

12 DCCW0009/1402/F - EXTENSION TO EXISTING CARE HOME PROVIDING 12 EN-SUITE BEDROOMS, DAY ROOMS, DINING ROOM, STAFF FACILITIES, NEW CAR PARK AND LANDSCAPED GARDENS. HOLMER COURT RESIDENTIAL HOME, ATTWOOD LANE, HOLMER, HEREFORD, HEREFORDSHIRE, HR1 1LJ

For: Ashberry Healthcare Limited, Stansgate Planning LLP, Conrad House, Birmingham Road, Stratford-upon-Avon, CV37 0AA

Date Received: 24 June 2009

Ward: Burghill, Holmer & Lyde

Grid Ref: 51180, 42332

Expiry Date: 19 August 2009

Local Member: Councillor SJ Robertson

1. Site Description and Proposal

- 1.1 Holmer Residential Nursing Home is located on the eastern side of Attwood Lane approximately 100m north of the junction with Turnberry Close, Holmer, Hereford.
- 1.2 The proposal is to extend the building to the east with a single storey extension comprising 12 bedrooms and ancillary rooms. In addition a new car-parking area will be formed comprising 15 spaces. The remaining area will be landscaped. Foul drainage is proposed to be attached to the private system in the adjoining Wentworth Park. External materials proposed are to match the existing nursing home.

2. Policies

S1	-	Sustainable Development
S3	-	Housing
DR1	-	Design
DR2	-	Land Use and Activities
H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
H2	-	Hereford and the Market Towns: Housing Land Allocations
T11	-	Parking Provisions
NC1	-	Biodiversity and Development
NC5	-	European and Nationally Protected Species
NC6	-	Biodiversity Action Plan Priority Habitats and Species
NC7	-	Compensation for Loss of Biodiversity
CF7	-	Residential Nursing and Care Homes

3. Planning History

- 3.1 CW2000/1048/F - Temporary construction of dining room to allow internal water damage to be repaired (9 month period) Approved 10 July 2000

3.2 CW2000/1047/F - Alterations to ground floor and first floor extension for facilities improvements Approved 20 September 2000

3.3 SH95/0588/PF -

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water - No objection subject to conditions requiring separation of foul and surface water.

Internal Council Advice

4.2 Traffic Manager - Recommends conditions.

4.3 Conservation Manager (Ecology) - Raises no objections subject to conditions to ensure compliance with the ecology report.

4.4 Public Rights of Way - No objection.

5. Representations

5.1 Holmer Parish Council – strongly objects to this application. They object on drainage/sewerage grounds, until the Crest sewerage system is adopted. There is no public sewer available. They also object due to access. An off-street internal service area for delivery vehicles needs to be considered. Visibility and insufficient parking are also issues that need addressing. They would also like to highlight the fact that a Certificate B not A should have been completed. They agree that the general principle of the facility is necessary.

5.2 Four letters of objection have been received from

Mr. I. D. and E. A. Grieve, 14 Lytham Drive, Holmer
Mrs. J. Allen, Appledore, 2 Munstone Road, Holmer, Hereford
Mr. E. N. Jenkins, 9 Wentworth Park, Holmer, Hereford
Mr. & Mrs J. A. D. Roberts, 4 Turnberry Drive, Holmer, Hereford

The main planning points raised are:

- (1) Major concern regarding the proposal to attach the foul drainage onto the inadequate system which serves Wentworth Park and Cleeve Orchard. This system has overflowed onto the public footpath on Roman Road nine times during 2009 and this proposal will add an additional 44 rooms - which equates to approximately 15-20 domestic dwellings.
- (2) Septic tank overflow has been noticed in the field adjacent to Holmer Court Nursing Home.
- (3) No details of external lighting to ensure protection of birds, bats etc.

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

6. Officer's Appraisal

- 6.1 This proposal seeks to add an additional 12 en-suite rooms and ancillary rooms to the premises, together with connecting all the sewerage for the new and existing premises to the presently unadopted sewer which serves Wentworth Park.
- 6.2 The extension, which is single storey, will be attached to the rear of the premises and will form a rear courtyard together with enhanced parking. Mature landscaping around the boundary, which will also be enhanced ensures that this proposal will have no detrimental impact on the existing landscape. Members will also note that the Traffic Manager and Public Rights of Way Officer raise no objection, despite the concerns raised by the Parish Council
- 6.3 However, the main concern both from neighbours and Parish Council is the proposed means of sewage disposal. The existing septic tank is failing and an alternative means of sewage disposal is a necessity, even without the proposed extension.
- 6.4 Investigation and discussions have been undertaken with Welsh Water, Crest and the Council's Environmental Health and Trading Standards Manager regarding the existing inadequate sewer. Crest, in conjunction with the development of 300 houses adjoining this site, will be upgrading the sewer and have been in extensive discussions with Welsh Water. Welsh Water raised no objection as it is an unadopted sewer. Crest are satisfied that capacity will exist for these premises. The breakdowns which have occurred are due to the pumping station being blocked by clothing etc., which has been disposed of down the sewer, causing the pumps to block and stop. Understandably, considerable concerns have been raised regarding the connection of the premises to a system, which has broken down on several occasions this year.
- 6.5 This matter has been discussed at length with the applicant's agent, who has also been in discussions with Crest and Welsh Water.
- 6.6 The solution, which has been agreed is to impose a Grampian Condition preventing this proposal commencing until the upgrade works to the sewer proposed in connection with the new 300 houses has been completed.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 (Time limit for commencement (full permission)).**
- 2. No development shall commence until the foul sewer into which these premises propose to connect has been upgraded in accordance with the details agreed and approved under plans ref. DCCW2006/2619/O.**

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of the Herefordshire Unitary Development Plan.

- 3. K4 (Nature Conservation – Implementation).**
- 4. I33 (External lighting).**
- 5. I22 (No surface water to public sewer).**
- 6. C01 (Samples of external materials).**

7. G02 (Retention of trees and hedgerows).
8. G11 (Landscaping scheme - implementation).
9. H13 (Access, turning area and parking).
10. H27 (Parking for site operatives).
11. I16 (Restriction of hours during construction).

Informatives

1. N15 - Reason(s) for the Grant of PP/LBC/CAC.

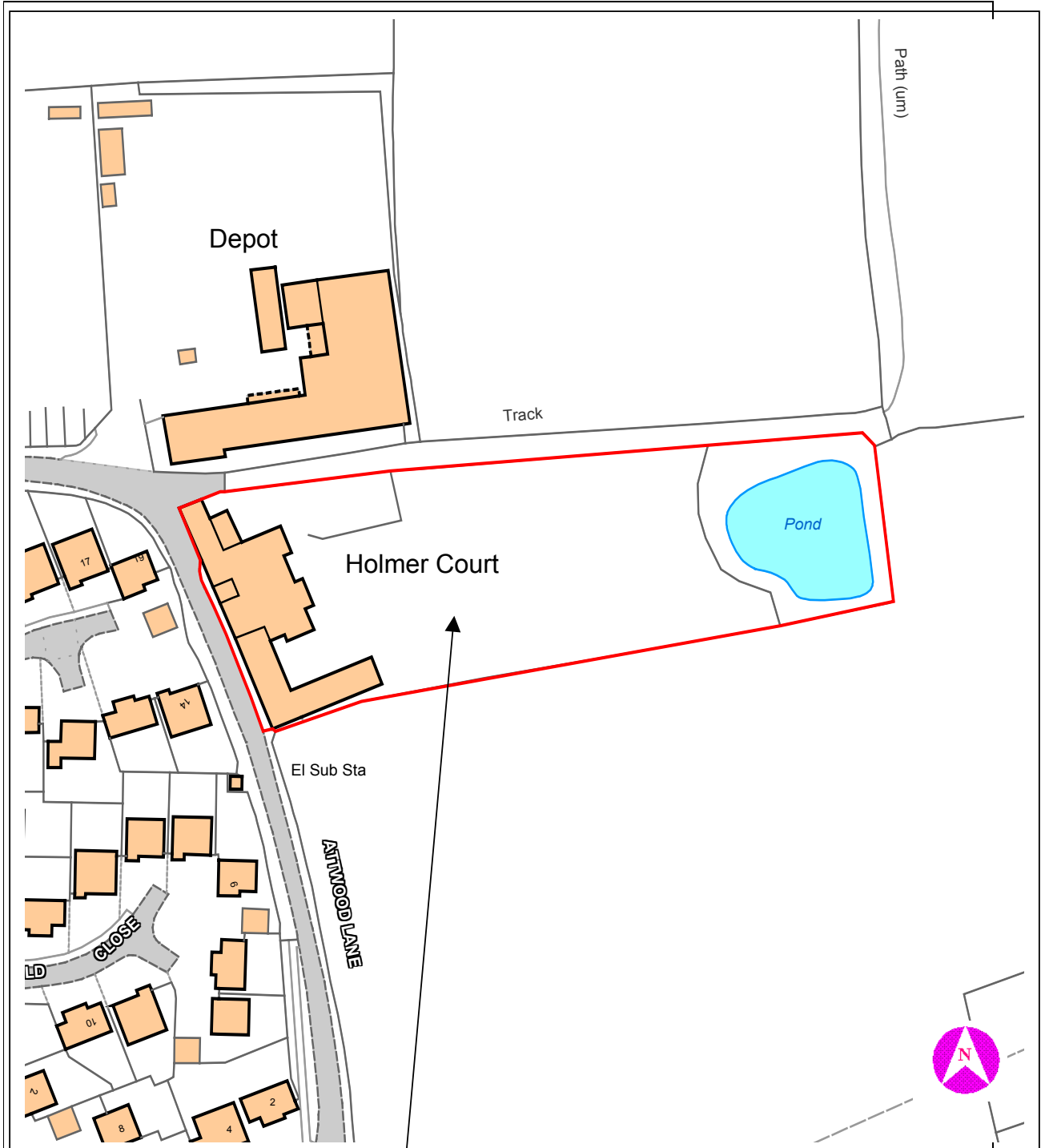
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW0009/1402/F

SCALE : 1 : 1250

SITE ADDRESS : Holmer Court Residential Home, Atwood Lane, Holmer, Hereford, Herefordshire, HR1 1LJ

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