

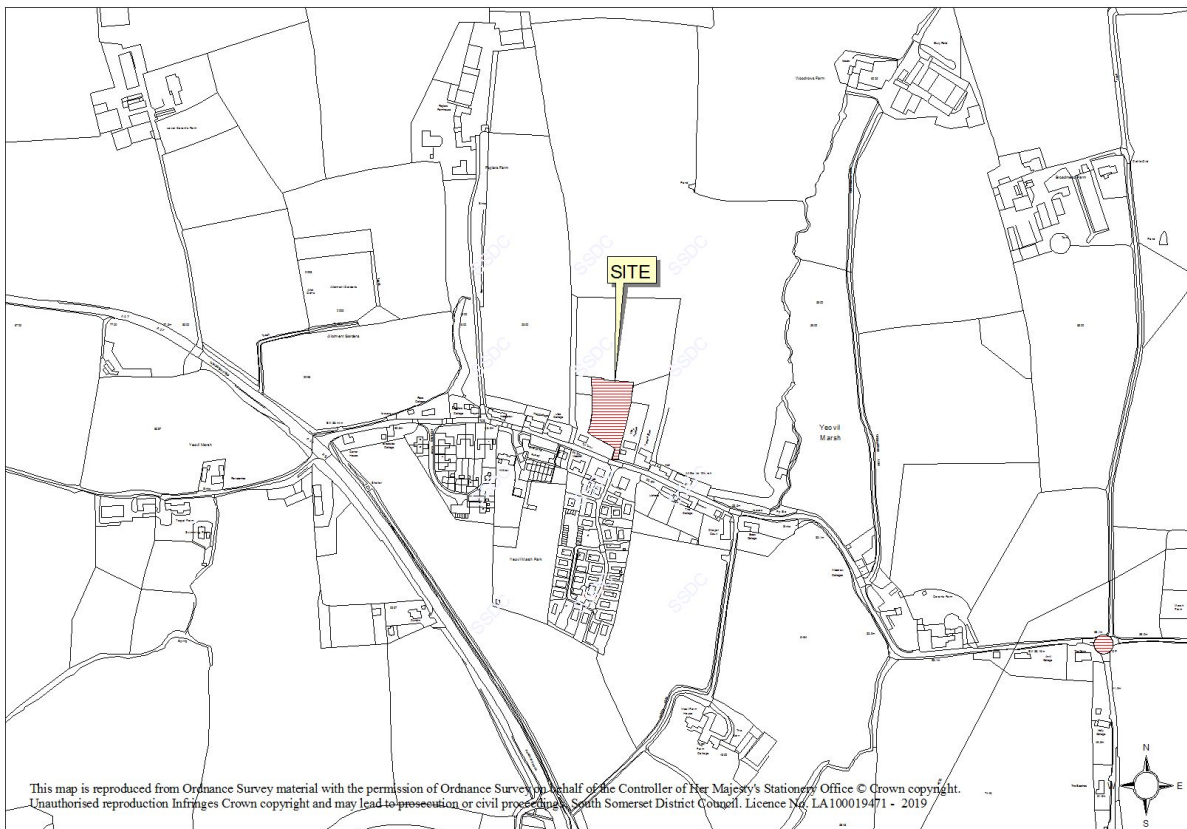
Officer Report On Planning Application: 18/02802/FUL

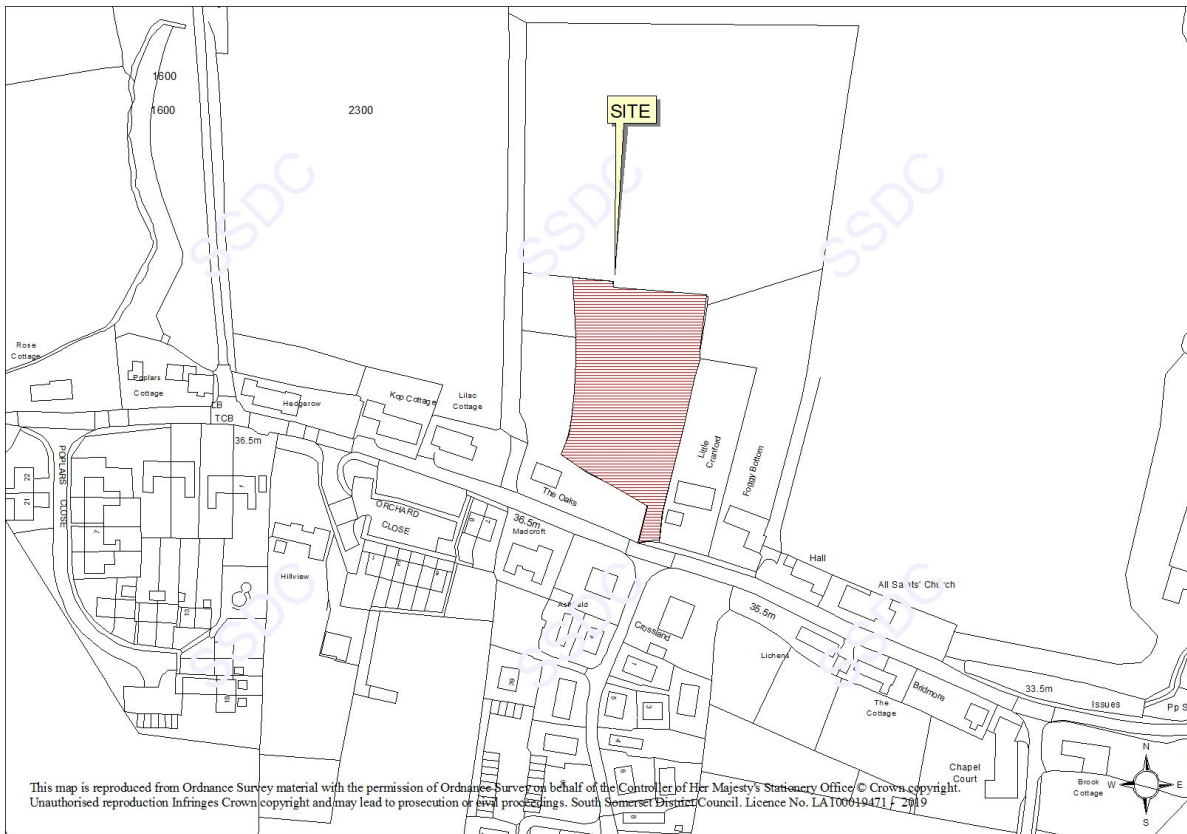
Proposal :	Proposed extensions and internal reconfiguration at The Elms Residential Home.
Site Address:	The Elms Residential Home Yeovil Marsh Road Yeovil Without
Parish:	Yeovil Without
YEOVIL WITHOUT Ward (SSDC Member)	Cllr R Stickland Cllr M Lock Cllr G J Oakes
Recommending Case Officer:	Linda Hayden - Specialist
Target date :	8th November 2018
Applicant :	Kay & Pickup
Agent: (no agent if blank)	Mrs Helena Pool Reed Holland Associates Somerset House Lower Middle Street TAUNTON TA1 1SH
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for referral to committee

The application is referred to Committee at the request of ward member with the agreement of the Area Chair to allow discussion of the planning issues to take place.

Site Description and Proposal





The application relates to The Elms Residential Home in Yeovil Marsh. The Elms has an access from the road, with the rest of the plot set back, behind the building line of the adjacent residential properties. To the east lie the gardens of adjacent properties Little Cranford and Froggy Bottom, separated from the Elms by a combination of fence and wall boundaries lined with trees and planting. To the west lies the garden of The Oaks, separated by a mature hedge and post and rail timber fence boundary. The house and double garage within the The Oaks plot are south of the Care Home, adjacent to The Elms drive access, separated from the car park by the mature hedge boundary. To the North lies agricultural land, with the central paddock directly north of The Elms belonging to the applicants.

The application proposes the demolition of existing structures (shed, outbuilding, conservatory and dining room) and the erection of two large rear extensions (to provide a total of 15 en-suite bedrooms) with a new porch and sun room. The proposal also includes internal alterations to the existing structure so the net gain of bedrooms is 12. The existing parking area will be reconfigured so that 10 spaces will be provided on the site.

The plans have been amended on two occasions, firstly to:

- address the comments of the Highways Consultant and on the second occasion to:
- extend the hedgerow along the western boundary
- inclusion of translucent glazing to the corridor windows along the eastern façade.
- provide of an ecology report.

HISTORY

There is a lengthy planning history for the site which was originally approved as a residential home in 1982. The most recent application is:

03/00019/FUL - The erection of an en-suite extension to bedroom on western elevation of residential

home. Approved 4/2/2003.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 Sustainable Development
SS1 Settlement Strategy
SS2 Development in Rural Settlements
SS4 District Wide Housing Provision
SS5 Delivering New Housing Growth
HG5 Achieving a Mix of Market Housing
HG6 Care Homes and Specialist Accommodation
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ2 General Development
EQ4 Biodiversity

National Planning Policy Framework

Chapters:

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

(Note: In August 2018 a report was accepted by the District Executive that confirmed that the Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land as required by paragraph 47 of the NPPF. In such circumstances paragraph 49 is engaged, this states:-

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Planning Policy Guidance

Design

Natural Environment

Travel plans, transport assessments and statements in decision making

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Without Parish Council:

In response to original plans:

'YWPC support the application in principle, however recommend the applicant work with planning officers to look at possible reconfigurations of design to address parking and adjacent property owners concerns.'

In response to amended plans showing revisions to parking/visibility:

'YWPC support their comments made at their pc meeting held on 30th October 18. The amended plans and revised layout is considered to be an improvement on the previously submitted plans.'

In response to amended plans with changes to elevations and landscaping:

'insufficient parking, over development and lack of information on the infrastructure.'

County Highway Authority :

Advised that Standing Advice is applicable in this instance.

Highways Consultant (SSDC):

In response to original plans:

'The proposed development scheme would lead to an increase in traffic entering and exiting the site. Therefore, the submitted site layout plan should show the extent of visibility splays currently available at the point of access (a 2m set back distance may be acceptable in this case given the 20mph speed limit in place). The proposed car parking provision would be in excess of that recommended in the Somerset Parking Strategy. The number of car spaces would be 12 (the numbering on the plan needs adjusting). I recommend P1 is a disabled parking bay (with the appropriate dimensions/markings) - the bank of parking (P1-P9) could be shunted eastwards for this purpose. I would recommend the removal of the car space closest to the access, as it may be necessary for two vehicles to pass one another at this location - the overall car parking provision would still accord with the SPS even with the removal of this space. Ideally cycle parking (for seven bikes) should be provided to accord with the SPS although it is acknowledged that given the location of the site and the nature of the scheme, cycling is unlikely to be a regular means of transport to access the site. I note there is a shed on site which could be used for this purpose. I recommend the site layout plan is amended in line with the above comments.'

In response to amended plans to address the above points the Highways Consultant has confirmed that the details submitted are acceptable.

Ecologist :

In response to the submitted ecology report, the ecologist has advised:

Further to Terry Franklin's (previous SSDC Ecologist) request for bat surveys a report has been submitted by Richard Green ecology of surveys carried out in May 2019. These found no signs of bats

in the main building, the stables and the shed.

Several swallow nests were found in the stable block. It is possible that birds nest within the bramble and ornamental shrubs and trees on site. Swallows can still be on the nest in September.'

Therefore, a condition is recommended to deal with this issue.

Furthermore, the Ecologist comments:

'In addition Richard Green Ecology recommended that 5 Schwegler swift bricks, or similar integrated bird nesting provision, be installed to the new extension, in order to provide nesting opportunities for birds. However, it is considered that the height of the building is likely to be insufficient for these to be successful. In addition, it is recommended that one bat box be installed on the new extension. Bee bricks would contribute to the Somerset Pollinator Action Plan. Research shows that bees will live in the bricks and there is no risk associated with their installation as solitary bees do not live in hives or have a queen, and do not sting. The bricks have a solid back with the cavities placed on the outside wall. The National Planning Policy Framework (2018) requires enhancement for biodiversity to be included in developments.'

He therefore recommends a condition to deal with this issue.

Designing Out Crime Officer:

In response to original plans

- *In order to fully comply with the safety and security requirements of the CQC guidance the applicant is advised to consider the comments below*
- *Regulation 15(1)(b) Security - Protecting personal safety, which includes restrictive protection required in relation to the Mental Capacity*
- *Please consider access control to prevent access/egress from the site on both sides. This provision should be as close to the front elevation as practicable*
- *Is the post & Rail fence proposed appropriate to prevent egress as it is easily scaled?*
- *What measures will in place to prevent a resident from tailgating visitors leaving?*
- *Please consider placing alarms on the fire doors to alert staff if used.'*

In response to the amended plans is concerned that these issues have not been addressed.

(Officer Note: Any requirements under the CQC guidance will need to be addressed by the applicant.)

Senior Historic Environment Officer:

'As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.'

REPRESENTATIONS

In response to the original application, one letter of representation and one objecting to the application were received making the following comments (summarised):

- Do not object but are concerned about car parking near a residential property and proximity of extension to boundary which will be obtrusive/overbearing and restrict views.
- Concerned that there are bats in the vicinity
- Increased traffic
- Overdevelopment of site

In response to the first set of amended plans (in response to Highways Consultant comments), a further letter of objection has received repeating the comments above.

CONSIDERATIONS

Principle

Policy HG6 is supportive of the provision of care homes and specialist accommodation in appropriate locations. In terms of local plan policy, Yeovil Marsh has a church, children's play area and a community hall and therefore is considered to be a 'rural settlement' under the terms of Policy SS2 (Development in Rural Settlements). The proposal would provide additional care home beds for which there is a clear need (para 10.41 of the Local Plan).

It is therefore considered that the additional bedrooms proposed will meet a need within the district within a location which is relatively accessible by rural standards. There would also be economic and social benefits in supporting such provision and through the creation of employment opportunities (the proposal will create the need for 10 jobs). As such, it is considered that the proposal can be supported in principle.

Landscape Impact, Scale and Design

The site benefits from mature hedgerows/trees on the majority of the boundaries shared with residential properties. The proposals include the provision of additional hedging on the western boundary. It is considered that whilst the proposed extensions are large, the development will have limited residual effects upon local views and directly impact a small and contained part of local landscape. As such, it is felt that the additional building form can be accommodated on the site without undue impact upon the landscape surrounds of the site.

With regards to scale, the proposals are for relatively large extensions to the rear of the property. The proposals will still enable the provision of a communal garden and retain gaps along the boundaries with residential properties. As such, it is not considered that the proposal represents overdevelopment of the site.

In terms of design, the rear extensions are of a simple design and will be finished in timber cladding with a metal sheet roof which are considered to be appropriate for this rural context.

As such, it is considered that the proposals are acceptable in relation to the potential landscape and visual impacts and is therefore in accordance with Policy EQ2 of the Local Plan in this regard.

Residential amenity

This is an existing care home and as such has a certain level of activity at the present time. The proposals are all for single storey development and as such it is not considered that they will have an overbearing impact or result in a significant loss of light to neighbouring properties. The relevant

boundaries are screened and amended plans have been submitted to deal with concerns regarding loss of privacy. With regard to loss of view, this is not an issue that can be given significant weight as a planning consideration.

In the circumstances, it is not considered that the application could be refused on the grounds of loss of amenity to neighbouring properties and is therefore in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Highways and parking

The plans were amended in accordance with the advice of the Highways Consultant who has confirmed that they are now acceptable from a highway safety perspective and that an appropriate level of car parking has been provided. It is noted that the proposed parking provision is well in excess of the one space per eight bedrooms that is required under the Parking Standards.

On the basis of the input from the Highways Consultant it is considered that the proposal is acceptable in relation to highway safety as the impacts will not be 'severe' and appropriate parking will be provided on the site. The proposals are therefore in accordance with the NPPF and local plan policies TA5 and TA6.

Summary

This site is considered to be an appropriate location for an extension to the existing care home given the level of services within the village. The development will provide much needed accommodation without adversely impacting upon highway safety, residential amenity and local services. Appropriate conditions can be imposed with regard to surface water drainage as this is known to be a concern in the village.

RECOMMENDATION

Grant planning permission for the following reason:

01. Yeovil Marsh is an appropriate location for this level of development and the site is suitable in terms of its services. The development would not cause demonstrable impact upon residential amenity, highway safety or upon the character and appearance of the area in accordance with the aims of objectives of the National Planning Policy Framework, and policies SS2, HG6, EQ2, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s. 17-21.06, 17-21.02B, 17-21.08, 17-21.01, 17-21.07, 17-21.06, 17-21.05.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No building operations above damp proof course level of the development shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/stonework/render/brick/roof finish) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy EQ2 of the South Somerset Local Plan.

04. No later than within the first planting season following first occupation of any of the units hereby approved, a hard and soft landscaping scheme shall be carried out and completed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

05. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

06. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of residential amenity and highway safety and in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan (2006-2028).

07. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety and in accordance with Policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

08. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than

greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

09. No removal of vegetation or works to or demolition of buildings or structures shall take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In the interests of nesting wild birds and in accordance with policy EQ4 of the South Somerset Local Plan

10. Provision should be made for:
Nesting swallows, for example within car ports or other open fronted structures, and with provision of 3 x nest cups
The installation of 5 x Schwegler 1a swift bricks built under the apex of an east, west or north facing gable end at least 60cm apart and 5 metres above ground level
The installation of 1 x Habitat 001 bat boxes or similar integrated into the structure of buildings at least 4 metres above ground level and away from windows
The installation of 2 x bee bricks 1 metre above ground level on a south facing elevation
A scheme showing how this will be implemented should be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site.

Reason: In accordance with Government policy for the maintenance and enhancement of biodiversity as set out in the National Planning Policy Framework (170d)