

TWC/2017/0305

Land adjacent Lawley Bank Court, Bryce Way, Lawley, Telford, Shropshire
Erection of a three storey 66no. bed care home for older people with associated access,
parking and landscaping

APPLICANT

LNT Care Developments Ltd, Alistair Wood

RECEIVED

07/04/2017

PARISH

Lawley and Overdale

WARD

Horsehay and Lightmoor

OFFICER Daniel Owen

LAWLEY & OVERDALE PARISH COUNCIL HAVE REQUESTED THAT THE APPLICATION IS DETERMINED BY THE PLANNING COMMITTEE.

1. PROPOSAL

- 1.1 This is a full application for the erection of a three-storey, sixty-six bed residential care home facility with associated access, parking and landscaping.
- 1.2 The scheme has been developed in a configuration which enables the care home to provide two types of care – general residential and residential dementia. Its layout and internal arrangement, allows the home to be spilt into the separate care requirements. Secure landscaped gardens will provide the main external amenity space for the respective elements of care home.

2. SITE AND SURROUNDINGS

- 2.1 The site is located towards the centre of the wider Lawley development centre. The site is located on the opposite side of the road to the Lawley Centre and is located to the west of an Extra Care facility and recently erected Primary School.
- 2.2 The site is accessed off Main Street to the east of the site and is on a prominent corner location with Lawley Drive running along the western boundary and West Centre Way running along the northern boundary.
- 2.3 The site is flat and open and has been vacant since it was reclaimed as part of the primary infrastructure works for Lawley.

3. RELEVANT PLANNING HISTORY

3.1 Planning Applications:

- TWC/2016/0205: Erection of 3 storey specialist Acquired Brain Injury facility including 14 bedroom intensive rehabilitation unit, a 2 two-storey 8-bed registered ABI service unit, and 2 two-storey blocks to provide 8 individual pre-independence registered apartments and parking. Granted: 02/06/2016.
- TWC/2012/0022: Erection of a three-storey hotel and associated facilities, and a single-storey restaurant (Reserved Matters). Granted 02/05/2012.
- TWC/2010/0828: Variation of condition 16 of outline planning permission W2004/0980. Granted 13/12/2011.
- W2004/0980: Residential development comprising 3300 dwellings, employment/mixed-use commercial/leisure development, erection of a primary

school and community centre, infrastructure works and associated recreational space and landscaping. Outline granted: 21/10/2005.

4. PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework (the NPPF): The NPPF is not the development plan for Telford and Wrekin but it is a material consideration in this case because all of the borough's development plan policies have to be viewed in the light of this more recent national guidance.

4.2 Core Strategy policies

- CS3: Telford
- CS9: Accessibility and social inclusion
- CS15: Urban Design

4.3 Wrekin Local plan (saved policies)

- UD2: Urban Design

4.4 Telford & Wrekin Local Plan (Submission Version)

- SP1: Telford
- SP4: Presumption in favour of sustainable development
- BE1: Design Criteria

5. SUMMARY OF CONSULTATION RESPONSES

5.1 Standard consultation responses

5.1.1 Lawley & Overdale Parish Council: Requested that the application is considered by members of the Planning Committee for the following reasons:

- Physical infrastructure
- Highway issues
- Character of the area
- Layout /Visual appearance
- Public safety

5.1.2 Councillor Jayne Greenaway has objected on the grounds that insufficient parking is being provided and that any overspill cannot be accommodated elsewhere.

5.1.3 Shropshire Fire Service: No objection and requests that an informative is added to the decision notice.

5.1.4 The Coal Authority: No objection.

5.1.5 Environmental Services (Drainage): No objection subject to conditions relating to foul and surface water drainage.

5.1.6 Environmental Services (Highways): No objection.

5.1.7 Ecology: No objection subject to conditions and informatives relating to artificial bat/bird boxes, landscape design, lighting and nesting wild birds.

5.1.8 Urban Design: No objections.

5.2 Neighbour consultation responses

5.2.1 Notification letters were sent to 72 neighbouring properties. As a result no objections have been received.

6. PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- The principle of the development
- The design and appearance of the development
- The impact on neighbouring uses
- Highways
- Other matters

The principle of the development

6.2 The outline planning permission for Lawley provided for a new local centre, known as Lawley Square as part of the overall proposals to construct 3,300 dwellings as part of the Lawley urban extension. As part of the planning proposals a Development Framework Plan and Design Codes were prepared and approved that set down principles for the design of Lawley SUE. The Development Framework sets out areas for mixed use development around Lawley Square i.e. north and south of the re-aligned West Centre Way and along 'Main Street' the road running almost parallel to Lawley Drive to the east of the site.

6.3 The Design Codes state that Lawley Square will be 'centred on an animated square' that will form the heart of Lawley and will be the main focal point for all of the four neighbourhoods. It will be a vibrant and active place for working, living and local shopping. There should be active frontages onto Lawley Drive and West Centre Way and it should be designed as a pedestrian friendly place. The mix of uses should include community facilities, homes, employment and retail facilities.

6.4 The Design Codes set out specific requirements for this area within the local centre. These include the need for:

- A mixed use block,
- Higher density accommodation,
- Minimum of four storeys in height facing West Centre way and three storeys in height towards the south of the site, and
- Key frontages to the west, north and east,

6.5 The Design Codes for Lawley date back to 2004 and some decisions have been made since the recession in 2008 that have relaxed the design codes in order to encourage development to come forward. The design codes are currently under review and an addendum to the codes is likely to be published shortly. Planning permission was granted in 2012 (TWC/2012/0022) for the erection of a three-storey high hotel and a single storey restaurant and planning permission was also granted in 2016 for the erection of a part two and part three-storey building (TWC/2016/0205).

6.6 Whilst the overall scale of the development does not strictly accord with the Design Codes, as it is not four storeys in height facing West Centre Way, the previous planning permissions for the site granted in 2012 and 2016 both included buildings below the height requirements set out in the Design Codes. This site has remained vacant for some time and is the final vacant site within Lawley Village and its development will complete the village centre.

- 6.7 The proposed use is acceptable in principle and it is considered that the overall scale of the building, while not in strict accordance with the Design Codes, is also acceptable.

The design and appearance of the development

- 6.8 The building would be located to the northern end of the site facing towards West Centre Way and Lawley Drive and it would be three-storeys in height, built off a canted floor plan which would provide sixty-six bedrooms in total. The building would also contain a tea shop, hair salon, cinema room, lounges, dining rooms, a laundry, a library and other ancillary facilities.
- 6.9 Reflecting the fact that the site is located within the centre of Lawley, the majority of the surrounding development is contemporary in terms of its character and appearance. In general the materials of construction are brick and light coloured render, with modern contemporary detailing, generally including grey coloured window frames.
- 6.10 The proposed care home has been designed to be of a contemporary nature and will incorporate brick and render finishes to its elevations that will provide variety, interest and articulation. A suitable brick type and render (texture and colour) will be utilised to ensure positive assimilation of the proposed development. Grey coloured weather boarding; window framing and eaves detailing will be utilised.
- 6.11 Amendments have been made to the development at the pre-application stage and following the submission of the application at the request of the Council's Urban Design officer, and the proposal would represent a high quality form of development that would result in a positive impact on the character and appearance of Lawley Village. As such the proposal is in accordance with saved WLP Policy UD2, CS Policy CS15 and T&WLP Policy BE1.

The impact on neighbouring uses

- 6.12 The Extra Care facility on the opposite side of Main Street is sited approximately 25 metres away from the proposed main building. There is a separation distance of approximately 40 metres between the proposed development and the residential accommodation on the opposite side of West Centre Way. There are habitable rooms within the facing elevation of the existing buildings however the separation distances would be sufficient to ensure that the proposal would not result in a detrimental impact on the living conditions of the occupiers of those properties. The site is allocated for a mixed-use development and the previous planning approval for a hotel and restaurant would have been likely to have a greater impact on living conditions than the proposed use.
- 6.13 The development would not result in a detrimental impact on the school to the south east of the site and it is considered that the design and scale of the development, and in particular the presence of a landscaped area towards the southern boundary would ensure that there would not be a conflict with the residential development of Lawley Phase 7 that is currently under construction.
- 6.14 The proposal would be in accordance with Core Strategy Policy CS15 and saved Wrekin Plan Policy UD2.

Highways

- 6.15 Access to the development would be provided via Main Street and would fit in with the existing highway and associated infrastructure. A total of 22 car parking spaces were initially proposed based on the experience of the operator at developments of a similar scale. Following the comments that were received from the Ward Councillor and the Parish Council in relation to the level of parking the applicant has amended the scheme and increased the provision to 31 car parking spaces.
- 6.16 The applicant has estimated that the development would provide between 40 and 50 new jobs (up to 42 full-time equivalent posts) but that due to the shift patterns of the care home there would be a maximum of 15 members of staff on-site at any one time. The applicant has also stated that in their experience of operating care homes like this the residents generally do not own cars. The Parking Standards within the emerging Telford & Wrekin Local Plan require the provision of 31.5 spaces and as stated the development includes 31 spaces. The site is located within the centre of the Lawley Sustainable Urban Extension and is serviced by buses. The Council's Highway Officers have been consulted on the proposal and have confirmed that the level of parking now being proposed is acceptable.
- 6.17 In addition covered cycle storage facilities are proposed that would accommodate 8 bicycles. The proposal is acceptable in regard to the proposed level of car parking and in terms of its potential impact on the safe operation of the highway.

Other matters

- 6.18 The site falls within the defined development high risk area for coal mining. The Coal Authority has confirmed that based on previous site investigations that have been undertaken they have no objections to the proposed development.
- 6.19 The site comprises brownfield land with bare ground, hard standing, a building, fields, species poor semi-improved grassland and boundaries with fencing. There are no habitats of principal importance for nature conservation on the site. There is a single pond 300m away but this is separated by the A5223 which is considered a significant barrier to great crested newt dispersal. The site is considered to be isolated and of low habitat quality for reptiles. The applicant's ecological consultant has recommended that landscaping on the site includes a mix of native species. The Council's ecologist has assessed the proposals and has concluded that subject to the imposition of conditions requiring the submission of a landscaping scheme, lighting plan and bat and bird boxes then they have no objection to the application.

7. CONCLUSIONS

- 7.1 It is considered that this proposal would represent a quality form development that is broadly in keeping with the Development Framework and the spirit of the Design Codes for the Lawley SUE as set out in the outline permission. The design is modern and contemporary in appearance and would reflect the character and appearance of the recently constructed buildings within the vicinity of the site. The proposal would not result in a detrimental impact on the amenities of the occupiers of adjacent buildings, the character or appearance of the area or on highway safety.

8. RECOMMENDATION

Based on the conclusions above, it is recommended that planning permission is granted subject to the following conditions:

1. Time Limit

2. Materials
3. Flues / vents / rainwater pipes etc
4. Landscaping
5. Boundary treatment
6. Parking
7. Construction of vehicular access
8. Cycle parking
9. Bin stores
10. Lighting plan
11. Bat and bird boxes
12. Drainage – foul and surface water drainage
13. Drainage – surface water drainage to restrict runoff
14. Approved plans

Informatives

1. I40 Conditions
2. I41 Reason for grant of permission
3. I11 Highways
4. Ecology Nesting Wild Birds
5. RANPPF1 Approval – National Planning Policy Framework