

12 DCSW2008/0294/F - CONSTRUCTION OF A 5 BED RESIDENTIAL C2 CARE HOME FOR ADULTS WITH LEARNING DISABILITIES WITH ASSOCIATED PARKING, HUNTERS LODGE, WORMELOW, HEREFORD, HR2 8EQ.

For: Voyage per Mr S Morris Homewood Design Ltd, 9 Offa House, Orchard Street, Tamworth, Staffordshire, B79 7RE.

Date Received: 22 February 2008

Ward: Valletts

Grid Ref: 49029, 30310

Expiry Date: 18 April 2008

Local Member: Councillor MJ Fishley

1. Site Description and Proposal

- 1.1 Hunters Lodge, which formerly comprised the stable block to Bryngwyn Manor (a Grade II Listed building) is reached off the western side of the junction of the A466 road on the northern end of Wormelow. The driveway also serves Bryngwyn Manor, which comprises an engineering plant and residential flats, Hunters Lodge and a former Lodge House near the end of the driveway which joins the B4348 road.
- 1.2 The site constitutes Hunters Lodge which was formerly a nursing home before the current use which is for adults with learning difficulties and autistic spectrum disorders. Both these uses fall within Class C2. Planning permission was initially granted for the principle of the development of semi-independent accommodation for residents in association with the then nursing home at Hunters Lodge. The new owners submitted a detailed application and a separate detailed application providing a less intensive scheme. The two applications were both refused but were subsequently allowed on appeal.
- 1.3 The applicants have implemented the planning application allowed on Appeal. The scheme allowed is for the erection of four detached buildings, to provide three care homes and a communal leisure facility. Works are nearing completion on three buildings, work on the remaining one has not begun. The current proposal entails the erection of a care home in lieu of the approved day care centre.
- 1.4 The proposed care home will provide five bedrooms each en-suite, lounge, kitchen/dining room, office, activity room, one small staff bedroom and laundry room. The building is 10.3 metres wide and 22.3 metres long for the main building together with a flat roofed element leading off the north-eastern corner. The building is 6.5 metres to the ridge. The roof will be covered in plain clay tiles with facing brick, cream coloured render and vertical timber cladding areas on the walls. The materials match those already approved and used on the three other care home buildings.
- 1.5 The footprint of the building is approximately 500mm narrower than the day care centre, but is 900mm shorter in length. It is sited on the same site area, this creates more space to the west, i.e. between the building and Hunters Lodge; this space provides an additional parking space for residents.

2. Policies

2.1 Planning Policy Statement

PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy DR1 - Design
 Policy DR2 - Land Use and Activity
 Policy DR3 - Movement
 Policy HBA4 - Setting of Listed Buildings
 Policy T11 - Parking Provision
 Policy T16 - Access for All

3. Planning History

- | | | | | |
|-----|------------------|--|---|--|
| 3.1 | SH890647PF | Change of use from residence of flats into registered residential home | - | Approved 24.05.89 |
| | SW2001/0889/O | Extensions to existing residential home/limiting to people 55 years old | - | Approved 23.09.02 |
| | DCSW2005/2231/RM | Reserved matters for erection of low dependency units | - | Refused 05.10.05
Allowed on Appeal 12.01.07 |
| | DCSW2006/0594/F | Erection of 4 detached buildings (to provide 3 small care homes) and communal leisure facility | - | Refused 25.05.06
Allowed on Appeal 12.01.07 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager "concerned about access onto B4348 road, no visibility to left. However, understand appeal over-ruled this objection. Therefore, recommends conditions be attached."

5. Representations

- 5.1 In a Design and Access Statement that accompanied the application the following main points are raised:

- know that change of use from communal leisure facility/swimming pool to a new care home requires planning permission

- Hunters Lodge has been converted to a 10 bedroom residential care home for young adults with learning disabilities
- access via private drive to Bryngwyn manor
- within approved footprint, internal layout has been reconfigured
- car parking provision for 3 vehicles
- landscaping will not be materially altered from that approved
- building retains massing, design and use of materials, provides accommodation for a further 5 adults with learning disabilities
- residents could also have special mobility and wheelchair requirements and possibly impaired vision
- paths, 1200mm wide around building, ramped approach to front door in accordance with Document M.

5.2 In a client statement submitted, the following main points are raised:

- 5 person service will have own staff, independent from three other units
- each bedroom has en-suite bathroom, lounge, kitchen/dining room, activity room. Small office used by staff plus staff sleep-over facility
- designed for people aged 18 to 65, many at present located outside the county
- for young people who have finished education and now need a permanent home
- people returning from out of county placements
- inappropriately placed people looking for suitable place to live
- people at present with parents or other carers when need to be settled, given carers may not be able to care for them
- manager will be supervised by local Operations manager. Manager normally supported by 2 senior support workers
- ratio of support, normally one member of staff to 2 service users; to one staff member to one service user
- staff mostly available during day supporting at home, or out and about, i.e. shopping, attending college, accessing leisure facilities, etc.
- demand for people with learning disabilities to stay in area, as parents would wish them to remain in the area
- adequate parking for level of operations proposed; anticipated locally employed people will use public transport, cycle, share vehicles, be dropped off
- service users will not drive but will have access to an adapted vehicle
- keypad system for locking doors and normal Yale lock.

5.3 The Parish Council make the following observations:

“The Parish Council has some concerns regarding this application. The proposal would increase the number of residents to thirty three and the Council consider that large numbers of these unfortunate people in one place would be detrimental to their well being in the locality. The proposal indicates that the applicants are more interested in making money than providing some recreational facilities for the residents, they must surely deserve pleasure. The Council also request a condition put in place to prevent any further expansion and development on the site.”

5.4 Three letters of objection have been received from:

Mr BGL & Mr MR Ormerod, Leycor Investments and Timothy Ormerod Ltd, Bryngwyn Manor, Wormelow, HR2 8EQ
Ms S Ormerod, The Garden Flat, Bryngwyn Manor, Wormelow, HR2 8EQ
Mr & Mrs M Ormerod, The Gatehouse, Bryngwyn, Wormelow, HR2 8EQ

The main points raised:

- five times volume of traffic
- more car parking needed, for more staff
- no local amenity (public house), need for staff and users to go out more (with loss of leisure centre)
- single track road, not suitable for staff numbers (i.e. 50). It is inadequate
- at least 75% will drive plus many other visitors
- dangerous for pedestrians using driveway
- no local need, according to PCT
- occupants go out more than suggested (at Hearing)
- our businesses rely upon good access
- poor demographics, 35 residents in population of 250 in Wormelow. An imbalance
- only one local member of staff, rest travel from Hereford and Ross-on-Wye. Bus service is inadequate
- what will development contribute to the community?
- impact on our lives and our children already, investment not protected nor privacy or safety of our tenants.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The main issues are considered to relate to the design for the building, the loss of the leisure facility, the increase in staff and residents/occupants and the associated increase in traffic.
- 6.2 The site has the benefit of planning permission for two different schemes allowed on appeal. The applicant has opted to develop the less intensive scheme; the other scheme entailed the extension of Hunters Lodge itself. The scheme currently being built covers less of the well treed grounds around Hunters Lodge which contributes to the amenity and setting of Bryngwyn Manor. The design and materials replicates that of the leisure facility originally approved for the scheme and are satisfactory and in accordance with Policy DR1 in the Herefordshire Unitary Development Plan 2007.
- 6.3 The leisure facility which will be replaced by the 5 bedroom care home is at the hub of this scheme. It is the perception of the objectors that this new element will in turn produce more traffic given the increase in staff required and the fact that residents and accompanying staff will need to go off site for leisure facilities. However, it is stated that there will be residents going off site for educational purposes and on shopping excursions which clearly would have been the case if the leisure facility, including the swimming pool had been developed. The appointed Inspector when determining this scheme and the above-mentioned larger scheme did not specifically condition the use of the leisure facility, i.e. that it be built before other buildings (care homes are occupied) or that it was specifically conditioned for that use alone. It is a matter that has to be treated on its merits. The use is clearly compatible with the approved uses, and it is considered that the loss of the leisure facility is not a reason in itself for the scheme to be resisted.
- 6.4 The new scheme provides five additional parking spaces, three of which are in close proximity to the proposed 5 bedroom care home. This brings the total car parking spaces to 28 spaces. This provision is considered to be acceptable as it constitutes a

proportionate increase from that allowed on Appeal. It should also be remembered that the leisure facility would have generated traffic from outside the site. The proposed car parking provision is satisfactory.

6.5 There could be more traffic using the trackway linking the B4348 to Hunters Lodge and Bryngwyn Manor further to the west. The access needed to gain access, the fact that it passed The Gatehouse at the entrance and the poor visibility onto the B4348 were all matters that came within the remit of the appointed Inspector when determining the original scheme. It is not considered that the erection of a five bedroom unit would in itself produce traffic using the access road.

6.6 The other matters raised such as the number of occupants, as a proportion of the Wormelow population, whether or not there is a perceived need and the inadequacy of the bus service are all matters that were aired at the appeal Hearing for the original scheme. The appointed Inspector concluded that there would only be a modest increase in traffic, often at off-peak times, and that the facility would be well regulated and that the size of the complex in population did not unbalance the community structure given the degree of physical separation. Therefore, it is not considered that the proposal entails a significant change from the implemented scheme.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. **B02 (Development in accordance with approved plans and materials)**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

- 3. **H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

Informative(s):

- 1. **N19 - Avoidance of doubt - Approved Plans**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

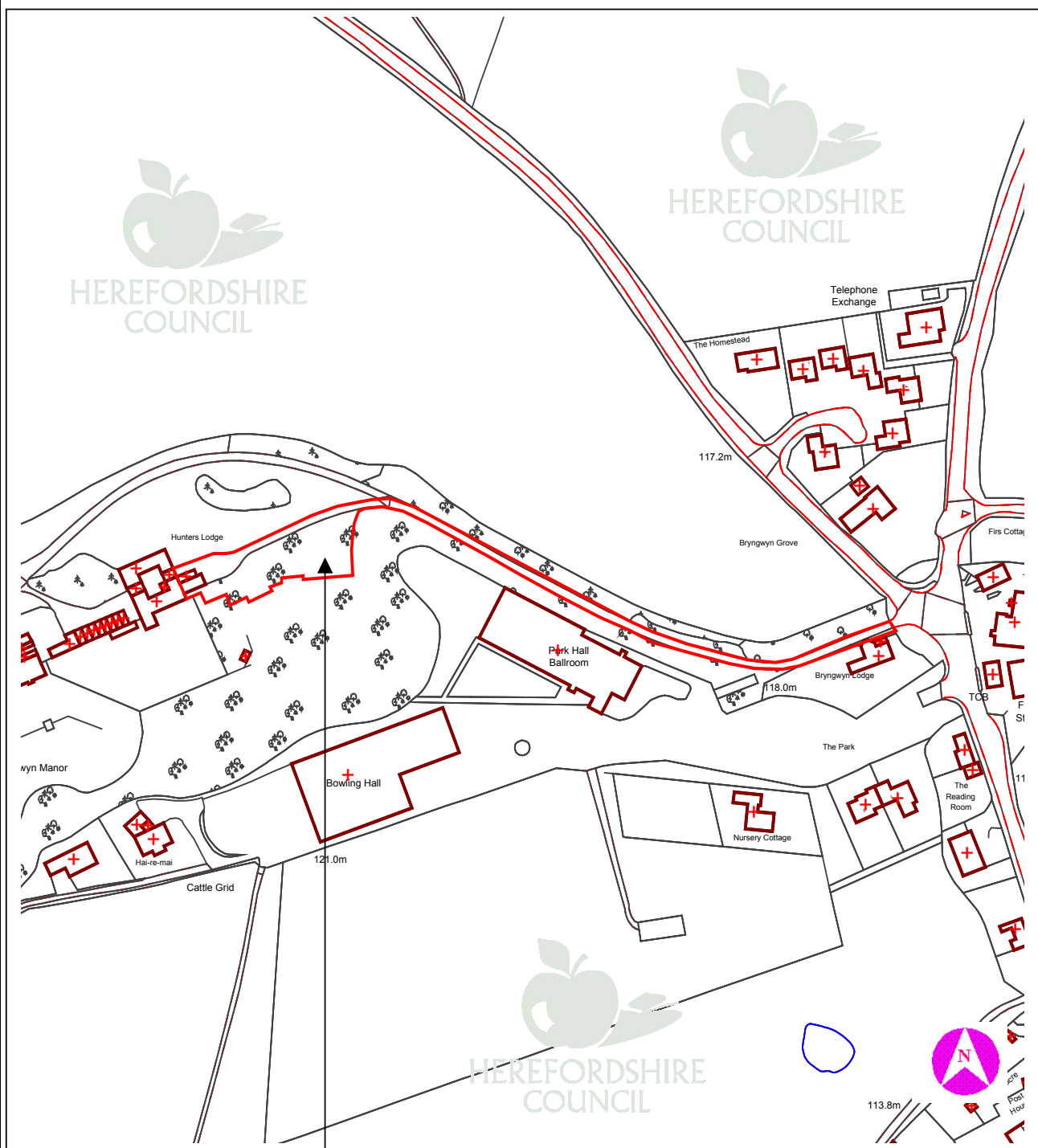
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/0294/F

SCALE : 1 : 2500

SITE ADDRESS : Hunters Lodge, Wormelow, Hereford, Herefordshire, HR2 8EQ

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