

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 21 July 2011  
**Report of** Head of Planning Services  
**Subject** 11/00819/ET Site Of Proposed Residential Care Home Ivy Road Norwich

Item  
**5(1)**

### SUMMARY

<b>Description:</b>	Extension of time period for commencement of development for previous planning permission 09/00035/F 'Erection of new 60 No. bedroom residential care home with associated landscaping, access and car parking'.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve subject to conditions
<b>Ward:</b>	Wensum
<b>Contact Officer:</b>	Mr Lee Cook Senior Planner 01603 212536
<b>Valid Date:</b>	6th May 2011
<b>Applicant:</b>	Mr Paul Jeffery
<b>Agent:</b>	Nicola Thornton

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is part of the former Bowthorpe School site which following redevelopment fronts 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 at the Henderson Centre.

##### Constraints

2. The site is allocated in the Replacement Local Plan under Policy HOU11 B16. The tree to the north of the site is protected by a Tree Preservation Order and amendments to the earlier office scheme were made to avoid the loss of this TPO tree.

##### Topography

3. The site is relatively level with trees within the site and along its east border.

## Planning History

Outline planning permission was granted in 2002 for a range of developments on the overall former school site. The range of developments proposed was subsequently revised and subject of a separate outline application. The following is a summary 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.

The specific planning history for the application site includes: -

**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. (WITHDN - 29/05/2007).

**07/00785/F** - Erection of 94 no. bedroom residential care home with associated landscaping and car parking. Erection of new office building and associated car parking. (APPR - 20/12/2007). This application covered the larger area shown on the site plan.

**08/00327/F** - Erection of 70 no. bedroom residential care home with associated landscaping, access and car parking. (WITHDN - 21/08/2008)

**08/00929/F** - Erection of 60 no. bedroom residential care home with associated landscaping, access and car parking. (WITHDN - 24/10/2008).

**08/01116/F** - Erection of 60 no. bedroom residential care home with associated landscaping and parking plus 17 No. units of affordable housing. (WITHDN - 16/01/2009) and **09/00107/D** -

Condition 8a - Submission of Arboricultural Assessment of previous planning permission 07/00785/F

'Erection of 94 no. bedroom residential care home with associated landscaping and car parking. Erection of new office building and associated car parking.'

(APPR - 13/08/2009).

Application **09/00035/F** for the erection of a new 60 No. bedroom residential care home with associated landscaping, access and car parking was approved by committee on 23<sup>rd</sup> April 2009.

## Equality and Diversity Issues

There are no significant equality or diversity issues.

## The Proposal

4. The application is for the extension of the time period for commencement of development for the previous planning permission 09/00035/F 'Erection of new 60 No. bedroom residential care home with associated landscaping, access and car parking'.

5. The application relates to a request to extend the life of an extant permission. This follows a recent change in guidance and statute, having regard to current economic conditions, to enable applicants to extend the life of planning permissions which have not yet commenced.

## Representations Received

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received citing the issues as summarised in the table below.

Issues Raised	Response
Concern about loss of trees and that the Council is not committed to their retention wherever possible.	Paragraphs 16 and 17
Replacement planting will not make up for the loss of trees on site.	Paragraph 17

## Consultation Responses

7. Transportation: No objection to extending the time period for determination of reserved matters from a transportation perspective.

# ASSESSMENT OF PLANNING CONSIDERATIONS

## Relevant Planning Policies

### Relevant National Planning Policies

- PPS1 Delivering sustainable development  
PPS3 Housing

### Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

- ENG1` Carbon Dioxide emissions and energy performance  
WM6 Waste management in development  
ENV7 Quality in the built environment

### Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- 1 Addressing climate change and protecting environmental assets  
2 Promoting good design  
3 Energy and water  
5 The economy  
6 Access and transportation  
7 Supporting communities  
9 Growth in the Norwich policy area

## **Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004**

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
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

## **Supplementary Planning Documents and Guidance**

Energy Efficiency (Adopted - December 2006)

Trees and Development (Adopted - October 2007)

## **Written Ministerial Statement: 23 March 2011: Planning for Growth**

Support of enterprise and sustainable development.

## **Principle of Development**

8. The overarching message conveyed by the DCLG Guidance Note introduced to allow flexibility to extend the life of planning permissions is that, in the current economic circumstances, a positive and constructive approach should be taken towards applications that improve the prospects of sustainable development being brought forward. Local planning authorities retain discretion as to whether to accept an application to extend the life of a planning permission or to require a new application. This reflects the recognition in the Guidance Note that applications may be refused if changes in the development plan or other material considerations indicate that the proposal should no longer be treated favourably, or if the procedure is considered inappropriate.
9. In this instance the application for the original scheme complies with changes in policy and other material considerations arising since the original grant of permission in 2009. This includes an assessment of the main policy changes since that time. These include the following points:

### **Policy Considerations**

10. There is no specific policy change arising out of the “saved” policies of the City of Norwich Local Plan, County Structure Plan or East of England Plan with the above policies being considered at the time of the original application.
11. The Joint Core Strategy was adopted in March 2011 and covers/extends the plan period to 2026. Given the nature of the application regard has been had to the additional JCS policies listed above. In general these policies compare with the East of England Plan and PPS and PPG notes but in some cases have extended the remit of policy.

## **Energy Efficiency and Renewable Energy**

12. The main policy change is under Policy 3 of the Joint Core Strategy which extends policy ENG1 for the provision of on-site energy sources. The revised policy seeks to maximise energy production beyond 10% where possible and also seeks sustainable methods of construction.
13. Under the previous application the applicants explained in their supporting documents that the scheme would explore methods of sustainable construction including 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 were previously considered to be in accordance with Policies EP16, EP18 and EP20.
14. The applicants also provided information on renewable energy systems and investigated the provision of air to water heat pumps and provided information which showed a comparative 21% reduction of the energy requirements from non renewable systems. This was significantly in excess of the 10% energy requirement under policy ENG1 of the East of England Plan and would meet provision required under Policy 3 of the Joint Core Strategy. It is felt that in the circumstances the policy requirement for energy production could adequately be covered by the recommended condition 8, relating to the amount of energy efficiency proposed.

## **Water Conservation**

15. The JCS policy 3 also seeks a response from new development for a protection of water quality and availability. The agent previously provided details about sustainable construction and assessment within the original application. Again it is felt that in the circumstances the policy requirement for water efficiency could adequately be covered by condition.

## **Trees and Landscaping**

### **Loss of Trees or Impact on Trees**

16. The loss of existing trees within the central areas of the site was discussed at the time of the previous application with the arboricultural officer and, given their nature, position and that an alternative replacement landscape scheme was proposed increasing tree numbers on site, it was decided that the loss of these trees was acceptable.
17. The previous conclusion that the development, requiring the removal of these trees, with a newly detailed landscape scheme would sit better with the future landscape of the old Headmaster's garden and landscape strategy for the main spine road into the site thereby complying with Policies NE3, NE8 and NE9 of the Local Plan still stands. The application submission detail indicates several replacement trees along both the Ivy Road and southern boundaries which would provide an avenue effect to site edges and adequately make up for any loss on site in terms of tree and shrub replacement. To ensure that planting took place details of the landscaping and maintenance would be required by condition.

## **Conclusions**

18. The redevelopment of this site to provide a care home has previously been accepted in principle. It has been shown that the development, subject to conditions, accords with the changes in policy and material considerations arising since the previous grant of permission in 2009. No objections have been raised by internal consultees and adequate onsite facilities and access can be provided to serve the sites. In the circumstances it is considered appropriate to grant

permission subject to conditions listed below.

### **RECOMMENDATIONS**

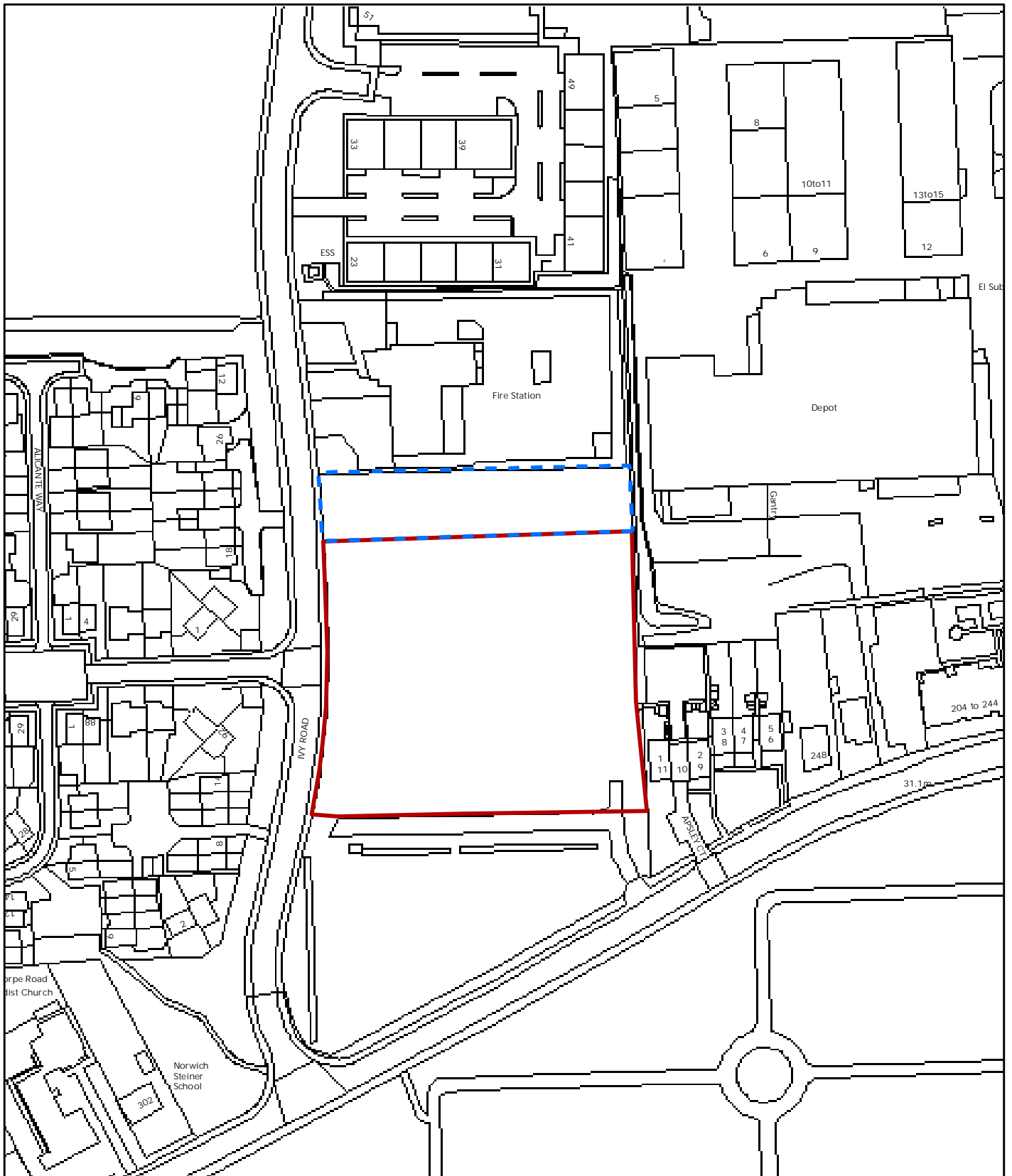
To approve Application No 11/00819/ET Site Of Proposed Residential Care Home Ivy Road Norwich and grant planning permission, subject to the following conditions:-

1. Commencement of development within three years
2. Details of sample materials
3. Details of external lighting; windows and ventilation systems
4. Details of access road, site links, 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 20% of its energy requirement is achieved through decentralised and renewable or low-carbon sources
9. Tree Protection Scheme
10. Retention of tree protection
11. Plant and machinery
12. Details of fume and flue
13. Restriction on use to care home only
14. Water efficiency
15. Drawings

Reasons for approval:

It has been shown that the development, subject to conditions, accords with the changes in policy and material considerations arising since the previous grant of permission in 2009. The redevelopment of this site to provide a care home has previously been accepted in principle. The proposed development would also retain the potential for previously approved employment uses and principle of providing ancillary facilities and appropriate landscape space. The development would relate well to the surrounding area and builds on the ongoing regeneration of the former school site. The proposed 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 policy.

The proposals are therefore considered to meet the relevant criteria of PPS1 and PPS3, policies ENG1, ENV7 and WM6 of the East of England Plan, policies 1, 2, 3, 5, 6, 7 and 9 of the Joint Core Strategy March 2011 and saved 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..



© Crown Copyright and database right 2011. Ordnance Survey 100019747.

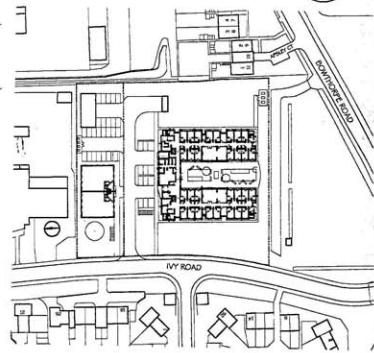
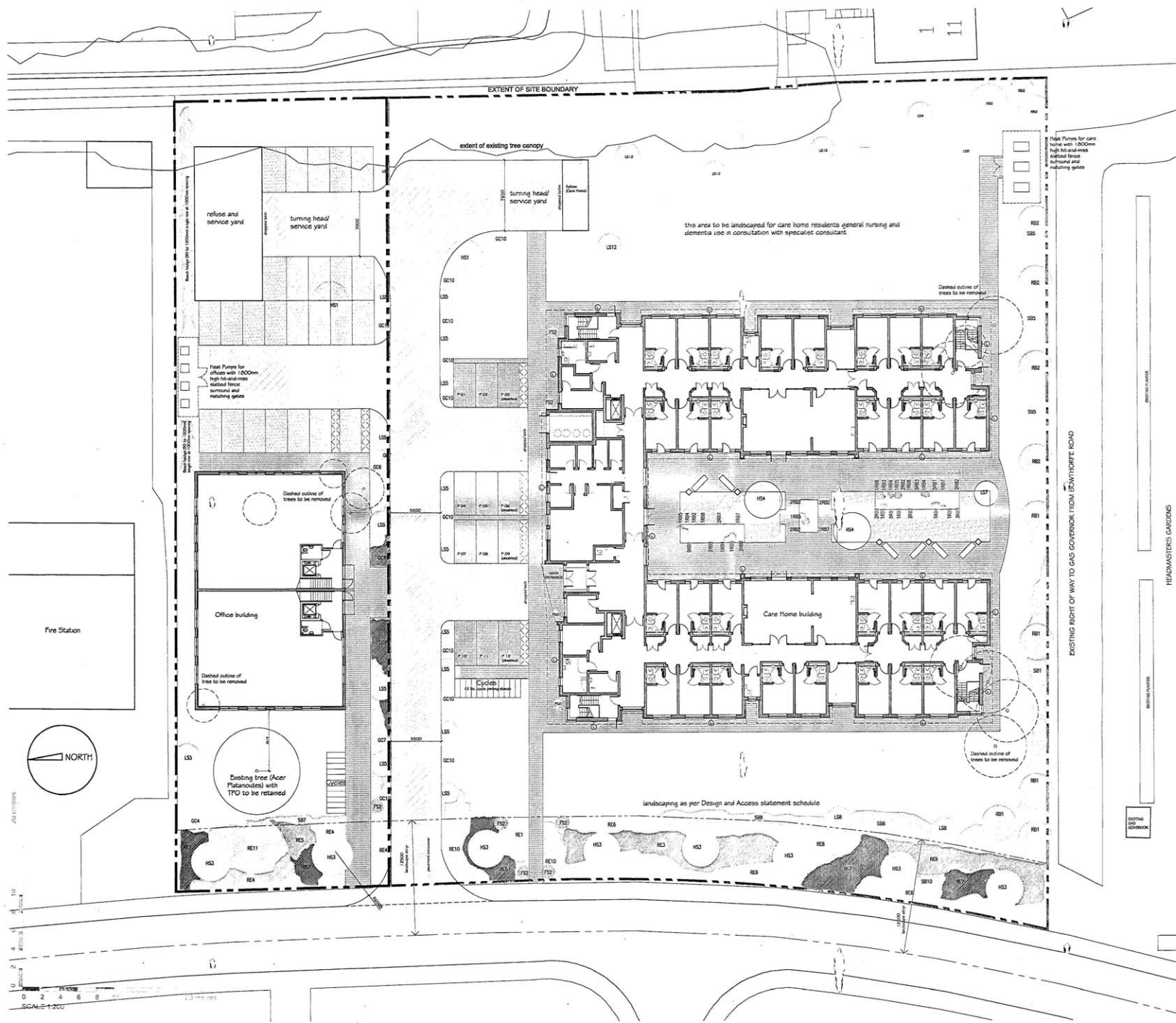
Planning Application No 11/00819/ET  
 Site Address Site of proposed Residential Care Home, Ivy Road, Norwich  
 Scale 1:1,500



**NORWICH**  
City Council

PLANNING SERVICES





LOCATION PLAN  
scale 1:1250

NOTE:  
For landscaping planting schedule see Access and Design Statement  
For tree root protection areas, construction exclusion zones, method statement and information relating to the retention and protection of trees, shrubs and hedges see the Arboricultural Implications Appraisal  
○ Denonon - External wall mounted light fitting type 'Sleazit' by ASD Lighting, Colour: black

Jan 2008	B	Revise 'Access and Design Statement' to include 'Access and Design Statement' and 'Arboricultural Implications Appraisal'.	HC	
Jan 2008	A	Revise 'Access and Design Statement' to include 'Access and Design Statement' and 'Arboricultural Implications Appraisal'.	HC	Checked

**barefoot & gilles**

14 Clarkswell Green London EC2A 4DP  
Tel: 020 7336 7844 Fax: 020 7336 0707

153-164 Maudslayi St. Chislehurst, Essex CM2 9LD  
Tel: 01246 351400 Fax: 01246 350808

11a Priceman St. Ipswich, Suffolk IP1 1PH  
Tel: 01473 231214 Fax: 01473 231210

design@barefootgilles.com www.barefootgilles.com

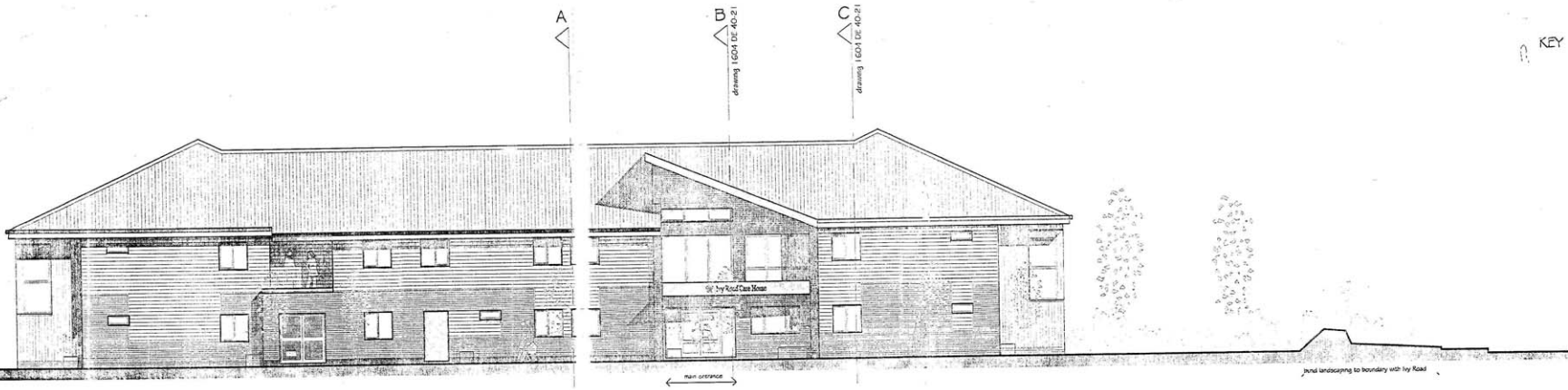
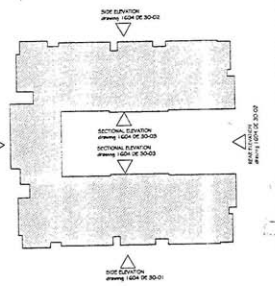
Project	Ivy Road Norwich		
Client	Caring Homes Ltd. Ground Floor Plan		
Scale & Format	1:200 @ A1	Date	06.01.2009
RGA Drawing No.	1604 DE 10-21	Revision	B

PROJECT NO.	1604	TYPE	Ground Floor Plan
DATE	06.01.2009	BY	HC
SCALE	1:200	CHKD	HC
REVISION		DATE	

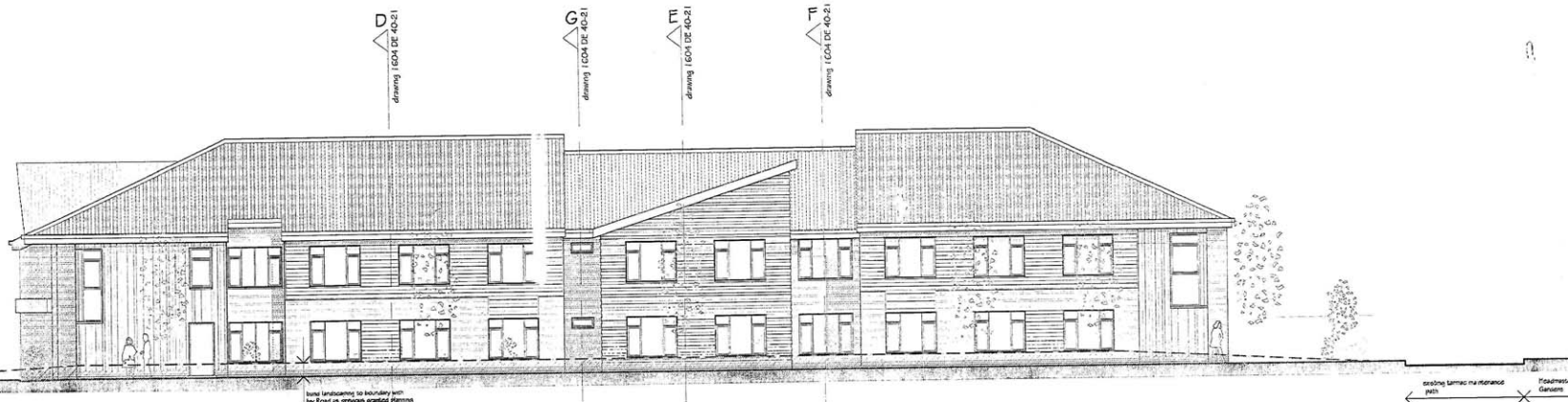
DISCLAIMER  
This drawing was prepared for the Client, Project & Site named below and for the purposes set out in the Project Statement.  
The Client hereby warrants the accuracy of the information provided to the Designer and that the Designer has acted on the information provided to him in good faith and for any other purpose than those stated.  
The Designer is to be held responsible for all structural design and construction.  
A full disclaimer may be found on the back of this drawing.



CDM  
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007  
Design team information for consultation  
This information is secondary to the information shown on the drawing. Refer to Health & Safety  
Plans for further information.  
If you do not fully understand the risks involved during the construction of the items  
shown on this drawing ask your health & safety adviser or a member of the design team  
for an explanation.



FRONT ENTRANCE ELEVATION



SIDE ELEVATION TO IVY ROAD

- MATERIALS:**
- Roof: Luffange 'Renovet' or similar LA approved interlocking concrete roof tiles colour slate grey
  - Brick Walls: Istock 'Merco Golf' or similar LA approved buff multi brickwork, with porch and front entrance in Istock 'Midrange Shropen Four' or similar LA approved red brickwork
  - Clad Walls: horizontal and vertical cedar timber boarding with natural finish to weather silver grey
  - Windows: double glazed aluminum windows, colour medium grey
  - Fascias and bargeboards: timber stained colour medium grey
  - Rainwater goods: UPVC, colour black

Date	Rev	Description	Drawn	Checked
Jan 2008	A	2D of exterior elevations 'ready to build' for 3D01 - elevations		

**barefoot & giles**

- 14 Clerkwell Green London EC1R 6DP  
Tel: 020 7336 7944 Fax: 020 7336 6767
- 103-104 Bouldersham St. Chislehurst, Essex CM8 2LD  
Tel: 01268 351600 Fax: 01268 355688
- 11a Princess St. Ipswich, Suffolk, IP1 1PH  
Tel: 01473 257624 Fax: 01473 257625

design@barefootgiles.com www.barefootgiles.com

Project	Ivy Road Norwich	Date	05.01.2009
Client	Caring Homes Ltd.	Revision	A
Drawing	Proposed Elevations Sheet 1	Scale	1:100 @ A1
BSA Drawing No.	1604 DE 30-21	Format	A

PROJECT NO.	DATE	TYPE	REVISED NO.
1604 DE 30-21	05.01.2009	01 - Rev. External Plans	
		02 - Floor Cover Plans	01
		03 - Section	
		04 - Section	
		05 - Section	

**DISCLAIMER**  
This drawing was prepared for the Client, Project & title stated above and for purposes set out in the Project Particulars.  
Barefoot & Giles accepts no responsibility whatsoever should the drawing be used by any other party, in any other way or for any other purpose than that stated.  
This drawing is to be used in conjunction with all relevant drawings and conditions.  
ALL DIMENSIONS ARE TO BE SHOWN ON THIS AND ANY CONFLICTS BETWEEN DIMENSIONS SHALL BE RESOLVED BY REFERENCE TO THE DRAWING.  
© Copyright Barefoot & Giles 2009