

TWC/2016/0952

Site of Roden Hall Care Home, Roden Lane, Roden, Telford, Shropshire
Erection of a 66no. bed dementia care home utilising existing access with associated landscaping

APPLICANT

Rotherwood Health Care

RECEIVED

05/10/2016

PARISH

Ercall Magna

WARD

Edgmond and Ercall Magna

OFFICER Andrew Gittins

ERCALL MAGNA PARISH COUNCIL HAS FORMALLY REQUESTED THIS APPLICATION BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE AND FINANCIAL CONTRIBUTIONS ARE SOUGHT TOWARDS IMPROVEMENTS TO FOOTPATHS AND PROVISION OF A DROPPED KERB CROSSING.

1.0 THE PROPOSAL

- 1.1 This full application is made by Rotherwood Health Care for the construction of a 66 bed elderly frail and dementia care home with associated parking and landscaping in the grounds of Roden Hall Nursing Home, which provides nursing care, personal care and accommodation for up to 45 older people. The proposal would utilise the existing accesses onto the B5062 Roden Lane.
- 1.2 The applicant has outlined that the current proposal is intended to form part of a phased development to provide a small scale care village, consisting of and the construction of 6 two bed assisted living bungalows in the grounds. Subject to this proposal receiving consent the current occupants of Roden Hall would move into the new purpose built facility and the existing care home would be vacated. Subject to a separate application Roden Hall would then be converted into 22 one and two bed assisted living apartments for 28 residents.
- 1.3 The proposed building would be sited to the rear of Roden Hall in the north-west corner of the 1.44 hectare site comprising of unkempt land and car parking. The proposed building would predominately be two storey with a second storey located within the roof space in the east wing. The building would occupy a U-shaped footprint with a courtyard to the south. The western wing would extend 40 metres back from north to south, with the main body of the building measuring a maximum of 70m from east to west. The hipped roof measures a maximum of 9.8m with 5.8m eaves. The footprint of the proposed building would cover 1,460 square metres. There is a level difference with a 3 metre slope from Roden Lane to the northern boundary of the site. The site of the proposed building falls by 1.5 metres from south to north.
- 1.4 The accommodation would be separated between two floors allowing the subdivision of elderly frail care and dementia care. The ground floor would comprise 32 en-suite bedrooms, reception / administration offices, café / communal area, kitchen / lounge and dining areas. The first floor would

provide 34 en-suite bedrooms, visitor lounge, hair salon / spa, kitchen / lounge and dining area with a communal balcony. The building has been designed to allow for separation of the elderly frail and dementia care home into wings. This has resulted in a 'U' shaped building. The second floor accommodation in the east wing would provide staff facilities, ancillary storage and functional uses. All communal areas and facilities within the elderly frail wing would be available to residents of any future phases.

- 1.5 Provision would be made for 47 car parking spaces with the central access utilised to access 34 spaces and the western access utilised to access 31 spaces. A dedicated parking and turning area has been provided for ambulances and deliveries between the existing Roden Hall Care Home and the proposed new Care Home with the central access utilised. Whilst future phases would be subject to separate planning applications and judged on their merits, provision of an additional 18 car parking spaces have been indicatively shown on the proposed plans.
- 1.6 The application is accompanied by a Design & Access Statement, Planning Policy Statement, Archaeological Desk Based Assessment, Heritage Statement, Arboricultural Survey and Method Statement, Staffing Viability Report, and an Ecological Appraisal. A Viability Appraisal and Feasibility Report have also been submitted to demonstrate why it is not viable and / or feasible to refurbish the existing Hall to meet current design and legislative standards. These reports are commercially sensitive and as such have not been published in accordance with the Freedom of Information Act 2000.
- 1.7 During the course of the application, the following additional information and revisions have been received:
- Revised car parking layout to increase provision from 35 to 65 spaces (47 for the new care home).
 - Revised plans to relocate 4 rooms from the west to the east wing to allow an additional 3.6 metre separation from the boundary with the site with permission for 3 dwellings.
 - Reduction in the width of the southern tip of the western wing by 5m from 14m to 9m; obscuring the recessed glazing to the ground floor entrance and first floor corridor; moving the windows to the cleaning stores and stairs into the side elevations.
 - Section illustrating relationship between proposal and existing buildings (Roden Hall and Wrekin View), Roden Lane and 3 permitted dwellings on site to south.
 - Revised Tree Protection Plan taking into account increased car parking provision.
 - Amendment to Site Context Plan within Design and Access Statement to rectify inaccurate description of Coopers Gourmet Foods.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located within the village of Roden, which is located approximately 8 miles from Telford and 6 miles from Shrewsbury.

- 2.2 The 1.44ha site is located at the eastern end of Roden, and with the exception of The Lodge, which would have previously been associated with Roden Hall, is the last built form on the northern side of Roden Lane upon leaving or entering the village to and from Telford.
- 2.3 Roden Hall was built in 1868 as a convalescence home for mill workers. The Victorian house was converted approximately 30 years ago to provide private nursing accommodation. The building is three storeys with the second floor located in the roof space. There is a late 1960's two storey extension to the north-west elevation which the proposal would extend towards. The Hall is located centrally within the site surrounded by as large number of mature trees to the south and east.
- 2.4 Roden Hall is no longer suited to meet modern care standards for nursing and palliative care. The alterations and refurbishments necessary to meet current standards are both unfeasible and unviable propositions. If a replacement care home cannot be provided on this site the existing nursing home would close and Roden Hall sold for alternatives uses. Roden Hall currently provides accommodation for up to 45 residents. If permission is granted for the new care home Roden Hall would be retained and converted to provide one and two bed assisted living apartments for 28 residents who would use the communal facilities in the new Care Home.
- 2.5 There are three detached properties (Sundorne, Wilma and Dunromin) to the south-east across Roden Lane. An agricultural field and the junction providing access to Rodington Heath are located directly south. To the west of Roden Hall is a site situated at the rear of Wrekin View which received Reserved Matters in 2015 for the erection of three dwellings; this would share the southern boundary of the application site. To the north and north-east the site is surrounded by open countryside.
- 2.6 The site accommodates approximately 30 trees subject to individual preservation orders comprising a mixture of Beech, Atlas Cedar, Wellingtonia, Austrian Pine, Scots Pine, Pine, Lime, Horse Chestnut, Copper Beech, Giant Redwood, Beech.

3.0 PLANNING HISTORY

- 3.1 TWC/2015/0734 – Reserved Matters for 3 dwellings – Granted 8th Dec 2015.

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS2 - Jobs
CS7 - Rural Area
CS8 - Regeneration
CS9 - Accessibility and Social Inclusion

CS10 - Community Facilities
CS12 - Natural Environment
CS13 - Environmental resources
CS14 - Cultural, Historic and Built Environment
CS15 - Urban Design

- 4.3 Wrekin Local Plan:
UD2 - Design Criteria
E6 - Rural Employment General
OL11 - Woodlands and Trees
- 4.4 Telford & Wrekin Local Plan (Publication version):
SP 3 – Rural Area
SP 4 - Presumption in favour of sustainable location
EC 3 - Employment in the rural area
HO 7 - Specialist housing needs
NE 1 – Biodiversity and geodiversity
NE 2 - Trees, hedgerows and woodlands
COM 1 - Community facilities
C 3 - Impact of development on highways
C5 - Design of parking
BE 1 - Design Quality
ER 10 - Water conservation and efficiency
ER 11 - Sewerage systems and water quality
ER 12 - Flood risk management

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

5.1 Ercall Magna Parish Council (Original response prior to 20th March re-consultation): Object and called into Planning Committee:

- Size not suitable or recommended for rural location and too big for site,
- Contrary to Local Plan,
- Impact on make-up of Roden,
- Insufficient staff and visitor parking,
- Poor local transport,
- Lack of mains water supply,
- Submission contains a number of inaccuracies.

The following non-material points have also been made:

- Not cost effective to service unit and only seeking financial gain,
- Concern over dependency of later phases on Phase 1,
- Impact on trees subject to Preservation Orders from Phase 3.

5.2 Cllr Richard Hartshorn: Object

- Overdevelopment,
- Isolated rural location not ideal for the elderly or dementia patients,
- Only 26 additional spaces created,

- If Roden Hall is not fit for purpose it should be closed anyway,
- feel removed from family and friends in urban areas,
- After Phase 3 the Roden Hall site population will have tripled increasing demand on water supply, waste water and sewerage,
- Loss of 60 jobs if Hall closes is not evidenced and thought that the current staffing level is 50% less,
- Proposal does not address the needs of the community,
- Extra employment will be specialist and not provide any more local employment,
- Tree Protection Plan is invalid,
- Should be classed as new application as Phases 2 and 3 have been changed.

5.3 Ecology: Support subject to conditions and informatives.

- Site of low value ecological value, although the wider site including Roden Hall does support protected species,
- Neither Building 2 (pump room) nor Building 3 (garden sheds) had potential for, or contained evidence of roosting bats,
- No further bat surveys are required although as it has potential for foraging bats, bat boxes should be provided and lighting should be minimal and downward facing,
- No suitable ponds within 500m and no need to consider Great Crested Newts further,
- Vegetation has potential for nesting wild birds and B2 contained evidence of roosting Little Owl. Vegetation should be removed outside the nesting season, demolition of B2 should only occur after a pre-commencement check and a range of nesting boxes should be provided,
- Site does not contain suitable habitat to support reptile species,
- Confidential response provided relating to badgers,
- The applicant's Phase 1 Preliminary Ecological Appraisal recommends that landscape planting should include a range of native nectar and berry producing species,
- Conditions recommended: C109 Custom (Erection of artificial nesting/roosting boxes), B121 (Landscaping Design), B149 Custom (Pre-commencement inspection – Little Owl), B149 Custom (Pre-commencement inspection – Badger), C109 Custom (Lighting Plan), Informative(s) – I25m (Nesting Wild Birds), I35 Custom (Bats and trees), I35 (Badgers)

5.4 Arboricultural: Support subject to conditions and informatives.

- Number of details on the plan are not relevant to this phase as the proposed parking for later phases inside the root protection area,
- Works should be undertaken in accordance with Tree Protection Plan and a landscaping scheme will be required for tree and hedgerow planting,
- Conditions recommended: C090 (Works in accordance with Tree Protection Plan) and B121 (Landscaping).

- 5.5 Drainage: Support subject to conditions:
- Roden is served by a private water supply,
 - Developer will need to address the proposed water supply and assess whether there is sufficient capacity to cater for proposed development (see condition in following bullet point),
 - Conditions recommended: B61 (Foul and Surface Water), B064 (Soakaway Test), B065 (Soakaway more than 5m from buildings or boundaries), B079 Custom (Evidence of water supply capacity).
- 5.6 Highways: Support subject to conditions and S106 contributions:
- Contributions towards footpath improvements in the immediate vicinity and provision of a tactile crossing at the front of the site,
 - Applicant has confirmed that 22 staff would be present at any one time, with a requirement for 38 spaces in the emerging Local Plan; the scheme making provision for 47 spaces,
 - Layout shows an extra 18 spaces could be provided within remainder of sites which would be sufficient to serve the other two indicative phases,
 - Conditions recommended: C13 (Parking, loading, unloading and turning), B150 (Site Environmental Management Plan).
- 5.7 Archaeology: Support subject to condition:
- Archaeological Desk Based Assessment suggests a low potential for prehistoric, Roman and Anglo-Saxon remains, and medium potential for archaeological remains of the Medieval to Post-medieval periods,
 - Recommended condition: B110 (Programme of archaeological work).
- 5.8 Built Heritage Conservation: Comment:
- Proposal does not directly affect the fabric of Roden Hall. Prior to, or in the event of further applications that may directly affect the building the building should be reviewed for Local Interest Value.
- 5.9 West Mercia Police: Comment
- General advice provided in respect of Secure by Design principles
- 5.10 Shropshire Fire Service: Comment
- Consideration should be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications'

Neighbour consultation responses

- 5.11 Direct notification was carried out to all adjoining and adjacent premises, as a result of which nine (9) objections were received from five separate properties on the following grounds:
- Loss of privacy particularly from three storey elements,
 - Noise and light pollution,
 - Intensification of central and western drive (closest to residential properties) which will become two-way and used for staff access and delivery vehicles (Class 3 HGV – rigid axle) with refrigerated units. *Officer Note: The plans are*

annotated stating that the central or eastern access would be used for deliveries,

- Highways safety,
- Poor public transport provision leading to reliance on private transport,
- Insufficient parking based on increased staffing levels (78 staff) working an 8 hour shift therefore assumed 52 staff at changeover only 35 spaces proposed,
- Capacity of infrastructure (water supplied by borehole which has been suggested only has capacity for an additional nine dwellings),
- Existing sewerage system unable to cope with capacity load,
- Loss of visual amenity (Vista of Hall from 6 new build dwellings proposed in Phase 2),
- If commercial viability is reliant on Phase 2 and 3 the application should be for all three phases with a fixed time period to commence and complete to ensure modernisation of Roden Hall,
- Inaccuracies within submission (Ecology Report refers to another site; sausage roll factory is referred to as a Town Hall in DAS – Officer note *latter now amended*),
- Loss of view,
- Future development (bungalows) will have a detrimental impact on protected trees,
- Roden is a rural hamlet with no facilities inappropriate for elderly residents in retirement.

6.0 PLANNING CONSIDERATIONS:

6.1 Having regard to the development plan policy and other material considerations, the planning application raises the following main issues;

- Principle of development
- Impact on character of surrounding area
- Impact on residential amenity
- Impact on highway safety
- Impact on protected species and trees
- Impact on water supply and drainage

6.2 Principle of Development:

6.2.1 The application proposed the construction of a new 66 bed elderly frail and dementia care home on undeveloped land at Roden Hall. The proposal would form part of a comprehensive re-development which would preserve and enhance the long established provision of care from the site, the significant rural employment opportunities and the fabric of Roden Hall.

6.2.2 The site is located within Roden defined as the Rural Area by Core Strategy policy CS 7. The policy justification highlights how employment opportunities in the rural area extremely limited and that service and facility provision is insufficient leading to a situation that will not sustain vibrant rural communities. The policy focuses development on the settlements of High Ercall, Tibberton and Waters Upton but supports limited development outside of these settlements whilst strictly controlling development in the open

countryside. The proposal is located within the curtilage of Roden Hall and would not encroach into open countryside which itself lies within the main settlement of Roden.

- 6.2.3 Core Strategy Policy CS2 states that to create sustainable communities there is a need to deliver new jobs sufficient to create a dynamic and widely based economy in the Borough to meet the employment needs of the growing population. Provision should be made to meet the needs of existing businesses such as Roden Hall.
- 6.2.4 Policy HO 7 of the emerging Telford and Wrekin Local Plan establishes a positive approach to meeting the needs of older people and emphasises the importance of planning for more specialist housing for models such as this that address the specialist care needs of older people. It is acknowledged that the policy seeks to direct new provision to sustainable locations. Officers are not arguing the sustainability credentials of Roden, but consider this an expansion of the existing Care Home.
- 6.2.5 Policy SP 3 'Rural Area' states that *"the Council will support development in the rural area where it addresses the needs of rural communities"*. Informed by a demonstrated demographic need, the applicant has outlined how the location of this proposal will allow the rural communities in need of care to remain in the locality without having to relocate to Telford or Shrewsbury. SP 3 also directs development to the reuse of previously developed land, which this is as the site is already occupied by a care home and this proposal is an expansion of that business within the curtilage of the site.
- 6.2.6 Care has been provided at Roden Hall for over 30 years and the proposal seeks to preserve and enhance the existing care services. The proposal would not introduce a new care home business on the site. Whilst Roden does not have the wide range of services offered by the larger villages of Tibberton, High Ercall and Waters Upton, it is located on the bus route between Shrewsbury and Newport via these larger villages.
- 6.2.7 With regard to national guidance, the NPPF supports the provision of local services that reflect the communities needs and supports it health and social well-being. The Council's Social Care Commissioning Team have confirmed that the Ercall Magna Ward has one the highest requirements for this type of care with the Borough of Telford & Wrekin and the principle is supported by the NPPF.
- 6.2.8 Roden Hall was previously owned and operated by Caring Homes, one of the UK's largest operators. Due to poor financial performance, Caring Homes were planning to close Roden Hall as they did with the sister home Standon Hall. The Applicant has outlined that the poor layout of Roden Hall is inefficient to staff and that there are high costs involved in the upkeep of the building. As such the existing facility is no longer suited to modern care standards for nursing and palliative care. Whilst the building only represents one aspect of care provision, the inefficient layout was identified by staff

members in a recent Care Quality Commission Inspection, which concluded that this contributed to the service requiring improvement.

6.2.9 The Applicant has submitted a Viability Appraisal and Feasibility Report, which are confidential due to commercial sensitivity. These documents evidence why it is not viable and / or feasible to refurbish the existing Hall to meet current design and legislative standards. The Feasibility Report establishes that the only economically deliverable way of securing the future of Roden Hall is for its comprehensive refurbishment to form part of a re-development of the site as a care village.

6.2.10 As such, the proposal would not only safeguard a care facility for up to 45 existing residents providing employment for 62 members of staff (30 fulltime equivalent jobs) but would provide care for an extra 21 residents and provide an extra 30 jobs. This would be consistent with Core Strategy policy CS2 and T&WLP policy EC 3 which seek to meet the needs of existing businesses and deliver new employment development in the rural area.

6.3 Impact on character of surrounding area

6.3.1 The new care home would be sited to the rear of Roden Hall in the north-west corner of the site currently comprising of unkempt land and car parking. The building would occupy a 'U' shaped footprint with a central access core flanked by separate care wings. The west wing and central core would be two storey with second floor accommodation provided in the west wing. It is acknowledged that the proposal occupies a large footprint. However, the site is considered to be of a sufficient size to accommodate the proposal without resulting in a cramped or contrived appearance.

6.3.2 The Topographical Survey Plan illustrates that the Roden Hall site falls away by up to 3 metres from the B5062 Roden Lane to the back of the site. The site of the proposal building slopes down by 1.5 metres from south to north. This is illustrated on the Proposed Section AA drawing which shows that the ridgeline would be set below that of Roden Hall. The Proposed Elevation Plan illustrates how the existing ground level will be altered and the ground levelled. Land would be taken from the front and a proportion added to the rear. In combination with the location of the proposal behind Roden Hall and intervening trees along the eastern site boundary, the care home will not be prominent from the B5062 Roden Lane.

6.3.3 From the south, south-west existing and proposed trees will screen views from the existing residential properties at 'Wrekin View' and 14-18 Roden Lane. Further screening would be provided should the three dwelling scheme which has reserved matters consent be built out.

6.3.4 From the village of Roden to the west, views will be screened by dwellings along Roden Lane, planting along the western site boundary and from further afield by the extensive Park Timber site.

- 6.3.5 From the countryside to the north, it is acknowledged that the rear elevation will be visible. However, some screening is offered by a hedge running north-south halfway along the site boundary and the trees lining the River Roden. Long distant views would be further interrupted by the presence of residential housing on Marlbrook Way to the north-west.
- 6.3.6 The extent of the building is acknowledged, however its impact would be mitigated by careful design, massing and existing and proposed landscaping. Additional trees and hedgerows would be planted around the car parking areas and new native hedgerows would be planted along the northern, western and southern boundaries. Further areas of dense tree planting fronting the new care home would minimise the impact on properties to the south-west. Further pockets of landscaping will link with footpaths, seating areas and soft landscaping creating an attractive amenity for the residents. The proposal has been set away from the boundaries to allow for increased areas of vegetation. Accordingly the proposal would not result in any unacceptable harm to the visual amenities of the local area in or around Roden.
- 6.3.7 The building has been sensitively designed with the limited three storey element measuring a maximum of 11.3 metres to ridge and 8.1 metres to eaves. The two storey elements would measure a maximum of proposed ridge height of 9.75 metres and eaves height of 5.75 metres which are of a domestic scale. The perceived mass of the building has been reduced by the use of hipped roofs and visual interest has been added through the integration of gables with relatively steep pitches.
- 6.3.8 The design takes cues from Roden Hall proposing light buff brick with timber panelling between vaulted glazing and blue brick cill and soldier coursing. The large areas of glazing are sought to enhance natural light and to afford residents views of the countryside to the rear. Details of the materials and the roof design will be secured through condition.
- 6.3.9 There would be no conflict with saved Wrekin Local Plan Policy UD2, Core Strategy Policy CS 15, and Telford & Wrekin Local Plan (2031) Policies SP3, SP4 and BE1. These policies seek appropriate design quality which relates to its context whilst positively influencing the use and appearance of the local environment. The policy aims are consistent with the National Planning Policy Framework.

6.4 Impact on residential amenity

- 6.4.1 The proposal, including the proposed first floor communal balcony at a distance of 135 metres would provide sufficient separation to avoid any adverse impact on the residential property 'The Lodge' to the north-west. In addition, views of the proposed east elevation would be obscured by approximately 30 mature trees subject to Preservation Orders.
- 6.4.2 Proposed sections have been produced to illustrate the relationship with 'Wrekin View' to the south and 14-18 Roden to the south-west. Following

amendments moving the building further north, the proposal would be 30m from the boundary and 35m from the rear elevation with the closest property 'Wrekin View'; this is more than sufficient distance to avoid any overbearing impact or loss of privacy.

- 6.4.3 The proposed Site Plan references the three properties that received reserved matters consent under TWC/2015/0734. Following amendment the scheme would now be sited 7.8 metres from the site boundary. However, windows serving the stairs and cleaning cupboards have been moved to the side elevations. This leaves a narrow, 1.8 metre wide, glazed section serving the corridor which would be conditioned to be obscure glazed and fixed shut. This ensures that the proposal will avoid any overlooking of the private amenity space of the three permitted dwellings.
- 6.4.4 The side elevation of the proposal would be sited 12.5 metres from the rear of the permitted dwelling and set at an angle. This would provide a sufficient degree of separation between windows preserving privacy within the permitted dwelling. Furthermore, the element of the proposal closest to the permitted dwelling is domestic in scale measuring 9 metres wide and a modest 4.6 metres to eaves and 7.1 metres to ridge with the hipped roof providing further relief. The proposal would not therefore result in any overbearing impact or undue loss of light.
- 6.4.5 Residential properties are located on Marlbrook Way to the north-west. However, whilst the proposal would be visible, at a distance of over 250 metres it would not have a significantly unacceptable impact on amenity.
- 6.4.6 The proposed development would not harm the residential amenity of existing or future occupiers and would therefore comply with Wrekin Local Plan Policy UD2 and emerging Telford & Wrekin Local Plan (2031) Policy BE1.

6.5 Impact on highway safety

- 6.5.1 A one-way system is currently utilised to provide vehicular access to the existing care home. Vehicles enter using the principal access centrally located within the site frontage with egress gained via the access to the west.
- 6.5.2 The two access points would be retained and each would be utilised for two-way access.
- 6.5.3 The Highways Officer has confirmed that a minimum of 2.4 x 43 metre visibility splays, sufficient for a 30mph speed limit could be provided from both access points. Whilst acknowledging local concern regarding actual travelled speeds, visibility from the western access back towards Roden is actually 100 metres which would be sufficient for a 50mph zone.
- 6.5.4 Within the site, the western access would be realigned and widened to a minimum of 5.2 metres sufficient to allow two vehicles to pass. This will alleviate any local concern regarding the initial 5 metres of the access being of an insufficient width therefore removing any concern regarding vehicles

waiting on the highway. A 2 metre wide pedestrian footway would be provided along the west of the main access drive linking the proposed and existing care homes to Roden Lane.

- 6.5.5 With regard the current level of car parking provision, the existing site provides space for approximately 30 vehicles for 49 beds and 62 members of staff.
- 6.5.6 The proposal would provide 47 spaces for 66 beds and 92 members of staff. The applicant has confirmed that during the peak day period there would be no more than 22 staff on-site (8 ancillary staff including management and 14 nurses and carers), reducing to 6 staff at night. As a guide to parking standards, the emerging Telford & Wrekin Local Plan would require 1 space per 4 beds and 1 space per staff member. Rounding the 1 space per 4 beds down to the nearest whole number (16) this creates a requirement for 38 beds (based on a maximum of 22 staff working a single shift). It is accepted that there would be some crossover between shifts when there would be more vehicles on-site. However, the proposal is set within extensive grounds, and additional temporary parking could be accommodated without causing congestion or the need to park on the local highway network. The scheme overprovides through the provision of 47 spaces and therefore exceeds the amount required by the emerging parking standards, and is therefore fully compliant with the emerging parking standards.
- 6.5.7 In addition, should future Phases 2 & 3 come forward (conversion of Roden Hall into 'assisted living' apartments for 28 residents and provision of 6 two bed bungalows) this would increase staffing levels by two (one cook and one laundrette), and the number of units by 28 (22 one and two bed 'assisted living' apartments providing accommodation for 28 residents and 6 two bed 'assisted living' bungalows). The emerging parking standards would require one space per assisted living unit and one space per staff member, creating a requirement for an extra 16 spaces. The scheme makes provision for an extra 18 car parking spaces and is fully compliant with the emerging parking standards.
- 6.5.8 With regards the location of the parking, provision would be made for 31 spaces off the western access with the remaining 34 provided off the principal central access. In addition, the latter would provide for all ambulances and deliveries. This is a marked increase over the existing provision of approximately 30 spaces.
- 6.5.9 It is concluded that there would be no conflict with saved Wrekin Local Plan Policy UD2, Core Strategy Policy CS 15, and Telford & Wrekin Local Plan Policies BE1, C3 and C5. These policies seek adequate access and car parking provision to new development which preserves highway safety.

6.6 Impact on protected species and trees

- 6.6.1 The scheme has been submitted with an Ecological Appraisal that has been assessed by the Council's Planning Ecologist who has is supportive subject to conditions.
- 6.6.2 Following submission, an amended Tree Protection Plan has been provided to illustrate the relationship between the root protection areas (RPA) of the protected trees and the proposed parking areas. This has been assessed by the Council's Arboricultural Officer who has no objection to the location of the building or the revised access roads and car parking spaces for this phase of development and has suggested a landscaping condition for the planting of trees and hedges to enhance the setting of the development.
- 6.6.3 The development would therefore accord with Policies E6 and OL11 of the Wrekin Local Plan, Core Strategy policies CS12 and CS13 and Telford and Wrekin Local Plan policies NE 1 and NE 2.

6.7 Impact on water supply and drainage

- 6.7.1 The consultation process has highlighted local concern regarding the impact of the development on existing infrastructure, with particular reference to water which is supplied by borehole. The Council's Drainage Team assessed the application and required the submission of evidence, through condition, of sufficient capacity to supply the development. However, the applicant has obtained a quote from Severn Trent Water to extend the mains water supply along the Rodington Heath road and agreed to a condition requiring connection to the this mains supply prior to first occupation of the new care home.
- 6.7.2 Details of foul and surface water drainage and soakaways have been recommended for conditional approval. The development would therefore accord with Core Strategy policy CS13 and Telford and Wrekin Local Plan policies ER10 and ER12.

6.8 Planning Obligations

- 6.8.1 The development is likely to have an impact on the local highway infrastructure, and the following contributions have been requested and are to be provided by the applicant:
- £5,000 towards footpath improvements in the immediate vicinity of the site and provision of a tactile crossing at the front of the site.
- 6.8.2 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;

c) fairly and reasonably related in scale and kind to the development.

6.8.3 In addition account has to be taken of the changes to the CIL Regulations in April 2015 that now restrict the “pooling” of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contributions set out below meet the relevant tests.

6.8.4 It is considered that the financial contributions to secure these highway improvements are acceptable and accord with policies H22 and T22 of the Wrekin Local Plan and policy C3 of the Telford and Wrekin Local Plan.

7.0 CONCLUSION

7.1 The proposal will allow the retention and expansion of existing care facilities on site through the provision of a 66 bed care home for elderly frail and dementia residents. Without the proposal, the existing care home would close and Roden Hall would be sold for alternative uses. Subject to a separate application, the Hall would be retained and converted into 22 ‘assisted living’ apartments for 28 residents. The proposal would secure the future provision of specialist elderly care which the site has provided for the last 30 years and is not introducing a new form of development on the site.

7.2. It is acknowledged that policy principally directs such uses to more sustainable locations than Roden. However, regard must be given to the siting of the proposal within the grounds of an existing care home facility at Roden Hall and the retention and expansion of a significant local employer in the rural area where there are extremely limited employment opportunities. Weight must also be given to the positive approach to meeting the needs of older people and planning for more specialist housing models and the provision of specialist dementia care in the Borough. In this instance the applicant, informed by a demonstrated demographic need, has outlined how the location of this proposal will allow the rural residents in need of care to remain in the locality without having to relocate to Telford or Shrewsbury.

7.3 The layout, scale and design of the proposal would not have an adverse impact upon the character and appearance of the area including the protected trees. With appropriate conditions, no harm will arise upon the residential amenities of the adjacent neighbours, drainage, water supply, protected species or highway safety. The development is considered to be acceptable and on balance compliant with local planning policy and the guidance contained within the National Planning Policy Framework.

8.0 RECOMMENDATION

8.1 Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be granted to the Delivery Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to;

- a) A Section 106 legal agreement to secure £5,000 towards footpath improvements in the immediate vicinity of the site and provision of a tactile crossing at the front of the site,

AND

- b) The following conditions and informative(s) with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager;

- | | |
|----------------|---|
| 1. A04 | Time limit |
| 2. B011 | Samples of Materials |
| 3. B012 | Sample Brick / Render Panel |
| 4. B019 | Details of windows and doors |
| 5. B094 HE | Roof Details |
| 6. B121 | Landscaping Design |
| 7. C089Custom | Works in accords with Tree Protection Plan |
| 8. B061 | Foul and Surface Water |
| 9. B064 | Soakaway Test |
| 10. B065 | Soakaways more than 5m from buildings or boundaries |
| 11. C049Custom | Provision of water main |
| 12. B110 | HE - Programme of archaeological work |
| 13. B149Custom | Pre-commencement inspection – Little Owl |
| 14. B149Custom | Pre-commencement inspection – Badger |
| 15. C109Custom | Erection of artificial nesting/roosting boxes |
| 16. C109Custom | Lighting Plan |
| 17. B150 | Site Environmental Management Plan |
| 18. C013 | Parking, Loading, Unloading and Turning |
| 19. C38 | Development in accordance with plan Nos |
| 20. D08 | Windows obscure glazing (South elevation west wing) |

Informatives

- | | |
|-----------|---------------------------------|
| I25m | Nesting Birds (Vegetation) |
| I35Custom | Ecology – Bats and trees |
| I35Custom | Ecology - Badgers |
| I41 | Reasons for Grant of permission |
| RANPPF1 | Approval – NPPF |