

Planning Applications Committee

Section B

23 April 2009

Agenda Number:	B1
Section/Area:	OUTER
Ward:	WENSUM
Officer:	Lee Cook
Valid Date:	19 February 2009
Application Number:	09/00035/F
Site Address :	Site Of Proposed Residential Care Home, Ivy Road, Norwich
Proposal:	Erection of new 60 No. bedroom residential care home with associated landscaping, access and car parking.
Applicant:	Caring Homes Ltd
Agent:	Barefoot and Gilles

THE SITE

The site is part of the former Bowthorpe School fronting on to Ivy Road the new spine road into the site. Opposite the site is a new residential development and further along Ivy Road to the north are community facilities for fire services etc and new buildings for office and business uses.

PLANNING HISTORY

Outline planning permission was granted in 2002 for a range of developments on the overall site. The range of developments proposed has subsequently been revised and subject of a separate outline application. The following is an appraisal of relevant applications: -

4/2001/0532/O Redevelopment of former school site to provide Leisure, recreation and community facilities, housing, retail, light industrial, training centre and fire station. **4/2003/0464/O** Redevelopment of former school site to provide leisure, recreation and community facilities, housing, light industrial, employment centre, 'make ready' facility for ambulance service and fire station. (Amendment to Outline Planning Permission No. 4/2001/0532/O). **4/2003/0465/F** Construction of access road to facilitate development of site. **04/00258/RM** Erection of 3 Bay

24 hour Fire Station, Drill Yard and associated facilities. **04/00349/RM** Details of playing fields to include sports pitches, running track, skate park, trim track and dog walking area. **04/01088/F** 1. New employment centre; B1 office space with associated external works & car parking. 2. Light industrial; B1 units with associated external works including general landscaping.

07/00271/F Erection of 94 no. bedroom residential care home with associated landscaping and car parking. Erection of new office building and associated car parking. **Withdrawn 29/5/07**. A slightly revised scheme for a residential care home and new office building was resubmitted under application **07/00785/F** and the application approved at planning committee on 6th December 2007.

Various alternative schemes have subsequently been submitted including: -

08/00327/F - Erection of 70 No. bedroom residential care home with associated landscaping, access and car parking. (**Withdrawn** - 21/08/2008). **08/00929/F** - Erection of 60 No. bedroom residential care home with associated landscaping, access and car parking. (**Withdrawn** - 24/10/2008). **08/01116/F** - Erection of 60 No. bedroomed residential care home with associated landscaping and parking plus 17 No. units of affordable housing. (**Withdrawn** - 16/01/2009).

Application **09/00107/D** – for Prior approval of further details for tree protection and external lighting for the previous planning permission 07/00785/F is pending consideration.

THE PROPOSAL

This proposal on part of the former Bowthorpe School site involves the construction of a new 60 bed residential care home with associated landscaping, access and car parking. The earlier permission for the office building is unaffected by the current proposal and applications to discharge conditions on that part of the scheme have been submitted for approval to enable the scheme to move forward.

CONSULTATIONS

Application advertised in the press and on site and nearby residents notified.

Neighbours: 1 comment from a nearby neighbour who wishes Members to be made aware of the following comments:

The home would be less overbearing if further back and away from the Ivy Road boundary, which this new design does allow for as there is empty space between the home and the Guardian Road Industrial Estate boundary.

This design should have at least the same level or better tree and vegetation planting along the Ivy Road boundary as the previous given planning permission 07/00785/F. This includes the same or better tree planting and screening near the offices and by the TPO protected tree.

The offices should be at least as far back from Ivy Road as in permission 07/00785/F for protection of the TPO tree.

Elevations should be no higher than shown in the previous planning permission, particularly the offices.

Restrictions on noise and light pollution should be put in place to protect the amenity of ourselves and other neighbours, together with restricted hours of use with the offices and restrictions on delivery times.

Norwich Society: Apart from an interesting roof we find the rest of the scheme bland and uninteresting. This is a pity because nearby buildings such as the Henderson Centre have won design awards.

Norfolk Landscape Archaeology: Request that there be an informative note on any consent to advise the applicant that there were possible flint and chalk workings in this area.

Highways: Raise no objection to the scheme. Previous comments have been made on cycle provision and levels of parking. The access remains largely unchanged from the approved scheme with the exception of a larger turning and service area afforded by the smaller care home building.

Policy: The site is part of the Local Plan allocation HOU 11 B16 for mixed use development and there is no particular objection of the proposed use in principle. Whilst not part of the original mix of uses specified for the allocation, the principle of a care home on the site has already been accepted through the previous approval and is thus considered appropriate.

Arboricultural Officer: The Arboricultural Implications Assessment (AIA) is acceptable in terms of the TPP & AMS. It should be a condition of any planning consent that retained trees must be protected in full compliance with appendices 5 & 6 of the AIA. Also suggests that an advisory comment be added that the protective barriers must be in place and the particulars of the arboricultural supervisory aspect of the Arboricultural Method Statement should be agreed by the Council's Tree Protection Officer before any other development operations take place on site. Also requires an accurate landscape specification and scheme.

Landscape Officer: The scheme needs to accord to the Landscape Strategy and symmetry of avenue along Ivy Road. Further detail will also be required for the remainder of the site to be more varied in design and layout, with visual and seasonal interest. Overall there is insufficient information to properly assess the landscape proposals and it is therefore important that PP, if granted, be subject to tight landscape conditions.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 Delivering sustainable development
PPS3 Housing

Relevant East of England Plan 2008 policies:

ENG1` Carbon Dioxide emissions and energy performance

WM6	Waste management in development
ENV7	Quality in the built environment

Relevant Local Plan Policies:

NE8	Tree and habitat protection and enhancement.
NE9	Comprehensive landscaping scheme and tree planting
HBE12	High quality of design, with special attention to height, scale, massing and form of development
HBE19	Safety and security
EP16	Water conservation and sustainable drainage systems
EP18	High standard of energy efficiency for new development
EP20	Sustainable use of materials
EP22	High standard of amenity for residential occupiers
EMP1	Small scale business development
HOU11 B16	Sites allocated for housing
HOU19	Residential Institutions – criteria
SR12	Green links
TRA6	Parking standards – maxima
TRA7	Cycle parking standards
TRA8	Servicing provision

Policy and Principle of Use

The site is allocated in the Replacement Local Plan under Policy HOU11 B16. The inclusion of offices within the earlier iteration of the scheme (for which a reserved matters application 09/00107/D is submitted concurrently with this one) is welcome and will help to enhance the range of local employment opportunities available and support the ongoing community regeneration initiatives being promoted by the Council in conjunction with NELM.

In the context of the Local Plan the residential care home is additionally considered against Policy HOU19. The following criteria are mentioned in Policy HOU19: the effect on the character of the area; the loss of land identified for other uses (including housing development); the retention of sufficient open and defensible amenity space around the property for use by residents and visitors; the availability of good accessibility to local public transport and community facilities; and the achievement of a satisfactory access, parking and servicing layout.

With regards to the above, the proposal for the residential care home involves the larger part of a 0.85 hectare site. The site has good accessibility to local public transport and local community facilities and shops. Given that permission has previously been granted for a larger care home facility on this site and that housing and other mixed use development has already been delivered in accordance with the Local Plan, the principle of the use on this site is considered to be acceptable and together with the retention of the office /employment use previously granted, would result in an appropriate mix of uses on the overall site and cater for small business growth consistent with policy EMP1.

Layout and Design

The larger site would still be split into two elements – care home and office/employment buildings. The care home building is still two storeys in height and although the building has a relatively large footprint, it has been split in form and elevational treatment to help to reduce the apparent building size and height. Although now a slightly smaller building the revised scheme is still designed to make best use of the site and links and outlook onto the former headmaster's garden. The building is also designed with a low roof pitch and the façade to Ivy Road is split into smaller elements to mirror the domestic scale of other building blocks in the area.

The care home building would be set back approximately 4 metres further from the Ivy Road frontage than the approved scheme. The set back from the roadway, layout and landscaping will still provide a reasonable openness to site. The parking and servicing areas have been reduced to an acceptable level and gives more opportunity to provide the building with a reasonable setting and improved landscaping and pedestrian access.

The scheme provides a variety of detailing and structure and overall the detailing, use of materials and structure would be appropriate forms of development for this site.

Traffic

The level of parking is within acceptable sustainable limits for the care home. The level of parking is lower than the approved scheme and should proportionally have a reduced impact on the surrounding area. The provision for the offices remains as per the approved scheme and is unaffected by this revised application. Covered and secure cycle parking provision for staff and visitors have been shown on the revised layout plan and there is further space within the site to achieve standards without having a detrimental impact on design or amenity. A condition on cycle storage provision is suggested to ensure adequate provision is made on site. The collection of refuse from within the site remains achievable with space for storage and turning for the collection vehicle being provided adjacent to industrial land at the east edge of the site. The access road and entry point onto Ivy Road remain as shown on the previous approval and In transport terms there is no objection to the principle of development.

Landscape

The tree to the north of the site is protected by a Tree Preservation Order and amendments to the earlier scheme were made to avoid the loss of this TPO tree. Protection of planting along the eastern boundary has also been addressed and details provided. Some further design work to achieve enhanced landscaping and trees along Ivy Road and within the site is required as well as the opportunity to improve this green link which extends further into the Bowthorpe School site. The siting of the proposed building further away from both Ivy Road and the eastern boundary gives better opportunity for future landscaping of the site to enhance

the old Headmasters garden and accord with the landscape strategy for the main spine road into the site. In principle the scheme complies with Policies NE3 and NE9 however further conditions on landscaping and maintenance are suggested given the level of information provided at this time.

Environmental issues

The applicants explain in their supporting documents that the scheme is exploring sustainable drainage from paved areas, soakaways, rainwater harvesting, renewable sourced building materials, enhanced landscaping and trees; and renewable energy solutions for heating and cooling. The energy-efficient and sustainable construction methods to be employed are in accordance with Policies EP16, EP18 and EP20. The applicants have also provided information on renewable energy systems and have investigated the provision of air to water heat pumps and have provided information which shows a comparative 21% reduction of the energy requirements from non renewable systems.

Contributions

These have already been attended to as part of the original outline consent for this site

Conclusion

The redevelopment of this site to provide a care home has previously been accepted in principle. The proposed development would also retain the previously approved employment uses and principle of providing ancillary facilities and appropriate landscape space. It is considered that the proposal is suitable in this area and is consistent with the Council's objectives for the ongoing regeneration of the former school site. The level of activity should not significantly increase the level of traffic generation or create issues of vehicular accessibility. Improvements have been made to reduce the scale of the main care home building and its design is consistent with the character and appearance of this area. Further landscape works have also been discussed and will form part of the ongoing process of achieving improvements to the area.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

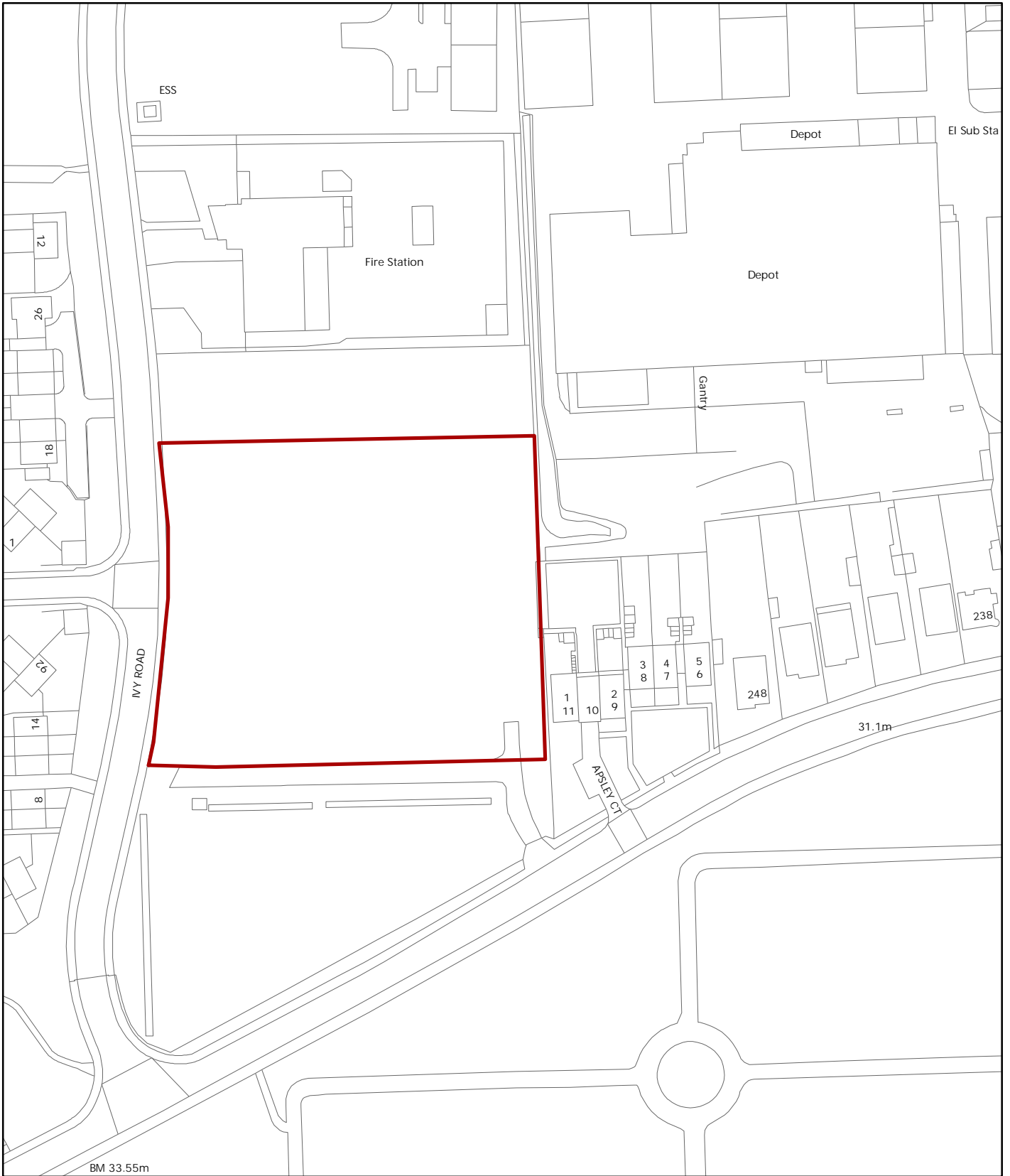
1. Commencement of development within three years
2. Details of sample materials
3. Details of external lighting; windows and ventilation systems
4. Details of car parking, cycle storage, bin stores
5. Details of boundary treatment, walls and fences
6. Details of landscaping, planting and site treatment works
7. Landscape maintenance
8. Details, installation and maintenance to ensure that at least 10% of its energy requirement is achieved through decentralised and renewable or low-carbon sources

9. Tree Protection Scheme prior to commencement
10. Details of scheme of supervision for tree protection
11. Plant and machinery
12. Details of fume and flue
13. Restriction on use to care home only

REASONS FOR APPROVAL

The redevelopment of this site to provide a care home has previously been accepted in principle. The proposed development would also retain the previously approved employment uses and principle of providing ancillary facilities and appropriate landscape space. The development would relate well to surrounding area and builds on the ongoing regeneration of the former school site. The proposed revised scheme is considered acceptable and would represent an appropriate form of redevelopment for the site, which would not have a detrimental impact on the living conditions of neighbouring residents and would result in an acceptable form, design and layout of development that would be in keeping with the surrounding character of the area and meet the relevant criteria of the saved Replacement Local Plan policies, central government guidance and the policies of the East of England Plan.

The proposals are therefore considered to meet the relevant criteria of PPS1 and PPS3, East of England Plan Policies ENG1, ENV7 and WM6 and accord with saved Replacement Local Plan Policies NE8, NE9, HBE12, HBE19, EP16, EP18, EP20, EP22, EMP1, HOU11, HOU19, SR12, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan, Adopted Version, November 2004 and to all other material considerations.



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Planning Application No- 09/00035/F

Site Address - Site of Proposed Residential Care Home Ivy Road

Scale - 1:1,250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

