
Committee Date:	31/10/2013	Application Number:	2013/05870/PA
Accepted:	07/08/2013	Application Type:	Full Planning
Target Date:	06/11/2013		
Ward:	Weoley		

Bournville Care Village, Bristol Road South, Bournville, Birmingham, B31 2AJ

Development of 80 bed, dementia care and nursing home (Phase II)

Applicant: Bournville Village Trust & Community Solutions Partnership Service
Bournville Estate Office, Oak Tree Lane, Bournville, Birmingham,
B30 1UB
Agent: P J Planning
5 St Paul's Terrace, 82 Northwood Street, Birmingham, B3 1TH

Recommendation

Approve Subject To Conditions

1. Proposal

1.1. The application is for the erection of an 80-bed dementia care and nursing home, with ancillary landscaping and parking. This development would form Phase 2 of the Bournville Care Village development approved in outline form in April 2012.

1.2. This current proposal comprises a two-storey building, which would front onto a proposed village green at the top (north-west) end of the site, to the north of the recently approved phase 1 (extra care apartments). The footprint of the building would be in the form of a main frontage block (with the building entrance at its centre), with two substantial wings extending to the rear.

1.3. The accommodation within the unit would be in the form of 4 no. functioning 'houses' – 1 'house' within each wing on each of the two-floors, sharing some centralised facilities around and above the main entrance.

1.4. Overall the accommodation would provide:

An entrance foyer (incorporating sitting/internet bar), reception/offices, café, hairdressers, 4 no. communal lounge/dining rooms, 80 no. en-suite rooms (20 per 'house'), assisted bathrooms, WCs, Nurses' offices/stations, stores, a series of informal sitting areas, day space/private dining room, physiotherapy room and a cinema.

Basement level accommodation would be provided at the west end of the building (where there is a significant change in levels). This would include staff changing facilities, kitchen, laundry and plant room.

Access between floors would be provided through centrally located lifts/stair cores.

- 1.5. The building would sit within landscaped gardens, with direct access provided onto hard-surfaced terraces from a number of the patient bedrooms, as part of these secure areas. The gardens have been designed to support a variety of uses for social-interaction (predominantly focused around a central courtyard), as well as providing the opportunities elsewhere for relative solitude. The grounds would include an 'activity garden', where residents are encouraged to be physically active, incorporating raised beds, a greenhouse, a shed and fruit trees for their use.
- 1.6. The building itself would be of a contemporary design but with the use of materials already prevalent in the locality, which are also to be utilised elsewhere across the care village site. This would include a mix of brick, white render and cladding panels.
- 1.7. A central entrance block is proposed within the main frontage, which has been designed to emphasise the arrival space at the top of the village green. This element would be timber-clad with an aluminium standing seam, curved roof extending down on one side above the main entrance door. Recessed elements on either side of this block have been provided to reinforce a 'pavilion-like' feel. Further definition is given to the entrance through the creation of substantial, two-storey framed terraces (with glass balustrades) to the communal areas of the adjoining 'wings' on this frontage. Projecting bays (forming part of the living areas within patient rooms) have also been designed to assist in breaking up the elevations and provide rhythm to these residential wings (which will be predominantly rendered on the front elevation).
- 1.8. The rear wings would have a similar treatment, with bays and terraces, but with brick as the predominant material used.
- 1.9. Site area: 0.88 hectares.
- 1.10. The proposal would create approximately 90 jobs.
- 1.11. The submission includes a Planning Statement, Design and Access Statement, Landscape Master Plan, Public Consultation Information, Fire Strategy, Lighting Details, Flood Risk Assessment, Sustainability Appraisal, Energy Statement, Ecological Appraisal, Recreational Space Appraisal, Transport Statement, Travel Plan, Arboricultural Survey and Report, Archaeological Statement, Air Quality Assessment, and Noise Impact Assessment
- 1.12. A screening opinion was carried out, which concluded that an Environmental Impact Assessment was not required for this proposal.

[Landscape Master Plan](#)

[Site Plan](#)

[Elevations](#)

2. Site & Surroundings
- 2.1. The site forms part of the land formerly occupied by Bournville College of Further Education and its associated playing field. The College has now relocated and the buildings have been demolished and the site cleared for redevelopment. Work has

recently commenced on Phase 1 of the new Bournville Care Village development (212 no. extra care apartments), of which this proposal would form part.

- 2.2. The main frontage is to the north-west of Bristol Road South, from which there are two vehicular access points. The surrounding area is predominantly residential in nature. The site abuts the rear gardens of traditional semis and detached properties to the north. To the west is an estate of mainly 3 storey maisonettes.
- 2.3. Mature trees mark the boundaries with existing residential properties. There is also a substantial belt of trees on the Bristol Road South frontage. There is a significant fall in levels from the north-western corner to the southern tip (approximately 13m difference).

[Site Location](#)

[Street View](#)

3. [Planning History](#)

- 3.1. 5th April 2004. 2003/05281/PA. Improvements to sports field – withdrawn.
- 3.2. 16th March 2009. 2008/06331/PA. Demolition of existing structures and redevelopment to provide approximately 99 residential units (Use Class C3) and associated access arrangements - outline approval subject to a S106 agreement to secure public open space, affordable housing and a £200,000 contribution towards improvement of existing pitches in the Weoley Ward.
- 3.3. 23rd April 2012. 2012/00513/PA. Development of a care village comprising a 208 bed extra care facility, a dementia care home, a nursing home, and a health and well-being centre (C2/D1), with 224 car parking spaces, 51 cycle spaces, servicing and open spaces (outline application with consideration of access, layout and scale) – approved subject to a S106 agreement to secure a financial contribution of £200,000 towards improvement and maintenance of sports, recreational and community facilities within the Weoley Ward and/or adjoining Wards and provision of the on-site area of open space and retention of access to the general public.
- 3.4. 13th June 2012. 2012/01952/PA. Application to extend the time of extant planning application 2008/06331/PA for the demolition of existing structures and redevelopment to provide approximately 99 residential units (use class C3) and associated access arrangements – approved subject to a S106 agreement to secure public open space, affordable housing and a £200,000 contribution towards improvement of existing pitches in the Weoley Ward.
- 3.5. 23rd November 2012. 2012/05877/PA. Development of extra care facility comprising 212 apartments with 135 car parking spaces, associated landscaping and service areas and village green – approved subject to a S106 agreement to secure a financial contribution of £200,000 towards improvement and maintenance of sports, recreational and community facilities within the Weoley Ward and/or adjoining Wards, provision of the on-site area of open space and retention of access to the general public, and provision of affordable housing.
- 3.6. 21st March 2013. 2013/00177/PA. Display of 6 no. temporary flagpole signs and 12 no. non-illuminated temporary advert hoardings – temporary approval.

3.7. 17th July 2013. 2013/03617/PA. Erection of sub-station – approved.

4. Consultation/PP Responses

Consultations

- 4.1. Transportation – no objections.
- 4.2. Regulatory Services (EPU/Contamination) – no noise issues identified. There is no information submitted regarding possible land contamination (although a report from 2009 suggested mitigation measures be implemented if residential units are built). As such, advise imposition of a condition requiring details of a contamination remediation scheme.
- 4.3. Local Services – no objection. Loss of playing field has already been accepted as part of the application for the extra care facility. £200,000 was secured in compensation – assume that this phase will take on this obligation.
- 4.4. Centro – The site is served by a number of high frequency bus services. Given the nature of this use, the final design for site access and road geometry, and car park management should ensure accessibility by Ring and Ride vehicles. Welcomes the inclusion of cycle storage (should be suitably sheltered) and the creation of cycle links to existing routes. Signage should be provided for assistance with navigation. Staff at the facility should be offered Company Travelwise to improve their travel choices and provide alternatives to car use.
- 4.5. Environment Agency – awaiting response.
- 4.6. West Midlands Fire Service – a tracking diagram should be provided to confirm emergency vehicle access to the proposed building is suitable. Access roads for emergency vehicles should be 15 tonnes minimum carrying capacity. A fire hydrant should be provided within 90m of the building.
- 4.7. West Midlands Police – security of the site and its end users has been carefully considered. Project could potentially achieve the ‘Secured by Design’ award.
- 4.8. Severn Trent – no objections, subject to a drainage condition.

Public Participation

- 4.9. Adjacent occupiers, Councillors, M.P. and residents associations notified. Site and press notices posted.
- 4.10. Two responses have been received. One letter of support. One objection – would prefer to see bungalows, stores, other residential (City Council or Bournville Village Trust) or community hall, instead of more hospitals/nursing homes.

5. Policy Context

- 5.1. NPPF; UDP 2005; Draft Birmingham Development Plan; Places for Living; Places for All; Nature Conservation Strategy; Specific Needs Residential Uses.

6. Planning Considerations

Background

- 6.1. Your Committee considered an outline proposal last year for the redevelopment of the former Bournville College site on Bristol Road South as a 'care village' (application no. 2012/00513/PA). This proposal (approved on 23rd April 2012) included a 208 bed extra care facility, a dementia care home, a nursing home and a health/well-being centre.
- 6.2. The first phase of this development – the extra care apartments and adjacent village green – was approved by your Committee on 23rd November last year (application no. 2012/05877/PA).
- 6.3. This current application constitutes the second phase of development of the wider care village. The original proposal, approved at the outline stage, envisaged separate dementia care and nursing home facilities. However, these elements have now been combined into a single unit, which would provide the same services, but allow for a greater level of flexibility in its operation. The proposed unit would be situated broadly on the site originally intended for the nursing home (incorporating also a section of the area formerly proposed for the dementia building). The remaining 'phase 3' (dementia care) site currently shows no development proposals on the submitted site plan, as this will be a matter for further discussion.
- 6.4. The principle of a use of this nature has therefore already been established at the outline stage.
- 6.5. This phase of the development is partly on an area formerly occupied by a playing field associated with the college use. The loss of this facility was accepted at the outline stage and £200,000 compensation was secured through a S106 agreement at that time. This payment was subsequently submitted to the City Council, as required, upon commencement of the first phase of development on 17th June this year.

Transportation

- 6.6. Transportation Officers have raised no objection to the proposals, which have been the subject of ongoing discussion at the pre-application stage.
- 6.7. The proposed development would accommodate 80no. patients in en-suite rooms, with communal facilities. 27no. car parking spaces would be provided, including 3 fully accessible and a dedicated doctors' space. An ambulance pick up/drop off space is also proposed, as well as a dedicated minibus parking space, along with motorcycle and cycle parking (6 covered spaces). This level of provision complies with the City Council's parking guidelines.
- 6.8. The main vehicular access to the site is from Bristol Road South. The existing exit has been widened to enable it to become the main entrance/exit from the care village. From the main access arrival space, a one-way access road for pedestrian and vehicles encircles the central village green. This one-way road, approved as part of the first phase of development, would provide access to the main entrance of the Nursing and Dementia Care Home.

- 6.9. There are 'drop-off' bays positioned along the shared access road to ensure vehicles dropping off/picking up residents are able to do so within close proximity to the development entrances. A new pedestrian route through the site is proposed, connecting Bristol Road South to Swarthmore Road (the disused pedestrian access being re-opened to allow for this route). The existing pedestrian access from Bristol Road South will be retained.
- 6.10. A Transport Statement and Travel Plan formed part of the application submission. The Transport Statement for the previous planning application concluded that Bournville Care Village would generally result in a net reduction in vehicular traffic when compared with the previous College use. This dementia care/nursing home represents a reduction in accommodation when compared with the previously consented outline planning application, which provided for a total of 105 beds for these uses. Your Transportation Officer concurs with the conclusion of the Transport Statement that the level of traffic that would be generated by this development will not have any significant impact on the operation of the local or strategic highway network. The submitted Travel Plan has already been agreed with the City's Smarter Choices Team.
- 6.11. West Midlands Fire Service requested a tracking diagram to confirm emergency vehicle access to the proposed building is suitable. The applicant has provided a copy of a response in respect of their Building Regulations submission, which confirms that tracking is satisfactory and the position of fire hydrants has been agreed.

Layout and Design

- 6.12. Extensive design advice was given during pre-application discussions and this is reflected in the current submission. The design concept of two L-shape residential wings 'hinged' by a central public foyer space is considered acceptable. Your Design Officer also acknowledges the very positive approach adopted in, for example, the effort made in articulating the elevations with architectural details that will help reduce the impact and give a more attractive legibility to this large 2-storey building.
- 6.13. Minor amendments have been made to the scheme since the application was submitted, in response to detailed points identified by my Design colleague, who raises no objection to the proposal. Conditions are recommended in respect of some detailed elements of the proposal (such as balconies and window reveals).
- 6.14. Specific Needs Residential Uses SPD requires that proposals should include adequate amenity space to provide a satisfactory living environment for residents, with the amount and location of such space to relate to the number of residents and their particular needs.
- 6.15. A Landscape Master Plan has been submitted which shows the buildings set within landscaped gardens. The submitted Design and Access Statement outlines the design philosophy to be adopted, which highlights the therapeutic benefits of interaction with familiar environments (particularly for dementia sufferers). The creation of a secure landscape that can be shared with family, friends and visitors is viewed as a high priority, with the gardens designed to support a variety of uses for social-interaction (predominantly focused around a central courtyard), as well as providing the opportunities elsewhere for relative solitude. The grounds to the unit would include an 'activity garden', where residents are encouraged to be physically active, incorporating raised beds, greenhouse, a shed and fruit trees for their use.

- 6.16. Landscaping – the applicant has met with City Council Officers on several occasions and, as result, the majority of the general principles applied in the application have been accepted. Conditions are required in respect of details of landscaping/landscape management, earthworks, boundary treatments, lighting and rainwater harvesting (including details of how this will connect with the village green).
- 6.17. Trees – The City’s Tree Officer is in general agreement with the plans, but has requested that details such as the original tree survey plan and schedule of tree works be assimilated in this current submission. This information has been compiled and submitted by the applicant. A condition is required in respect of tree protection.

Sustainability

- 6.18. The application submission includes a Sustainability Statement, with a supplementary Energy Strategy. This statement outlines the way in which the BREEAM ‘ethos’ has been followed in the development of the proposals and highlights the following points:
- This is a brownfield site with good public transport links and well-related to services;
 - It will create employment within the local area, helping to sustain the local economy;
 - The former buildings have been cleared, therefore cannot be re-used. However, the re-use of aggregates will be encouraged during construction;
 - Construction materials will have a low environmental impact in production, with the building designed to maintain the life of the materials used;
 - Water demand will be minimised, by making all fixtures/fittings low flow/low volume.
 - The building and over-all for the development incorporate SUDS.
- 6.19. Sustainability measures have been ‘designed-in’ that follow best practice in the design, construction and operation of the healthcare facility. Thermal modelling has been used to demonstrate that the building surpasses current energy standards, and the development utilises modern technologies.

Other Issues

- 6.20. Ecology – An updated ecological assessment has been completed. Following demolition, the site is now mainly bare/disturbed ground, with trees and a grassland strip around the western and south-western boundaries. These boundaries provide suitable habitat for foraging/commuting bats and nesting/foraging habitat for a variety of widespread suburban bird species. Your Ecologist confirms that the site provides a sub-optimal habitat for other protected species.
- 6.21. Few ecological impacts are anticipated as a result of the development proposals, because of the site’s low ecological value. Most boundary trees are to be retained (with any tree removals to take place outside the nesting season or following a check for nesting birds by an experienced Ecologist). The submitted report acknowledges that external lighting has the potential to disturb bats, but concludes that the proposals for the car park should not result in excessive light spillage into the tree line. A condition is recommended in respect of the lighting scheme, to ensure no addition impacts.

- 6.22. Your Ecologist has no objection in principle to the recommendations for enhancements in the Ecological report (including installation of insect, bird and bat boxes, and inclusion of native species in the landscaping scheme. Further details are required through the imposition of an appropriate condition.
- 6.23. Archaeology – no implications.
- 6.24. Residential Amenity – Specific Needs Residential Uses SPD requires that proposals “should not cause demonstrable harm to the residential amenities of occupiers of nearby properties by reason of noise and disturbance nuisance”. The application is for a purpose-built facility, to form part of a wider development for an extra care village. There is substantial planting to boundaries with the closest residential properties and I would not anticipate any significant disturbance from a use of this nature. The Environmental Protection Officer has raised no objections.
- 6.25. Conditions are recommended in respect of remediation and drainage as requested by colleagues in Regulatory Services and Severn Trent respectively.

7. Conclusion

- 7.1. The principle of the re-development of the site as an extra care village was established through the approval of outline application no. 2012/00513/PA in April 2012. This care village proposal incorporated nursing home and dementia care facilities.
- 7.2. The outline application included consideration of design principles to be adopted, along with parameters (floor areas/building heights) in respect of the various elements, and the current proposals broadly reflect the scheme considered at the outline stage, albeit with these two elements combined into a single building.
- 7.3. The detailed design has been developed in consultation with City Design, Landscape and Transportation Officers and the resulting scheme is considered to be of a high quality design that would sit comfortably within its surroundings.
- 7.4. The proposal is for a sustainable development, which would make a valuable contribution to the regeneration of the site and the wider area. The proposal is therefore considered acceptable, subject to conditions.

8. Recommendation

- 8.1. Approve, subject to conditions.

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- 1 Requires the prior submission of hard and/or soft landscape details
 - 2 Requires the prior submission of earthworks details
 - 3 Requires the prior submission of boundary treatment details
 - 4 Requires the prior submission of a landscape management plan
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- 5 Requires the prior submission of a lighting scheme
 - 6 Requires tree protection measures
 - 7 Requires the prior submission of sample materials
 - 8 Requires the prior submission of grey water harvesting details
 - 9 Requires details of foul and surface water drainage
 - 10 Requires the prior submission of a contamination remediation scheme
 - 11 Requires the prior submission of a sustainable drainage scheme
 - 12 Requires the scheme to be in accordance with the listed approved plans
 - 13 Requires the prior submission of details of refuse storage
 - 14 Requires the prior submission of a construction method statement/management plan
 - 15 Requires cross sections of elevations and other details
 - 16 Requires the prior submission of cycle storage details
 - 17 Limits the approval to 3 years (Full)
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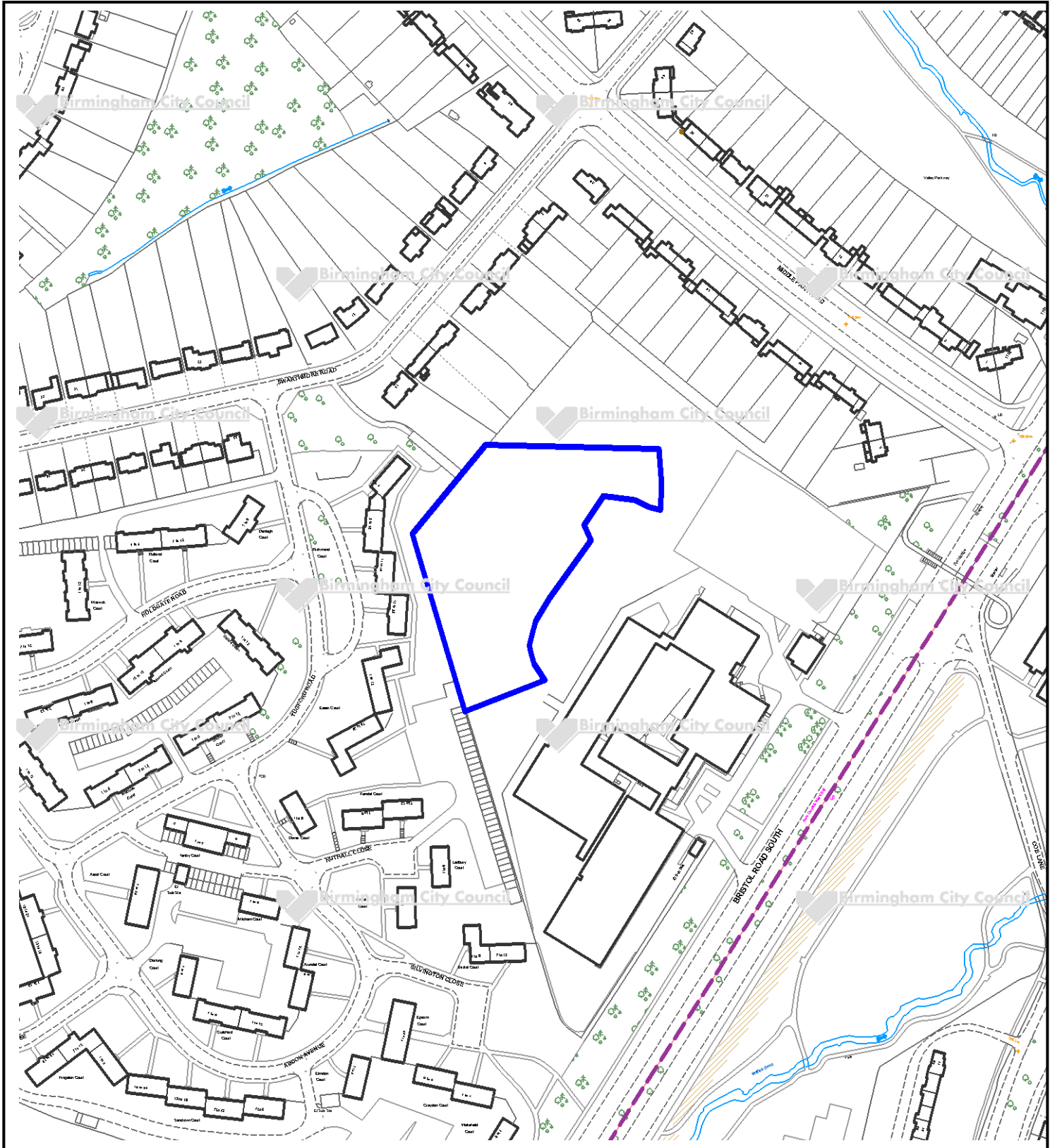
Case Officer: Alison Powell

Photo(s)



Figure 1: View of application site

Location Plan



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