

Planning Committee

18 February 2016

Reference:
APP/16/00004

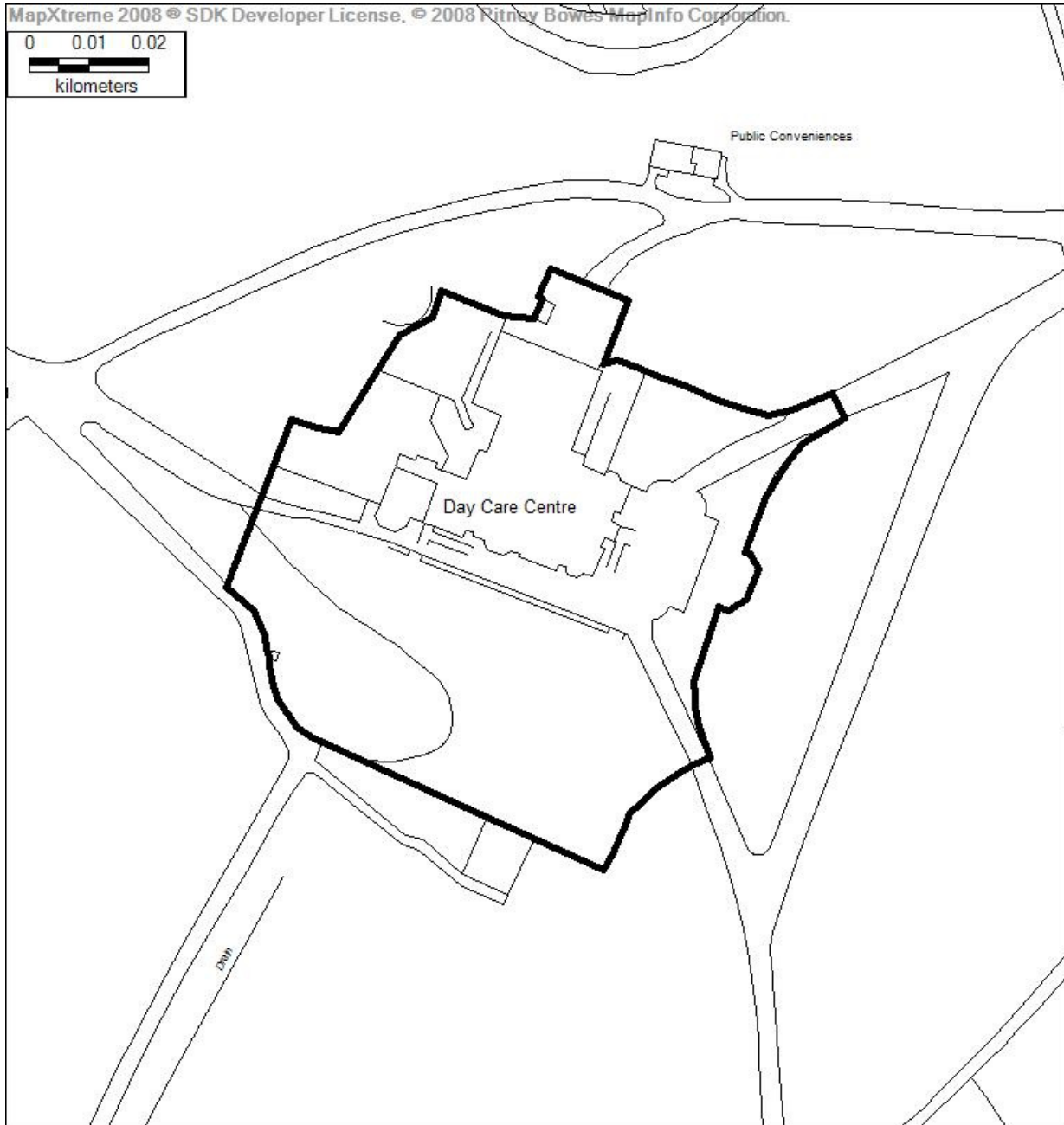
Area Team:
South Team

Case Officer:
Mrs J Malpas

Ward:
**Pensby and
Thingwall**

Location: Arrowe Hall, ARROWE PARK ROAD, WOODCHURCH
Proposal: Construction of 2 no. self-contained one bed assisted living units within the grounds of an existing care facility
Applicant: The Regard Partnership
Agent : S.P. Faizey

Site Plan:



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Development Plan allocation and policies:

Green Belt
Countryside Recreation Site

Planning History:

Location: Arrowe Hall ,Arrowe Park Road ,Woodchurch L49 5L
Application Type: Deemed
Proposal: Installation of security floodlighting
Application No: DPP/82/21212
Decision Date: 14/10/1982
Decision Type: Approve

Location: Arrowe Hall ,Arrowe Park Road ,Woodchurch L49 5LN
Application Type: Full Planning Permission
Proposal: Erection of security fencing
Application No: APP/81/18686
Decision Date: 09/10/1981
Decision Type: Approve

Location: Arrowe Hall ,Arrowe Park ,Woodchurch ,L49 5LN
Application Type: Deemed
Proposal: Alterations and adaptations to provide short term centre and day centre for younger physically handicapped persons and mentally handicapped children.
Application No: DPP/78/09345
Decision Date: 22/03/1978
Decision Type: Approve

Location: Arrowe Hall, Convalescent Home, Arrowe Park Road, Woodchurch, Wirral L49 5LN
Application Type: Listed Building Consent
Proposal: Upgrading of existing building and internal alterations to provide additional bedrooms.
Application No: LBC/98/06226
Decision Date: 23/09/1998
Decision Type: Approve

Location: Arrowe Hall, Arrowe Park Road, Woodchurch, Wirral, CH49 5LN
Application Type: Listed Building Consent
Proposal: Erection of wrought iron gates to front entrance, relocation of existing external stairs. Replacement of windows & a new window to ground floor south elevation. Replacement of existing door
Application No: LBC/05/05231
Decision Date: 28/04/2005
Decision Type: Approve

Location: Arrowe Hall, Arrowe Park Road, Woodchurch, Wirral, CH49 5LN
Application Type: Full Planning Permission
Proposal: Replacement and relocation of existing external stairs to north elevation and erection of wrought iron gates to front entrance.
Application No: APP/05/05230
Decision Date: 13/05/2005
Decision Type: Approve

Location: Arrowe Hall, Arrowe Park, Arrowe Park Road, Woodchurch. L49 5L
Application Type: Listed Building Consent
Proposal: Rebuilding of defective east wing within existing walls, opening up of existing bricked up windows and fitting of new window frames to match original.
Application No: LBC/87/06760

Decision Date: 09/02/1988
Decision Type: Approve

Location: N Arrowe Hospital, Arrowe Park Rd ,Woodchurch L49 5LN
Application Type: Deemed
Proposal: Erection of isolated pole mounted transformer
Application No: DPP/80/14611
Decision Date: 08/05/1980
Decision Type: Approve

Location: Arrowe Hall, ARROWE PARK ROAD, WOODCHURCH, CH49 5LW
Application Type: Full Planning Permission
Proposal: Construction of 2no self-contained one bed assisted living units within grounds of existing care facility
Application No: APP/15/00201
Decision Date: 24/07/2015
Decision Type: Approve

Location: Arrowe Hall, Arrow Park Road ,Woodchurch ,L49 5LN
Application Type: Deemed
Proposal: Erection of brick wall and fence to form secure play area
Application No: DPP/79/11730
Decision Date: 15/03/1979
Decision Type: Withdrawn

Location: Arrowe Hall, Arrowe Park Road, Woodchurch, L49 5LN
Application Type: Listed Building Consent
Proposal: Erection of a timber boarded fence and associated security fencing to form a play area
Application No: LBC/79/12377
Decision Date: 25/07/1979
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, a Site Notice was also displayed and a Press Notice was placed in the Wirral Globe. At the time of writing this report no letters of objection or support have been received.

CONSULTATIONS:

Wirral Wildlife - the site is within a SBI 36. Bats roost in the trees around Arrowe Hall and the area is a known hotspot for bats. Great Crested Newts breed in some of the ponds in Arrowe Park Hall. Both these species are European protected species under the Habitats Regulations 2010. They are also UK protected species under Schedule 5 of the Wildlife and Countryside Act 1981 as amended. With the presence of Bats and the possibility of Great Crested within the application site, any proposed lighting must be designed to minimise impact on bats and their insect food.

Head of Regeneration & Environment (Environmental Health Division) : No objection

Merseyside Fire and Rescue: No comments received to date

Wirral Green Belt - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application has been referred to Planning Committee because it is a departure to the UDP.

INTRODUCTION

The proposal is for an additional two single self-contained units with a bedroom, kitchen, bathroom and lounge area. These will utilise a disused parcel of land at the rear of Arrowe Hall. They will be located adjacent to the site where planning approval was obtained for two similar units on the 23rd July 2015 (APP/15/00201).

The Regard Partnership use Arrowe Hall for assisted living for adults with autism, learning difficulties and associated complex needs. The proposal is for the erection of two detached units to provide independent living within the immediate grounds of the Arrowe Hall. The overall purpose of the proposal is to provide staged approach to independent living to meet specified needs within the grounds of Arrowe Hall building. The company provides a service both in the urban and rural areas. Arrowe Hall is the only facility run by the company in a rural setting in Merseyside.

SITE AND SURROUNDINGS

Arrowe Hall is a Grade II listed building functioning as a residential care facility. Arrowe Hall is located with a countryside recreation site Arrowe Park. The building is constructed with stone mansion in Tudor-Neo style with bay windows, gables, finials and prominent chimney-stacks. The site lies within the green belt and is bounded by well-established landscaping and trees, which effectively screen the majority of the site resulting in limited views from Arrowe Park. The site is accessed via the Cherry Orchard Restaurant off Arrowe Park Road. There is a shared drive with Arrowe Country Park and Golf Club. To the rear of the Arrowe Hall to the north side is the public car parks of Arrowe Park Hospital.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The site is within an area designated as Green Belt and a Countryside Recreation Site within the adopted Wirral Unitary Development Plan (UDP). The building is also grade II listed within a Site of Biological Importance and there are protected species (bats and great crested newts) in the immediate area.

The National Planning Policy Framework (NPPF) echoes previous Government guidance that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping and open and that the essential characteristics of green belt are their openness and permanence.

Policy GB2 of the Wirral UDP states that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain specified purposes:

1. agriculture and forestry;
2. essential facilities for outdoor sport and outdoor recreation;
3. limited extension or replacement of existing dwellings;
4. limited infilling in existing villages;
5. limited infilling/redevelopment of major developed sites.

NPPF set out similar purposes and that the constructions of new buildings are inappropriate with exceptions as follows:

1. buildings for agriculture and forestry;
2. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
3. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
4. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
5. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
6. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The NPPF and UDP Policy GB2 make it clear that there is a general presumption against inappropriate

development within the green belt and that 'very special circumstances' must be demonstrated to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The construction of new building is classed as 'inappropriate development' and it is for the applicant to put forward their very special circumstances to justify the grant of planning permission.

Very Special Circumstances

The service provides a bespoke specialist unit for people with complex needs and the applicant has put forward very special circumstances based on a statement of need for specific care provision as a specialist provider of services for people with autism, special needs and disabilities, which can only be provided on this site because staff are located in the main hall to provide care in a safe and enclosed environment.

The applicant has highlighted a need for a degree of separation to promote a feeling of independence and a safe environment in which to offer assisted living care.

The intention is for people in need of care to use the service on a short term basis, before being located more permanently to existing assisted living sites within the community.

The proposal due to its scale, size, massing, height and no loss of any trees, does not result in an adverse impact upon the visual appearance of the green belt. It is considered that the reasons put forward by the applicant as outlined above represent the very special circumstances required to justify the development.

As previously stated Arrowe Hall is a grade II listed building. **Policy CH1 – Development Affecting Listed Buildings & Structures** of Wirral's UDP states where development likely to affect a building or structure listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be permitted where:

- (i) the proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and
- (ii) adequate provision is made for the preservation of the special architectural or historic features of the building or structure.

When granting consent, special regard will be given to matters of detailed design, to the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.

The proposed two units are freestanding, they will be finished with sympathetic finishes; timber/aluminium windows, cladded fibre cement and a slate roof, and see attached photographs for illustrative purposes. Each unit measures L9700 x W3740 x H 3730 mm. The proposal is modest and the 2 units are detached from the original building in form and shall not be seen from the front facade.

The proposal aim is to utilise a disused parcel of land at the rear of Arrowe Hall adjacent to the site where planning approval was obtained for two similar units on the 23rd July 2015 (APP/15/00201). The design and layout (kitchen/living space, bedroom and wet room) will harmonise well with the previous approval.

The location of the development is discrete and does it not impact negatively on the architectural integrity of the main dwelling nor does it affect the setting of the main property in terms of views to or from the listed hall. The proposed scheme for the two detached units would not have a detrimental impact on this heritage asset given that there is a reasonable distance set away from the significant fabric of the rear elevation and a new build element is not significant in its scale to cause any harm.

APPEARANCE AND AMENITY ISSUES

The proposal seeks to erect two detached self-contained care units measuring L9700 x W3740 x H3730 mm. The new residential units would be constructed off site and then craned into position. They will be located to the rear of the hall utilising a piece of unused hard landscaped land. The drainage and electricity will connect to Arrowe Hall.

Consideration has been given to the proposed location of the two units within the site. The units are intended to be ancillary to the main building in that care staff will be located in a staff office within the main building. There is a need for a degree of separation to promote a feeling of independence and a safe environment in which to offer assisted living care. With the site being located in the green belt and also within the ground of a grade II listed building it is envisaged that 'very special circumstances' have been met. With regards to the needs and sensitive requirement for the residents at Arrowe Hall the units have to be on site within the grounds of the hall.

The design, scale and layout of the overall development although dictated by the specific needs of the service-users and staff, for example, the need for safe, open spaces serves to improve the appearance of the site by re-using dis-used hard landscaping area to the rear of the building with a small development of a massing that is sympathetic to the character of both existing buildings and the green belt location. It is considered that the development will have no greater impact on the openness of the green belt than the existing development.

The proposed development will utilise an existing access and will continue to be utilised by visitors and staff in much the same way. In terms of noise and disturbance and security issues, the site is long established as a care facility and proposed development will not introduce any additional factors that would significantly harm openness to surrounding Country Park.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental or Sustainability issues relating to this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

With Arrowe Hall being located within Arrowe Country Park the openness is a significant attribute to the setting of the building. The location and modest nature of the proposals would not result in any adverse visual impact in this respect. The use of sensitive materials and the separate from the structure will achieve a degree of independence to the structure.

The proposed development of the site has been designed in such a way to utilise a disused area of the site whilst having minimal visual impact on the Green Belt, the listed building and the Country Park. It is considered that the applicant has adequately demonstrated the very special circumstances in line with the National Planning Policy Framework and UDP Policy GB2. The proposed design, scale and siting of the new detached units will ensure that any harm to the visual character of the green belt is minimal. The proposal will support the continued use of this established facility. The proposal will not result in any increased activity that would be detrimental to the occupiers of the surrounding country park. The proposal is in accordance with the advice set out in the National Planning Policy Framework, the UDP Policy GB2 and Policy CH1 is recommended accordingly.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed design, scale and siting of the new units will ensure that any impact on the visual amenity of the Green Belt is minimal. The proposal will support the continued use of this established facility by providing and meeting an identified need for specialist care in this location. The proposal will not result in any increased activity that would be detrimental to the surrounding Country Park. Very special

circumstances necessary to overcome the normal presumption against inappropriate development have been demonstrated in this particular case. The proposal therefore satisfies UDP Policy GB2, UDP Policy CH1, UDP Policy HS7 and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th January 2016 and listed as follows: 15034/1A (08/01/16), 15034/2A (08/01/16), 15034/3 (08/01/16), 15034/5A (08/01/16) and 15034/6B (08/01/16).

Reason: For the avoidance of doubt and to define the permission.

3. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policy GB2 of the Wirral Unitary Development Plan.

4. All external doors shall be constructed of timber and all external windows shall be constructed of timber/aluminium and remain thereafter.

Reason: To protect the character and settings of the listed building and to comply with Policy CH1 of the Wirral Unitary Development Plan.

5. The external finishes of the development hereby permitted shall be carried out in accordance with the approved materials of Hardie Plank (Cedar) Khaki Brown for the cladding and Hardie Panel (smooth) Artic white for the window surrounds and remain thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH1 of the Wirral Unitary Development Plan.

6. Before any construction commences, a sample of the roofing material to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH1 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. Under the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2010 any proposed external lighting systems shall protect Bats and their insect food within the development area and shall follow the guidance of the Bat Conservation Trust

(www.bats.org.uk).

2. Under the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2010 during construction, at all times all contractors are to be aware of the possible presence of Great Crested Newts and what they look like, and that in the event of one being found, work must stop while it is moved to safety and ecological advice sought. Licensing from Natural England will be necessary in this eventuality. Any existing piles of material, debris, wood, etc. should be moved by hand to check for GCN sheltering there. Building materials should not be left around overnight in a manner where newts could take shelter there. All litter to be cleared from the field at the end of each day. Plastic bottles and metal cans are particularly dangerous to wildlife and may trap newts. Injuring a Great Crested Newt is a criminal offence. Suitable plans to be made to deal with any pollution incident e.g. a petrol leak.

Last Comments By: 24/02/2016 09:15:12

Expiry Date: 04/03/2016