along the tree lines of The Dell and Moseley Bog LNR.

6.20. My Ecologist has raised no objections to the proposal subject to conditions requiring a further bat survey prior to demolition, a replacement badger sett and an invasive weeds method statement for their removal.
6.21. The tree survey undertaken has assessed 24 individual trees and 5 groups of trees. The individual trees have been categorised as 2 ‘A’ Category, 14 ‘B’ Category, 6 ‘C’ Category and 2 ‘U’ Category. The five groups have been categorised as 1 ‘B’ Category, 2 ‘C’ Category and 2 ‘U’ Category. The survey has identified that the ‘U’ category trees require removal. When including the groups, this would remove 21 trees comprising 2 Sycamores, 15 Leyland Cypress, 2 Western Red Cedar, 1 Penduculate Oak and 1 Wild Cherry. My Arboricultural Officer has raised no objections to their removal.

6.22. The trees internal to the site are mostly of a low quality and hedges. Trees that require successful retention are on the frontage and in the surrounding woodland. T20 (a relatively young lime tree) is well retained on the frontage in soft landscape. Generally, the levels on site are favourable to the use of special construction of surfaces where there is an incursion into root protection areas (RPA). The current surfaces (although they are existing access) are generally broken and so cannot be relied upon to have been a constraint to root growth. My Arboricultural Officer consider that there are three points where particular care will be needed and recommends a condition relating to the protection of retained trees:
- Car parking and new fencing in the RPA of T23
- Foundations, construction and potentially re-grading in the RPA of T11, and
- Extension of the soft landscape under T2.

I consider that the appropriate surveys and assessments have been undertaken and following advice from my Ecologist and Arboricultural Officer, the site ecology and trees are not considered to be prohibitive in this instance to development taking place. On this basis, I consider the development to be acceptable in relation to these issues subject to the requested conditions.

7. Conclusion

7.1. The proposal seeks planning permission for a large residential institution located on previously developed residential land. Planning permission has previously been granted for sheltered housing on this site by your Committee, and as such the principle of development is considered acceptable. The proposal would provide elderly residential care with supporting communal facilities to the benefit of an ageing population. The benefits that the proposal would bring forward include significant investment in the immediate term, local employment and elderly residential care.

7.2. The design of the proposal is considered acceptable and the scheme as a whole and cumulatively would have minimal environmental impacts. Transportation matters are also considered to be acceptable subject to conditional details.

7.3. I note that the key principle in the NPPF is the presumption in favour of sustainable development and this is identified as having three stems of economic, social and environmental. As the proposal would provide economic and social benefits, would provide local employment and does not have an environmental impact that could be regarded as significant, I consider the proposal to be sustainable development and on this basis, should be approved.

8. Recommendation

8.1. That planning permission is granted subject to the conditions listed below.

1 Requires the scheme to be in accordance with the listed approved plans

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2 Requires the prior submission of sample materials
3 Requires the prior submission of a mobility access scheme
4 Limits delivery time of goods to or from the site to 08.00 and 19.00 on Mondays to Saturdays nor outside 10.00 and 16.00 on Sundays or Public Holidays.
5 Requires the prior submission of a drainage scheme
6 Requires the prior submission of a scheme for compensatory habitat creation
7 Requires the prior submission of a method statement for the removal of invasive weeds
8 Requires the prior submission of an additional bat survey
9 Requires the prior submission of details of bird/bat boxes
10 Requires the prior submission of extraction and odour control details
11 Refuse storage details
12 Sound Reduction Index to habitable rooms
13 No external plant or equipment, nor ventilation openings.
14 Requires the prior submission of details of a communal satellite dish
15 Requires the prior submission of hard and/or soft landscape details
16 Requires the prior submission of hard surfacing materials
17 Requires the prior submission of earthworks details
18 Requires the prior submission of boundary treatment details
19 Requires the prior submission of a landscape management plan
20 Requires the prior submission of a lighting scheme
21 Requires prior submission of footpath links and pedestrian facilities
22 Requires the prior submission of a construction method statement/management plan
23 Requires the prior submission of level details
24 Requires the prior submission of a CCTV scheme
25 Requires the submission of the residents care package(s) prior to occupation
26 Requires prior submission of a scheme for protection of retained trees
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<td>Prevents occupation until the turning and parking area has been constructed</td>
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<td>28</td>
<td>Requires the parking area to be laid out prior to use</td>
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<td>Requires the prior submission of cycle storage details</td>
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<td>Requires pedestrian visibility splays to be provided</td>
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<td>Requires the applicants to join Travelwise</td>
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<td>Requires the dedicated use of access and egress points</td>
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<td>Requires the prior submission of a parking management strategy</td>
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<td>Requires the prior submission of entry and exit sign details</td>
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<td>Requires the prior submission and completion of works for the S278/TRO Agreement</td>
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<td>Requires financial sum for the implementation of Traffic Regulation Orders</td>
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<td>Requires the prior submission of a travel plan</td>
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<td>Limits the approval to 3 years (Full)</td>
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Case Officer: Pam Brennan
View of site frontage from Wake Green Road