

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
<u>Redwood Care Homes Ltd.</u> 'A'	Use of existing caravan as ancillary staff accommodation (up to 3 staff) in association with Foresters Nursing Home for two years. FORESTERS NURSING HOME, WALTON POOL, CLENT	GB LPA AGLV	B/2007/0968 30/10/2007

RECOMMENDATION that permission be **GRANTED**.

Councillor Margaret Sherrey requested this application be taken to Committee.

Consultations

Clent PC	Consulted on: 06/09/2007. No response to date.
WCC(HP)	Consulted on: 28/04/2007. No response to date.
Drainage	Consulted on: 10/09/2007. No response to date.
Ramblers Association	Consulted on: 10/09/2007. No response to date.
WCC Public Rights of Way	Consulted on: 10/09/2007. No response to date.
Local Plans (Policy)	Consulted on: 10/09/2007. No response to date.
SAA	Consulted on: 06/09/2007. No response to date.
Publicity	1 letter posted on: 06/09/2007 (expires on: 27/09/2007) Site notices posted on: 07/09/2007 (expires on: 28/09/2007). No responses to date.

The site and its surroundings

The Foresters Nursing Home is situated on the northern side of Walton Pool, Clent, to the north of the A491 Bromsgrove to Stourbridge Road.

The nursing home has been extended many times and is situated at the northern end of the site. At the southern end of the site are converted stables used as the nursing home's HQ. There is a centrally located wide access onto the very narrow Highfield Lane. To the north west of the HQ is the caravan, the subject of this application.

The caravan measures approximately 3.0m x 10.5m, with decking to the front. It is situated approximately 22m to the north west of the HQ building. It currently appears lived in.

The immediate surroundings consist of dwellings to the north east, and open fields in other directions.

Although the caravan is screened from Highfield Lane by the HQ building and trees, a public footpath exists in full view of the caravan, approximately 20m to the east.

Proposal

This is an application proposing the use of the caravan as ancillary staff accommodation (up to 3 staff) in association with the nursing home. This is in effect a resubmission of B/2006/0210 which expired on 15th August 2007.

Relevant policies

WMSS	QE3, PA14
WCSP	CTC.1, CTC4, SD.2, SD.4, D.17, D.29, D.38, D39
BDLP	DS1, DS2, S17, C4, C25, C26, E9.
OTHERS	SPG 1, SPG10, PPG 2, PPS 1, PPS7

Relevant planning history

B/2006/0210	Use of existing caravan as ancillary staff accommodation (up to 3 staff) in association with Foresters Nursing Home.	Granted August 2007.
B/2005/0869	Amendment to B/2005/0394 to include retention of existing greenhouse/store to rear. As amended by plans and statement received 23/01/2006	Granted February 2006
B/2005/0394	Change of use from stable to ancillary use of nursing home. As amended by plans and bat survey	Granted July 2005
B/1997/0633	Two storey first floor and single storey extensions	Granted February 1998
B/1996/0838	Extensions and alterations	Refused December 1996
B12717	Change of use to rest home	Granted May 1985

Notes

I consider the main issues with this application to be whether the proposal is an appropriate development in the Green Belt, Particularly taking into account the provisions of Policy S17 of the BDLP and Policy D.17 of the WCSP, and whether the proposed development comes under the auspices of SPG10. The proposals must also be considered in terms of its affect on the amenity of the location and the surrounding area.

Green Belt Issues

Policy DS2 of the Bromsgrove District Local Plan and Policy D.39 of the Worcester County Structure Plan is in general accordance with PPG2 in stating that inappropriate development in the Green Belt will only be allowed if very special circumstances exist to outweigh the harm caused to the openness of the area and the purposes of Green Belt Policy. The site also lies within an Area of Great Landscape Value and a Landscape Protection Area, and as such, policy CTC4 of the WCSP and C4 of the BDLP apply which restrict development where it would have a materially detrimental effect on these areas.

Policy S17 of the BDLP states that sites in the Green Belt will not be acceptable for caravans or mobile homes, except in cases which fall within Policies C25 and C26, which the proposed development does not.

This proposed caravan for ancillary staff accommodation would not entail any greater impact on the openness and character of the Green Belt over and above that of the use of the caravan for storage purposes. It is also noted that this application now presents a situation whereby, for whatever purpose the caravan is used – storage or residential and it is considered that the proposed use would have no greater material impact than the previous application in accordance with the supporting statement which was submitted with this application.

Housing Supply – SPG10

The agent has confirmed that the accommodation within the caravan will be provided solely for members of staff working at the nursing home. The agent has confirmed the applicant relies heavily on staff from Asia and Eastern Europe who, generally, do not have access to a car and cannot afford local high cost housing. Nurses furthermore need to live on site or within easy walking distance to provide the level of care necessary. He went on to confirm that there is no room for additional accommodation in the main house.

Although the accommodation is the staff members' main place of residence, that situation only exists while they work for the nursing home.

Providing the caravan remains ancillary to the nursing home and only used as accommodation by those employed by the nursing home, (which I propose to condition), I consider the proposal is not contrary to the provisions contained within SPG10. If the caravan was not connected in any way to the nursing home then its use would be shared residential accommodation, so being contrary to SPG10.

Effect on Amenity

The caravan is situated well away from other residential properties. The proposal will not therefore be contrary to the provisions of SPG1.

However, it could be that general activity generated by the 3 nurses living in the caravan, particularly bearing in mind the possibility of working unsociable hours, may have a detrimental effect upon the amenity of this quiet area. I therefore propose to impose a temporary condition in order to keep the matter under review.

Traffic Implications

The proposed development will generate negligible traffic, as the staff will be accommodated on site requiring no journeys to work to be made.

I therefore find the scheme to be acceptable in this respect.

RECOMMENDATION that permission be GRANTED

1. The premises shall be used for staff accommodation for no more than 3 people employed at the Foresters Nursing Home, and for no other purpose, (including any other purpose in Class A3 of the schedule to the Town and Country Planning (Use Classes) Order (as amended).
2. The building, the subject of this permission, shall be used only for purposes ancillary to the Foresters Nursing Home only.
3. C23 – temporary period of 2 year – land reinstated

Reasons

1. In order to protect the amenities of the area in accordance with Policies DS2 and E9 of the Bromsgrove District Local Plan January 2004.
2. In order to protect the amenities of the area in accordance with Policies DS2 and E9 of the Bromsgrove District Local Plan January 2004
3. In order to control the development, in the interests of the amenities of the area in accordance with Policies DS2 and E9 of the Bromsgrove District Local Plan January 2004.

Notes

Foul drainage shall discharge directly to the sewerage plant/tank. This and its associated soakaway shall be checked to ensure their functionality and capability of taking extra work load.

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (formerly Regional Planning Guidance Note 11), Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS	QE3, PA14
WCSP	CTC.1, SD.2, SD.4, D.17, D.29, D.38, D39
BDLP	DS1, DS2, S17, C25, C26, E9.
OTHERS	SPG 1, SPG10, PPG 2, PPS 1, PPS 7

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.