

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/15/02400/FPA
FULL APPLICATION DESCRIPTION:	Demolition of existing care home building and construction of 55-bedroom care home with associated landscaping and car parking.
NAME OF APPLICANT:	HMC Land Ltd
ADDRESS:	Grampian House, Grampian Drive, Peterlee, SR8 2LR
ELECTORAL DIVISION:	Wingate
CASE OFFICER:	Chris Baxter Senior Planning Officer 03000 263944 chris.baxter@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is currently occupied by Grampian House Residential Care Home which is located on Grampian Drive in Peterlee. The care home was run by Durham County Council however it presently sits vacant. The immediate area is predominantly residential with the houses of Balliol Close to the east and properties on Wadham Close and Shrewsbury Close to the south. The Peterlee Catholic Club is immediately to the west with Howletch Lane Primary School to the north.

The Proposal

2. Planning permission is sought for the demolition of Grampian House to be replaced by a new 55 bedroom care home which includes associated landscaping and car parking. The proposal contains 55 bedrooms distributed over two floors. Each floor contains sufficient ancillary space in the form of lounges, dining rooms, sanitary facilities, nurse stations and storage. Each bedroom is sized to exceed national minimum area standards, and has an en-suite WC and shower as a minimum provision. Additional staffing facilities are also provided within the roof space. The main amenity communal garden spaces will be provided along the south elevation with further landscaped areas to the east and north sides of the building. These will be landscaped with a combination of turf, hedging, mixed shrubs and paving.
3. The application is reported to the Planning Committee as it constitutes a major development.

PLANNING HISTORY

4. Other than a couple of planning applications for fencing and signage in the late 1990's, there is no significant planning history on this site.

PLANNING POLICY

NATIONAL POLICY:

5. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
6. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'.
7. The following elements are considered relevant to this proposal;
8. *NPPF Part 1 – Building a Strong and Competitive Economy.* The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
9. *NPPF Part 4 – Promoting Sustainable Transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
10. *NPPF Part 6 – Delivering a Wide Choice of High Quality Homes.* The Government advises Local Planning Authority's to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
11. *NPPF Part 7 – Requiring Good Design.* The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
12. *NPPF Part 8 – Promoting Healthy Communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
13. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

The above represents a summary of the NPPF considered most relevant the full text may be accessed at:

LOCAL PLAN POLICY:

District of Easington Local Plan

14. *Policy 1* - Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
15. *Policy 18* - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
16. *Policy 35* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
17. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
18. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
19. *Policy 74* - Public Rights of Way will be improved, maintained and protected from development. Where development is considered acceptable, an appropriate landscaped alternative shall be provided.
20. *Policy 75* - Provision for cyclists and pedestrians will be reviewed to provide safe and convenient networks.

EMERGING POLICY:

21. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was Quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP from examination. In the light of this, the CDP is no longer material.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

22. *Environment Agency* has not objected to the scheme.

23. *Northumbrian Water* has not raised any objections to the proposed development but have requested that a condition is attached for details of foul and surface water drainage to be submitted.

24. *Durham County Highways Authority* has not raised any objections to the proposed development.

INTERNAL CONSULTEE RESPONSES:

25. *County Drainage Team* has not raised any objections.

26. *County Environmental Health (Noise and dust)* has not raised any objections in principle but has advised that some conditions are imposed in relation to noise.

27. *County Environmental Health (Contaminated land)* has not raised any objections but has requested that conditions are attached to any permission requiring further investigation works on the site.

28. *County Ecology Section* has previously assessed the building and concluded it was low risk in terms of protected species.

PUBLIC RESPONSES:

29. The application has been advertised in the local press and a site notice was posted. Neighbouring residents have also been notified in writing. No letters of representation have been received.

APPLICANTS STATEMENT:

30. No statement submitted.

PLANNING CONSIDERATIONS AND ASSESSMENT

31. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of residential development of the site; highway and access issues; layout, design and visual amenity; and residential amenity.

Principle of residential development

32. The proposed scheme is simply replacing a dated care home building with a new care home which will meet industry standards in terms of providing the correct care for its residents. The site is considered to be sustainably located within close distance to shops, services and public facilities and also public transport. The proposed development is considered acceptable in principle and would be in accordance with the sustainable principles of the NPPF.

Highway and access issues

33. The Council's Highway Officer is satisfied that the proposal has acceptable accesses and sufficient car parking. The proposed plans also show the inclusion of cycle parking spaces which are all located together in a secure and covered facility; and the removal of the existing ramped footway works. It is noted that the developer

would have to construct the proposed accesses and footways in accordance with Section 184(3) of the Highways Act 1980.

34. Given the above, it is considered that the proposed development would not have an adverse impact on highway safety and the proposal would be in accordance with policies 36 and 37 of the local plan.

Layout, design and visual amenity

35. The proposed layout of the building is an 'L' shaped structure which generally follows the layout of the existing building. The site layout will create a mixture of amenity gardens, private patios and other landscaped areas retaining the open nature of the current building whilst providing safe and physically separate leisure areas. The proposed building will be of a two storey design but will have a steep roof pitch in order to provide accommodation within the roof space. The proposed building would be finished predominantly in brown/red facing brick work with highlighted elements of render. The building will utilise architectural details to windows and doors such as cast stone cills and brick soldier course lintels. The roof will be pitched and will use a profiled clay tile. Gabled roofs will be used to break up the massing of the building and coloured render and timber cladding will be used to highlight some bay features. The external hard standing areas will primarily be the car park, patio areas and footpaths, which will be constructed from a mix of tarmac, concrete sett pavings and concrete paving flags. Along the boundary to Grampian Drive it is proposed to erect metal railings painted black, combined with shrubs and hedges planting, that will allow views into and out of the site whilst allowing a certain degree of security for the care home. Although it is indicated that some hedging and planting is to be incorporated into the proposed scheme, no specific details have been provided. A landscape condition is therefore recommended.
36. The proposed building is not dissimilar to the existing building on site in terms of layout, scale, height or appearance. The proposed building would not visually detract from the appearance of the surrounding buildings and would not have an adverse impact on the visual amenity of the street scene.
37. Overall, it is considered that the proposed development would not appear intrusive within the surrounding streetscape and the design and layout of the building would not have an adverse impact on the visual amenity of the surrounding area. The proposal is considered to be in accordance with policies 1, 35, 36 and 37 of the local plan.

Residential amenity

38. The neighbouring properties to the south of the site are situated over 21 metres away and therefore would not compromise privacy levels. The residential properties on Balliol Close to the east would be located 19 metres away from the proposed development. Whilst the local plan recommends a separation distance of 21 metres between buildings, it is noted that the existing separation distance between the houses on Balliol Close and the existing care home is currently 19 metres. Given the proposed separation distance would be no different to the existing separation distance, it is considered that the residents of the neighbouring properties would not experience any further detrimental impacts in terms of loss of privacy. The gable elevation of No. 45 Balliol Close is located over 14 metres to the north of the site which is considered to be an acceptable separation distance. Given the sensitive pitched roof design of the proposed building and the location in relation to surrounding properties, it is not considered that the surrounding residential amenity would be compromised in terms of overbearing or overshadowing impacts.

39. Environmental Management Contamination Officers have not raised any objections in principle to development on the site however they have indicated that further investigation works needs to be undertaken. These investigation works can be sought through a pre-commencement condition, and such a condition is recommended accordingly. Environmental Management Noise Officers have also not raised any objections to the development in principle. Conditions have been recommended for details of external machinery or plant to be submitted prior to development commencing. A condition is recommended accordingly.
40. Overall, it is considered that the proposed development has been sensitively designed and would not have an adverse impact on the residential amenities of existing neighbouring dwellings or future occupants of the care home. The development is considered to be in accordance with policies 1, 35, 36 and 37 of the local plan.

Other issues

41. Northumbrian Water have been consulted on the proposed application and no objections have been raised providing a condition is attached for details of drainage to be submitted prior to works starting. A condition is recommended accordingly. The Environment Agency and the Council's Drainage Team have also not raised any objections to the proposed development. The Council's Ecology Team have indicated that the existing building has been previously assessed and concluded it was low risk in terms of protected species, and therefore there is no objections to the demolition of the existing building.

CONCLUSION

42. The proposed development for a new care home would replace an existing care home facility which no longer meets the industry standards. The building is located within a sustainable location close to shops, service and public facilities and would therefore be in acceptable in principle and in accordance with sustainable principles of the NPPF.
43. The proposed development provides sufficient parking provision and a suitable access from the adopted highway. The County Highways Authority have not raised any objections to the proposed development. Overall, the proposed development is considered acceptable in highway terms and would not adversely affect highway safety for pedestrians, vehicles or other highway users. The proposals would be in accordance with policies 36 and 37 of the local plan.
44. The proposed development would not appear intrusive within the surrounding streetscape and the design and layout of the proposed building would not have an adverse impact on the visual amenity of the surrounding area. The proposal is considered to be in accordance with policies 1, 35, 36 and 37 of the local plan.
45. The proposed development has been sensitively designed and would not have an adverse impact on the residential amenities of existing and future occupiers of the proposed care home and existing neighbouring dwellings. The development is considered to be in accordance with policies 1, 35, 36 and 37 of the local plan.

RECOMMENDATION

That Members **APPROVE** the application subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within:

Plan Ref No.	Description	Date Received
H140_P01	Location Plan	31/07/2015
H140_P04 P1	Proposed Site Plan	01/09/2015
H140_P05 P1	Proposed Ground Floor Plan – Level 0	01/09/2015
H140_P06	Proposed First Floor Plan – Level 1	31/07/2015
H140_P07	Proposed Loft Floor Plan – Level 2	31/07/2015
H140_P08	Proposed Roof Plan	31/07/2015
H140_P09	Proposed Elevations 1 & 4	31/07/2015
H140_P10 P1	Proposed Elevations 2 & 2A	01/09/2015
H140_P11 P1	Proposed Elevations 3 & 3A	01/09/2015

Reason: To meet the objectives of saved Policies 1, 35 and 36 of the Easington District Local Plan and parts 1 and 4 of the NPPF.

3. No development shall commence until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The scheme shall identify those trees/hedges/shrubs scheduled for retention and removal; shall provide details of new and replacement trees/hedges/shrubs; detail works to existing trees; and provide details of protective measures during construction period.

Reason: In the interests of the visual amenity of the area and to comply with policies 1 and 35 of the Easington District Local Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenity of the area and to comply with policies 1 and 35 of the Easington District Local Plan.

5. No development shall take place until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

6. No development approved by this permission shall be commenced until:

- a) the application site has been subjected to a detailed site investigation report for the investigation and recording of contamination and has been submitted to and approved by the LPA;
- b) should contamination be found, detailed proposals for the removal, containment or otherwise rendering harmless such contamination (the 'contamination proposals') have been submitted to and approved by the LPA;
- c) for each part of the development, contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development;
- d) if during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA; and
- e) if during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

Upon completion of the remedial works (if required), a Phase 4 Verification Report (Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works detailed in the Remediation Strategy shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with NPPF Part 11.

7. Prior to the occupation of the development, details of external machinery or plant including details of sound attenuation shall be submitted to and approved in writing by the local planning authority. The apparatus shall be implemented in accordance with the approved details and maintained in good working order at all times.

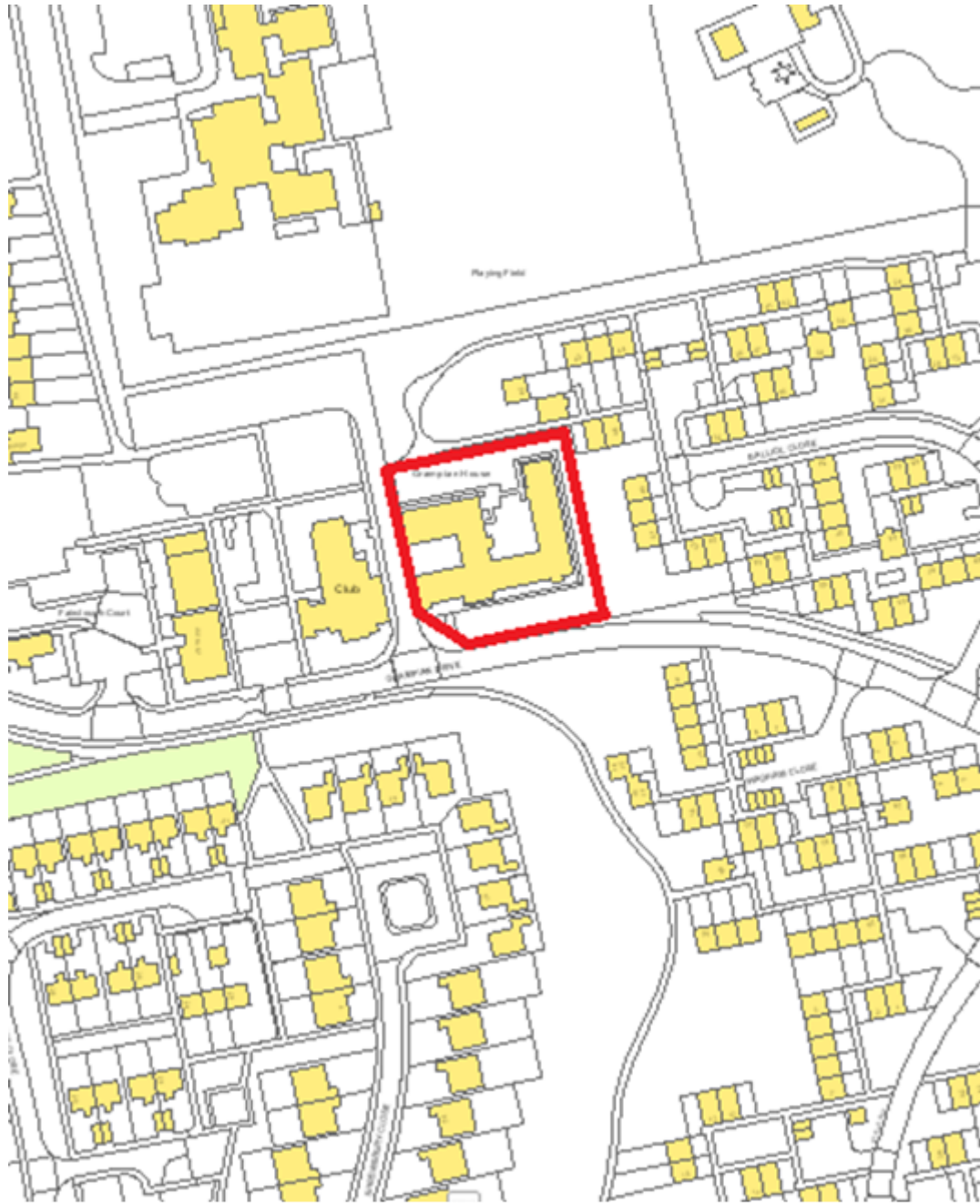
Reason: In the interests of the residential amenity of the surrounding properties and to comply with policies 1 of the Easington District Local Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising during the application process. The decision has been made in compliance with the requirement in the National Planning Policy Framework to promote the delivery of sustainable development.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- Environmental Statement
- District of Easington Local Plan 2001
- National Planning Policy Framework
- Consultation Responses



Planning Services

Demolition of existing care home building and construction of 55-bedroom care home with associated landscaping and car parking at Grampian House, Grampian Drive, Peterlee, SR8 2LR Ref: DM/15/02400/FPA

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