

CLACKMANNANSHIRE COUNCIL

Report to Regulatory Committee of 21st August 2008

Subject: Planning Application: Erection of Care Home and Associated Parking, Land at Gannel Hill View, Fishcross (Ref: 08/00211/FULL)

Applicant: Caring Homes Group Ltd, Bradbury House, 830 The Crescent, Colchester Business Park, Colchester, Essex

Agent: Oliver and Robb Architects, Pitreavie Drive, Pitreavie Business Park, Dunfermline,

Prepared by: Grant Baxter, Principal Planner

Ward: Clackmannanshire Central

1.0 SUMMARY

- 1.1. The site is allocated as part of a residential development within the Clackmannanshire Local Plan. The proposal is to develop the site for a care home facility as an annexe to the existing facility adjacent. The development is considered appropriate in planning terms and compatible with the existing surrounding land uses. The site has significant locational benefits, not only in terms of the adjacent facility but the high level of amenity that the site would give to prospective residents and good public transport links. The design of the proposals is also of a high quality likely to enhance the visual amenity of the area. It is therefore considered that the application can be recommended for approval as a Departure to the Development Plan on the basis of these considerations.

2.0 RECOMMENDATION

- 2.1. It is recommended that the application is **APPROVED** subject to the following conditions:-
1. Before any works start on site details of the type and colour of the materials to be used on the roofs and walls of the building shall have been submitted to and approved in writing by the Council.
 2. Within 3 months form the date of this permission, a Drainage Impact Assessment shall have been submitted to and approved in writing by the Council. This shall include a scheme for the collection and disposal of surface water within the site.

The scheme shall be designed by a consulting engineer in accordance with the "Sustainable Urban Drainage System Design Manual for Scotland and Northern Ireland" and shall include measures to enhance the environmental and biodiversity value of the site. The scheme thereafter shall be completed in accordance with the approved details and in a manner to ensure that no surface water is discharged into any garden during or after the construction phase of the development, no later than the first occupation of the care home.

3. At the site's proposed access, there shall be no obstruction to visibility over 1 metre in height above carriageway level within visibility spays of 2.5m x 45m in both directions.
4. To the north of the junction of Gannel Hill Road and the A908, there shall be no obstruction over 1m in height, within a visibility splay of 4.5m by 90m. The said area shall remain free of any such obstruction at all times.
5. Before any works start on site, details of the appearance, external finish and height of all means of enclosure within the site shall be submitted for the consideration and written approval of the Council. Thereafter the approved details shall be completed prior to the occupation of the care home unless otherwise agreed in writing by the Council.
6. Before any works start on site, the following details shall have been submitted for the consideration and written approval of the Council:
 - a) A landscaping plan and specification incorporating native plant species from the site including hedgerow and tree planting around the perimeter of the care home and car park.
 - b) Details of the arrangements to secure the long-term maintenance and management of all landscaped areas.Thereafter, the details shall be completed within the first planting season following development commencing on the site unless otherwise agreed in writing by the Council.
7. No construction works shall take place, no machinery shall be operated and no deliveries shall be received at or dispatched from the site outwith 0800 - 1800 hours Monday to Friday, 0800 - 1300 hours on Saturday, and at no time on Sunday or Local Bank Holidays, unless otherwise approved in advance by the Council.
8. Before any works start on site, a construction site management plan shall have been submitted for the further approval of the Council as planning authority and no development shall take place until written approval has been issued. The plan shall include:
 - a) The arrangements for construction vehicle access from the A908 and parking for workers on the site.
 - b) The location of any works compound and storage facilities.
 - c) The measures to minimise the risk of dust affecting neighbouring land and properties.

Once approved, all construction operations and vehicle movements shall be in accordance with the management plan.

9. Before any works commence on site, details prepared by a suitably qualified person shall be submitted for the consideration and approval of the Council which demonstrate that any residential properties within or adjacent to the site would not be adversely affected by noise emitted from mechanical plant within the care home. The plant shall not be brought into use until it has been installed and operational in accordance with the approved details.

For the following reasons:

1. In the interests of visual amenity.
2. To allow the Council to assess these details.
3. In the interests of road safety.
4. In the interests of road safety.
5. To allow the Council to assess these details and in the interests of amenity and privacy of neighbours.
6. In the interests of visual amenity.
7. To safeguard residential amenity.
8. To allow the Council to fully assess these details in the interests of road safety and the amenity of the area.
9. To consider these details yet to be submitted.

3.0 BACKGROUND TO PROPOSALS

- 3.1. The site is an area of vacant land on the A908 road between Devon Village and Benview Terrace. It is generally level and approximately 2.23ha in size. It adjoins a residential plot to the north-east, and vacant land on the opposite side of the A908 to the north-west, part of which has planning permission for erection of the Ochil Mountain Rescue Centre. The site is bounded by a minor road to the south on the opposite side of which lies a recently completed care home development.

To the east, the site bounds land which is currently under development for 14 houses as part of the same planning permission relating to the existing care home. The current planning application site also formed part of that planning permission. The plans show a layout for two houses on the current planning application site.

- 3.2. The application site is identified in the Clackmannanshire Local Plan 2004 as part of Housing Proposal H46 for Speculative New Build Housing. Accordingly, the application was advertised as a Departure from the Development Plan.

- 3.3. The current proposals for the erection of a care home and associated parking are related to the existing care home on the opposite side of the access road serving this surrounding development. The same applicant is involved and the facility would be run as an annexe to the existing home. The proposed building would be single storey, with two main wings facing north-west onto the A908 road, a parking courtyard to the rear and landscaped gardens around. The design and finishing materials would generally be similar to the existing care home building.

4.0 CONSULTATIONS

- 4.1. Roads and Transportation have no objections subject to appropriate conditions on access and visibility.
- 4.2. Scottish Water - No objections. The existing networks have sufficient capacity to serve the development, however the grant of planning permission does not guarantee connection. A separate system is required to deal with surface water drainage (SUDs).
- 4.3. Social Services - No comments have been received on this application. A verbal update will be provided at the Committee meeting as necessary.
- 4.4. Environmental Health - No objections subject to condition on hours of construction.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1. A total of 4 neighbouring properties were notified of the planning application. In addition, the application was advertised as a Potential Departure from the Development Plan in respect of the site's status as a housing proposal site in the Clackmannanshire Local Plan 2004.
- 5.2. No letters of representation have been received.

6.0 PLANNING CONSIDERATIONS

- 6.1. The planning application must be determined in accordance with the terms of the Development Plan unless material considerations indicate otherwise. The following sections set out the key issues relating to the planning application and Development Plan policies in respect of such elements.

6.2. Principle of Care Home Development

As noted in the Background Section, the site and surrounding land is identified in the Local Plan for speculative new build housing. In 2005, the Council granted planning approval for a development of housing and a care home on land that now adjoins the planning application site. The care home element of this application was supported as a development that was much needed to provide specific care for a range of age groups with needs related to chronic illness and learning disabilities.

In addition, the care home is considered to be compatible with the residential development on the remainder of the site and also well located in terms of local amenities, community services and public transport.

- 6.3. Policy RES6 of the Clackmannanshire Local Plan on Residential Homes and Nursing Homes indicates that these should normally be located in residential areas where reasonable access to local amenities, community and other services and public transport are available. Proposals should provide a high amenity living environment for residents. This site is clearly located adjacent to an existing. Adjoining developments are also residential which is identified in the policy as a suitable neighbouring land use. The site is readily accessible by public transport, being on a regular bus route with bus stops adjacent to the site. In addition, the site and building design would appear to provide a higher level of amenity for residents of the home with the building designed and orientated to take full advantage of views towards the Ochil Hills.
- 6.4. Accordingly, given the broad compliance with the locational criteria for care homes set out in the policy guidance, the Service concludes that a departure from the Local Plan allocation in the proposals map is fully justified.

6.5. Other Material Considerations

The design and orientation of the building has taken account of the site's public road frontage and also the design of the existing buildings, principally the adjoining care home. Following initial pre-application proposals, the development has been re-designed to better relate to the public road frontage and the shape/orientation of the site. It is also laid out in a manner that considers the residential privacy and amenity of residents of adjoining plots. The building would be of a high quality design and finish and likely to enhance the entrance to the developments which surround it, as well as being compatible with existing land uses.

- 6.6. Roads and Transportation have offered no objections to the application provided that visibility splay and parking standards can be met. The proposals appear to take account of these requirements and planning conditions can be used to ensure that development is completed in accordance with Roads requirements.
- 6.7. Other consultees have raised no objections to the proposals and no representations have been received to the neighbour notification and advertisement of the application as a Potential Departure from the Development Plan.

6.8. Conclusion

The site is allocated as part of a residential development within the Clackmannanshire Local Plan. The proposals to develop the site for a care home facility as an annexe to the existing facility adjacent, are however considered appropriate in planning terms and compatible with the existing surrounding land uses.

The loss of a site with approval for two houses to the care home development is not considered to be a matter that would warrant refusal of the application given significant scope to re-provide housing development elsewhere. The site benefits from significant locational criteria, not only in terms of the adjacent facility but the high level of amenity that the site would give to prospective residents and good public transport links. The design of the proposals is also of a high quality, likely to enhance the visual amenity of the area. It is therefore considered that the application can be recommended for approval as a Potential Departure to the Development Plan policies on the basis of the above considerations.

7.0 SUSTAINABILITY IMPLICATIONS

7.1. None.

8.0 FINANCIAL IMPLICATIONS

8.1. None

6.2. Declarations

(1) The recommendations contained within this report support or implement Corporate Priorities, Council Policies and/or the Community Plan:

- **Corporate Priorities (Key Themes)** (Please tick)

- | | |
|---------------------------------------|-------------------------------------|
| Achieving Potential | <input checked="" type="checkbox"/> |
| Maximising Quality of Life | <input checked="" type="checkbox"/> |
| Securing Prosperity | <input type="checkbox"/> |
| Enhancing the Environment | <input checked="" type="checkbox"/> |
| Maintaining an Effective Organisation | <input type="checkbox"/> |

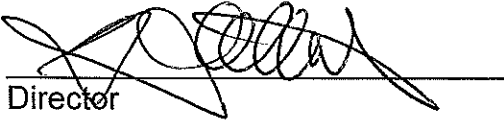
- **Council Policies** (Please detail)

- **Community Plan (Themes)** (Please tick)

- | | |
|--------------------------------|-------------------------------------|
| Community Safety | <input type="checkbox"/> |
| Economic Development | <input checked="" type="checkbox"/> |
| Environment and Sustainability | <input checked="" type="checkbox"/> |
| Health Improvement | <input checked="" type="checkbox"/> |

(2) In adopting the recommendations contained in this report, the Council is acting within its legal powers. (Please tick)

- (3) The full financial implications of the recommendations contained in this report are set out in the report. This includes a reference to full life cycle costs where appropriate. (Please tick)

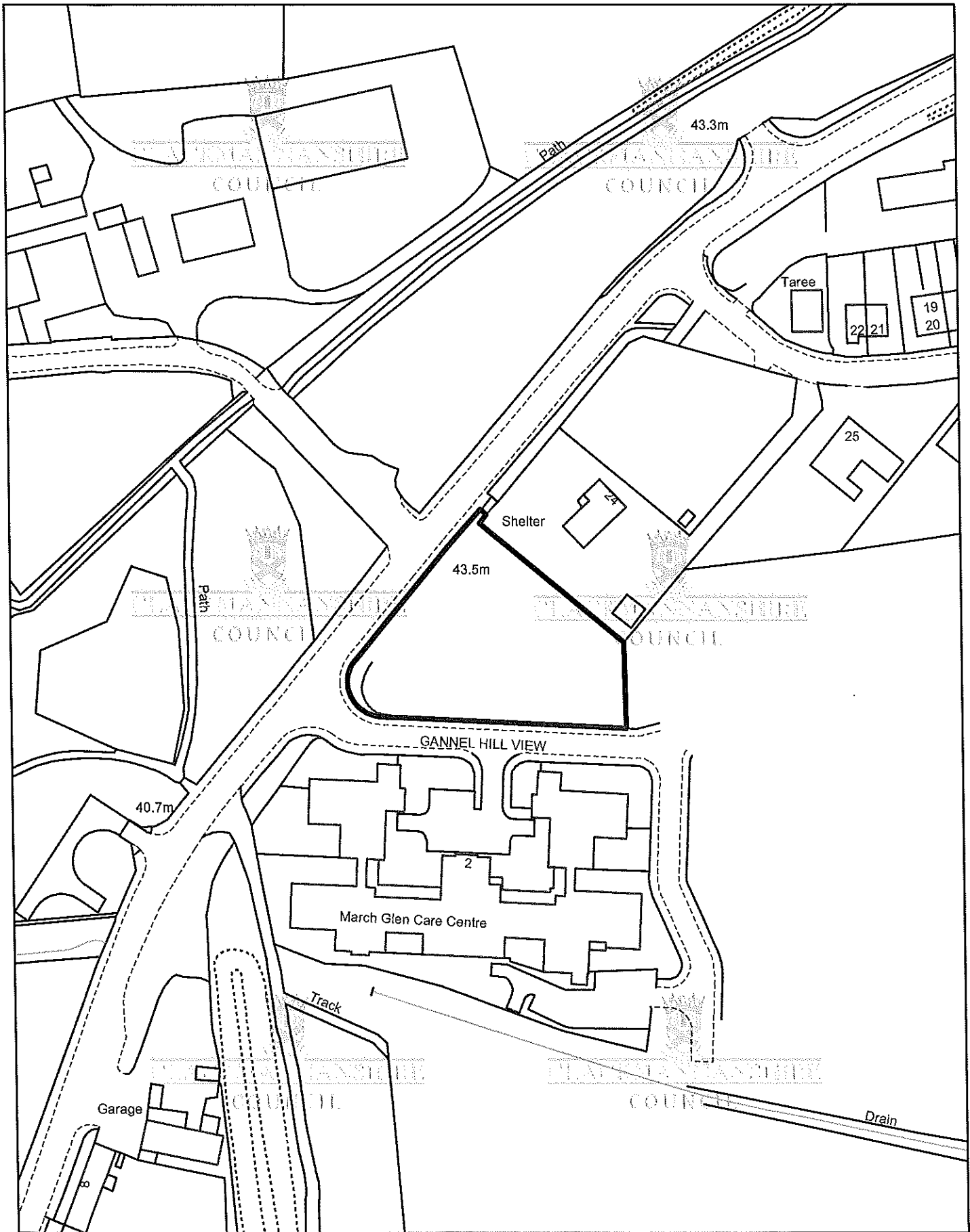

Director

Report to Regulatory Committee

To accompany all Reports to Regulatory Committee

To: Head of Administration And Legal Services

Author: Grant Baxter, Principal Planner	Date: 7 August 2008	
Service: Development and Environmental Services		
Date of Meeting: 21st August 2008		
Title of Report: Planning Application: Erection of Care Home and Associated Parking, Land at Gannel Hill View, Fishcross (Ref: 08/00211/FULL)		
Recommendation that the attached report be:		
1. Given unrestricted circulation	<input checked="" type="checkbox"/>	(tick appropriate box)
2. Taken in private	<input type="checkbox"/>	
By virtue of paragraph ____ of schedule 7A, Local Government (Scotland) Act 1973.		
Appendices attached to this report (if none, state "none")		
1. None		
2.		
3.		
4.		
List of Background Papers (if none, state "none")		
1. Clackmannanshire Local Plan, 2004		
2. Clackmannanshire and Stirling Development Plan, 2002		
3. Consultation replies		
4.		
Note: All documents specified must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered.		




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08/00211/FULL - Land At Gannel Hill View, Fishcross
Erection Of Care Home And Associated Parking

0 3 6 12 18 24 30 Metres

Scale 1:1,250

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