

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Kenneth Mackenzie	Construction of a new 50 bed dementia care home, with communal facilities, ancillary areas, landscaping and parking (Approval of Reserved Matters) The Uplands/Burcot Grange, 33 Greenhill, Burcot, Bromsgrove, Worcestershire B60 1BL	01.12.2015	15/0703

RECOMMENDATION: That, subject to the satisfactory views of the Tree Officer approval of Reserved Matters be Granted.

Consultations

Lickey and Blackwell Parish Council Consulted 02.09.2015.
Lickey & Blackwell Parish Council have no objection to these proposals.

Highways Department- Worcestershire County Council Consulted 02.09.2015
No objection.

Worcester Regulatory Services- Contaminated Land Consulted 02.09.2015
WRS have reviewed the above application for potential contaminated land issues of which none have been identified. WRS therefore have no adverse comments to make in relation to contaminated land.

Worcester Regulatory Services- Noise, Dust, Odour & Burning Consulted 02.09.2015
No objection subject to conditions.

Landscape & Tree Officer Consulted 02.09.2015.
No objection in principle but further information needed in respect of the root protection area of trees. An Arboricultural Method Statement and Tree Protection Plan need to be provided and further landscaping details.

Drainage Engineers Internal Planning Consultation Consulted 02.09.2015
No objection and no conditions required.

Conservation Officer Consulted 02.09.2015.
No response received.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):
DS2 Green Belt Development Criteria
DS13 Sustainable Development
C18 Retention of Existing Woodland

Others:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

Relevant Planning History

10/0334	Provision of 13 close care suites and 16 assisted living units to form continuing care retirement community (outline). (As augmented by plans received 25th May 2010)	Approved	25.08.2010
10/0337	Demolition of existing outbuildings and extensions. Erection of extensions to provide new care beds; care suites and a Dementia unit.	Approved	18.08.2010
11/0796	Redevelopment of exiting residential institution within Class C2, To provide 58 dementia/memory loss units (Use Class C2) - in outline form: Demolition of extensions to the uplands and out buildings in connection with the former residential institution; Alterations of the uplands (as retained) to provide 5No apartments and a dwelling within the coach house (use Class C3) - in detailed form; alterations to the existing access to Burcot Grange and the Uplands; Provision of access to new accommodation and additional car parking.	Approved	03.07.2014

Public Comments

2 comments received in objection to the application on the grounds of encroachment into the Green Belt, safety of access and loss of rural character.

Assessment of Proposal

This proposal relates to a reserved matters application for the erection of a 50 bedroom dementia care home which was granted outline planning permission on the 03rd July 2014 under B/2011/0796. The matters of access and scale were considered at the outline stage and therefore the matters for consideration are those of appearance and landscaping.

Overview of Planning History

The proposal is located in the Green Belt and the outline application was approved by Members contrary to the advice of Officers. The proposal amounted to inappropriate development in the Green Belt for which there is a presumption against. The application for the care facility was accompanied by an application for renovation and conversion of the existing property 'Uplands' located to the north of the site and the removal of a number of existing outbuildings on the site.

Proposal

The proposed development would consist of building for residential care (Use Class C2) comprising a two storey structure with four ranges surrounding a landscaped courtyard. There will be 50 bedrooms over two floors. The building will also contain kitchens, dining and communal areas. In addition to the internal landscaped courtyard, there will be an additional landscaped area to the northwest of the building called the 'Reflection Approach'. Detailed landscaping plans are provided for these areas. There will be a parking and manoeuvring area to the south of the building similar to the proposed arrangement in the outline application.

Assessment

Members should note that the matters of scale, access and layout were considered at the outline stage under Ref: B/2011/0796. The scale of the proposal complies with the scale of the building approved at the outline stage although some alterations are proposed for operational reasons. The overall footprint complies with what was previously approved. The access to the site will be via a single access point on Green Hill. The matters for consideration in this application are Appearance and Landscaping. The public comments received are noted but relate to the principle of development and not the reserved matters.

Appearance

The application is accompanied by detailed elevations and floorplans and the design concept is further outlined in the Design and Access Statement. There are a mixture of hipped and gabled roofs proposed and a number of other features such as step backs to reduce the visual bulk of the building. The applicant has considered local architectural styles and materials and specifications for the materials have been provided. These are appropriate to the setting and context of Green Hill and Burcot Grange. The proposal complies with policy DS13 of the Bromsgrove District Local Plan.

Landscaping

The proposed Landscape Strategy is outlined in detail in the Design and Access Statement. The site benefits from an attractive setting of existing mature trees (which are protected) and this will be supplemented with some additional planting and the hedgerow to the north of the building will be augmented. There needs to be careful consideration of the impact of the access and parking areas on the existing trees and additional

information is being provided to address this matter. The final views of the Tree Officer are awaited.

Conclusion

There has been sufficient information provided to conclude that the details of appearance and landscaping are acceptable and comply with the development plan. Permission should be granted.

RECOMMENDATION: That, subject to the satisfactory views of the Tree Officer approval of Reserved Matters be Granted.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/Drawings listed in this notice:

Ref: 10234 PL101 Floor Plans

Ref: 10234 PL102 Elevations Sheet 1

Ref: 10234 PL103 Elevations Sheet 2

Ref: 5729.LM.02 Landscape Master Plan

Ref: 5729/ASP1 Proposed Planting Plan

Ref: 5729/ASP2 Reflection Approach Planting Plan

Ref: 5729/ASP3 Reflections Courtyard Planting Plan

Ref: CWA-15-159-500 Proposed Drainage Strategy

Material Details email details dated 22.10.2015 (Bricks - Bamburgh Red Stock by Weinerburger Roof Tiles - Redland plain tile in a Natural Red).

Tree Protection and Landscape Plan (to be provided)

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

Case Officer: Mr David Kelly Tel: 01527 881345
Email: d.kelly@bromsgrove.gov.uk