

Planning Committee

22 June 2016

Reference:
APP/16/00648

Area Team:
South Team

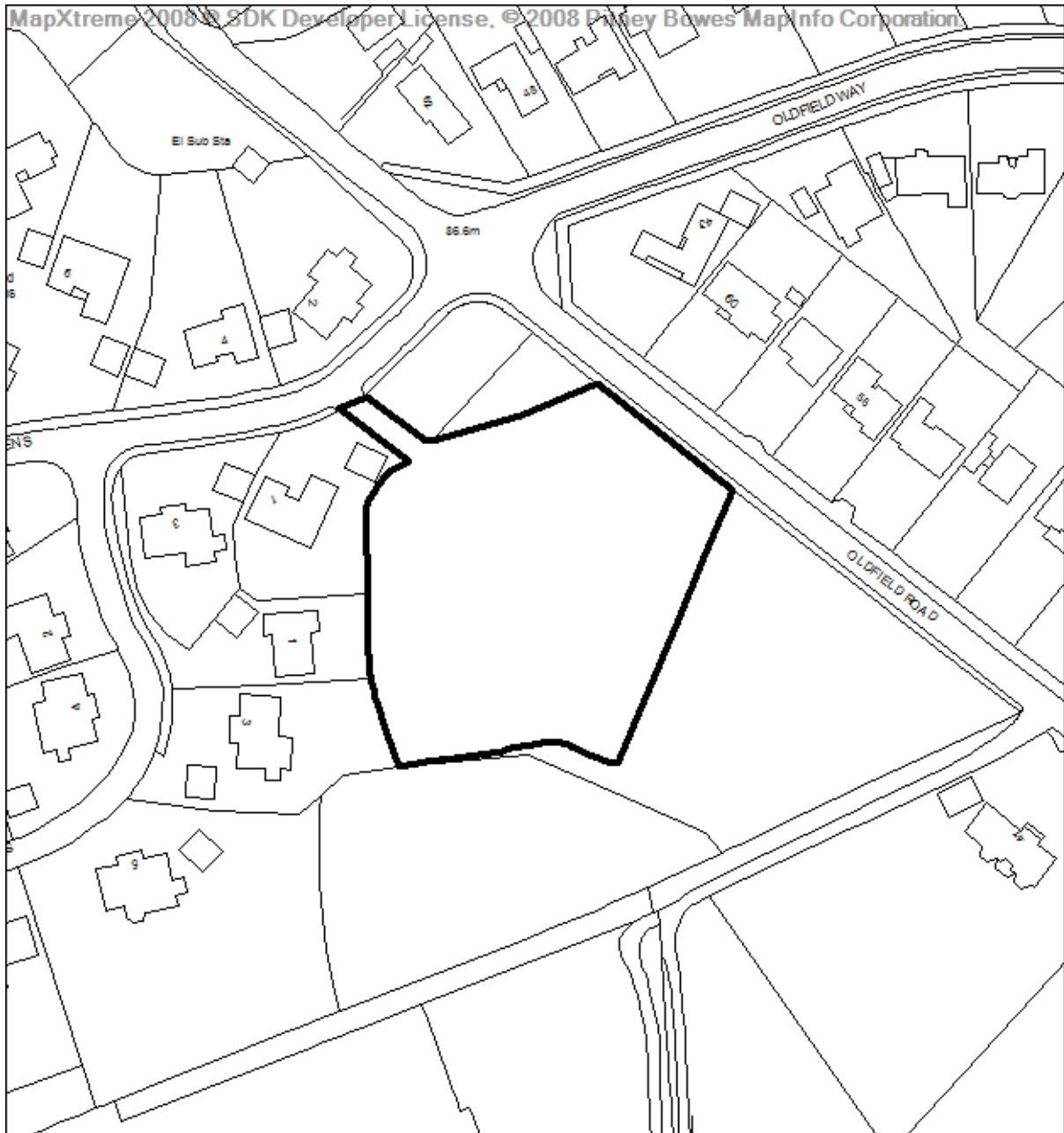
Case Officer:
Ms J Storey

Ward:
Heswall

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE
Proposal: Existing rear site levels updated in relation to approval ref:
App/13/01294

Applicant: Cleavercare Limited
Agent : KDP Architects

Site Plan:



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Development Plan designation:
Urban Greenspace

Area of Special Landscape Value

Planning History:

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE
Application Type: Full Planning Permission
Proposal: Application to replace an extant planning permission in order to extend the time limit for implementation. (08/6792 approved on Appeal-2101010)
Application No: APP/11/01532
Decision Date: 22/02/2012
Decision Type: Approve

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE
Application Type: Full Planning Permission
Proposal: Refurbishment of the existing care home and the erection of a new extension wing to provide 53 Bedrooms with associated facilities, new access road from Oldfield Road, new car park with associated hard and soft landscaping to grounds.
Application No: APP/13/01294
Decision Date: 28/11/2013
Decision Type: Approve

Location: Former Cleaver Nurses Home, Oldfield Road, Heswall. L60 6SW
Application Type: Full Planning Permission
Proposal: Change of use to residential home for 37 persons.
Application No: APP/89/06381
Decision Date: 16/08/1989
Decision Type: Approve

Location: Cleaver Hospital, Oldfield Road, Heswall. L60 6SW
Application Type: Outline Planning Permission
Proposal: Redevelopment for residential purposes following demolition of existing hospital buildings.
Application No: OUT/87/05940
Decision Date: 14/10/1987
Decision Type: Approve

Location: Former Cleaver Hospital Site, Oldfield Road, Heswall. L60 6SW
Application Type: Reserved Matters
Proposal: Erection of 35 dwelling units with garages.
Application No: DLS/88/06042
Decision Date: 28/07/1988
Decision Type: Approve

Location: Plots 1 & 2, Nos. 1 & 3, Oldfield Gardens, Heswall. L60 6TG
Application Type: Full Planning Permission
Proposal: Substitution of house type on plot 1 and repositioning of garages on plots 1 and 2.
Application No: APP/91/05938
Decision Date: 23/07/1991
Decision Type: Approve

Location: Nurses Home, Former Cleaver Hospital, Oldfield Road, Heswall. L60 6SW
Application Type: Full Planning Permission
Proposal: Change of use of nurses' home to nursing home.
Application No: APP/85/06675
Decision Date: 14/11/1985
Decision Type: Approve

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE

Application Type: Advertisement Consent

Proposal: 1 No. sign post sign at access off Oldfield Rd. 2 No. small insignia sign on gate posts. 1 No. Logo sign on end elevation of new build. 1 No. Frosted Signage on Main Entrance Glass Doors. 1 No. Logo sign on timber clad entrance wall.

Application No: ADV/16/00055

Decision Date: 15/03/2016

Decision Type: Approve (mixed)

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Councils Guidance on Publicity for Applications, notifications were sent to 5 adjoining properties. A Site Notice was also displayed. At the time of writing this report no representations have been received.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Hodson has requested that the application is removed from delegation on the grounds that the development would have a detrimental impact on the residential amenities of surrounding occupiers.

INTRODUCTION

Planning permission was granted in 2013 for the retention of the existing care-home building and the construction of extensions to provide a 53 single bed care home (Use Class C2). The existing building was three storeys in height, with a part hipped roof and attic accommodation. The proposed extension includes a part single, part two storey extension to the rear of the property and a four storey wing extension to east of the existing block. The fourth floor element has been stepped in from the main walls and will provide a small self-contained unit for the manager and kitchen and staff rooms for . A new access is proposed off Oldfield Road and the existing access to the site will be removed. A new dormer window is also proposed within the roof space of the existing building.

During the construction, concern was raised through the Councils enforcement team that a substantial amount of soil deposited on site and concern was raised regarding the possible damage to the existing protected trees on the site and the impact on existing boundary fencing. The applicant has been advised that the increase in land levels constitutes development that requires planning permission.

This application is for the retention of an area of land to the centre at the rear of the site that has been levelled off, but increased in height by 1825mm at its highest level due to the removal of an air raid shelter. An additional amount of earth has been deposited at the immediate rear of the building to enable a level access from the rear of the building to the garden. This has increased the height of a small area of land by 400mm

PRINCIPLE OF DEVELOPMENT

The site is identified as Urban Greenspace and an Area of Special Landscape Value in the Wirral Unitary Development Plan. It is an existing developed site that has an established care use. Development for reuse of existing building is acceptable in principle subject to compliance with UDP Policies GR1, LAN1 & LA1.

SITE AND SURROUNDINGS

The application site contains a vacant, three storey detached building which is located on the southern side of Oldfield Road. The building is set within extensive grounds and contains a large number of mature trees and shrubs that are covered by a tree preservation order. The front of the site has been hard surfaces to provide car parking. The west of the site is occupied by a small residential development, this formed part of the original hospital site. Beyond Oldfield gardens to the west lies Heswall Dales Local Nature reserve which is managed by Cheshire wildlife trust. The north and east of the site contain a number of detached properties that differ in terms of design and scale. The site levels are lower within the site which reduces the impact of the building within the street scene.

The site is within a designated Urban Green Space and within an Area of Special Landscape value within Wirral's Unitary Development Plan.

POLICY CONTEXT

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 2000) and the joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18th July 2013. UDP Policies HS8, GR1, LAN1 and LA1 and the Waste Local Plan Policies are relevant. These are considered to be consistent with National Planning Policy Framework which provides updated guidance in relation to sustainable development and open space.

The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 7 Requiring Good Design and 8 Promoting Health Communities are particularly relevant.

UDP Policy GR1 'The Protection of Urban Green Space' permits development for the re-use of existing buildings. The site is currently a developed site for the use of a residential care home. The land is privately owned and not accessible to the general public. The developed nature of the site is a material consideration in terms of redevelopment within the Urban Green Space. Furthermore, the Urban Greenspace in this particular instance provides a pleasant contribution to the visual amenity and character of the area. The retention of a large number of mature trees along the site frontage will ensure that this area remains visually attractive and in keeping with the adjoining frontages in the immediate area.

UDP Policies LAN1 – 'Principles for Landscape', and LA1 - Protection for Area of Special Landscape Value provides protection for the character and appearance of areas designated as Areas of Special Landscape Value from adverse effects of development and will not permit proposals which would, introduce new development within an otherwise open setting, result in the loss or erosion of distinctive features such as woodland, hedges or trees, and other proposals which in terms of their siting, scale, form and external appearance, would detract from the appearance of the area or intrude within important views into or out of the area.

The visually important trees within the site would be retained and the additional wing would sit alongside a very extensive area of mature landscaping which sits alongside an extensive area of mature landscaping which encloses the eastern boundary. The development is set well back from Oldfield Road at a lower ground level within very generous and maturely landscaped grounds. The wooded character of the site would be retained.

APPEARANCE AND AMENITY ISSUES

The rear garden area still slopes away from the care home but at a less severe degree and has not increased the height of the garden area above its highest level, rather it has ensured that the slope away from the care home is less severe for residents. The development has not resulted in any loss of trees on the site. The nearest residential property - 1 Dale Gardens is located some 25m away. It is not considered that the increase in the garden levels will impinge on the residential amenities of surrounding properties through overlooking. As such it is not considered necessary to add a condition to provide details of any screen fencing.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway/traffic 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

The engineering operation has provided a less severe slope to the existing rear garden area of the care home. This has not resulted in any loss of trees nor has it had a detrimental impact on surrounding properties through overlooking. The proposal is therefore considered to be acceptable and complies with both National and local plan policies.

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 and Proposals 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 engineering operation has provided a less severe slope to the existing rear garden area of the care home. This has not resulted in any loss of trees nor has it had a detrimental impact on surrounding properties through overlooking. The proposal is therefore considered to be acceptable and complies with both National and local plan policies.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 10th May 2016 and listed as follows: 1271-103-V, 1271-103-S,1271-300

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

Further Notes for Committee:

Last Comments By: 15/06/2016 14:41:02
Expiry Date: 05/07/2016