DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0008-19**	**Applicant:**	**The Glenholme Group**
Proposal:	Proposed 61 bedroom care home		
Location:	The Hungry Horse 108 Halmer Gate Spalding		
Terminal Date:	9th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	1
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	3
RESIDENTS	2	1	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a proposed 61 bedroom care home.

The care home would comprise of one large building with front and rear wings spanning the width of the site and a narrower connecting section between the two. The ground floor would contain a reception area, cafe/bar, office and hair salon at the main entrance. However, much of the ground floor level would act as a void due to main accommodation having to be raised by 2 metres due to flood risk. The main accommodation (bedrooms, lounge, dining etc.) would be spread across two floors above the ground floor. The top floor would accommodate a kitchen, office, laundry and staff rooms. The maximum height of the proposed building would be approximately 13m. However, the building has been designed to take into account the relationship of the site with the properties to the west and so the front and rear wings drop down to approx. 10m in height at the gables (eaves are approx. 5m high) at the west.

23 parking spaces are proposed in total for visitors and staff (including 2 disabled spaces) as well as an ambulance bay. 7 cycle storage units have been incorporated on the eastern elevation.

A communal garden is proposed at the west of the building at existing ground level and a raised courtyard is proposed to the east to flow from the upper ground floor of the building.

Site Description

The application site comprises of a vacant public house with parking to the front and west of the building and a grassed garden area to the rear.

There is an existing access on to Halmer Gate.

The site is situated within a residential area. Existing houses in the vicinity vary in terms of size and age, ranging from bungalows to 3 storey properties.

There is tall conifer hedging along most of the eastern boundary between the application site and properties on Low Road.

Representations

Cllr Ashby - This looks to be a very nice project on a rundown site.

SHDC Environmental Protection - Requests that parts ii-iv of the standard contaminated land condition be applied.

LCC Historic Environment Officer - Requests standard archaeological conditions.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Environment Agency - No objection subject to development being carried out in accordance with the

submitted flood risk assessment and conditions preventing habitable accommodation at lower ground floor level and removal of permitted development rights in respect of extensions to provide additional habitable/living accommodation.

South Holland Drainage Board - No objections.

Lincolnshire Police - No objections to the proposed development. Standard advice given re ensuring safety and crime prevention.

Lincs Bat Group - Recommends a bat survey on the building, as with multiple roof features there are multiple opportunities for bats to be roosting.

PEDALS - Pleased that the applicants have added some cycle storage for staff. If permission is granted please impose the usual condition requiring the cycle storage to be available for use as soon as the building is operational, and retained for that purpose thereafter. It will be helpful to have one or two cycle stands near the main entrance for visitors to use.

Public -
- Not enough parking proposed for staff and visitors
- Impact on views
- Reduction in property value

Main Issues

- Principle
- Flood risk
- Impact upon character and appearance of the area
- Residential amenity
- Highways and parking provision

Principle

The site is located within the settlement boundary for Spalding as set out in the South East Lincolnshire Local Plan (2019) (SELLP) and so development of this nature in this location is considered to be acceptable.

Flood risk

The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.

The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) is the basis for applying the Sequential Test. This concludes that the vast majority of South Holland District is in Flood Zones 2 and 3. Therefore, consistent with wider sustainability objectives, it is not realistically possible to direct all development to zones with a lower probability of flooding. As such, the document outlines a methodology whereby the SFRA hazard and depth maps (in that order) are to be utilised when determining flood risk and applying the sequential test. Using this methodology it is possible to use the information to steer development towards the areas of lower flood risks as advised within Section 14 of the NPPF.

The site is located within Environment Agency Flood Zone 3 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as 'danger for all' in terms of flood hazard with predicted flood depths of 2.0m+.

Policy 17 of the SELLP states that the accommodation needs of the growing ageing population in the district account for up to 10% of housing needs over the Plan period and that this should be met through provision of homes capable of adaption and also through specialist care home provision. It also states that specialist care home provision should be located in the most sustainable settlements e.g. Sub-Regional Centres and Main Service Centres. No specific provision has been made for specialist care home provision in the Local Plan and therefore it is assumed that this need is to be met by speculative applications such as this. Given the wider sustainability benefits associated with a development of this nature, and it being within the most sustainable settlement in

the district, it is considered that these factors outweigh the flood risk of the site.

In terms of the Exception Test, the wider community benefits from providing this specialist accommodation are clear and meet the test. With regard to ensuring the development is safe for its lifetime, the finished floor level of the main habitable accommodation would be set at 2m, which is the highest predicted flood level. This is acceptable.

Impact upon character and appearance of the area

The care home would comprise of one large building with front and rear wings spanning the width of the site and a narrower connecting section between the two. Given that the main accommodation would have to be raised by 2 metres, most of the ground floor level would act as a void with the exterior of the building at this level comprising of banded brickwork.

The maximum height of the proposed building would be approximately 13m. However, the building has been designed to take into account the relationship of the site with the properties to the west (mostly bungalows) and so the front and rear wings drop down to approx. 10m in height at the gables (eaves are approx. 5m high) at the west. This is acceptable. It should be noted that 3 Low Road is of similar height to the proposed building.

The two floors above the ground floor would be a mixture of ivory render and golden buff bricks thereby preventing a large mass of plain brickwork. Large floor to ceiling windows are also proposed.

The tall mature conifer trees along the eastern boundary would screen views from the east and mean that the difference in height between the new building and existing dwellings would be less discernible.

Overall, it is considered that the impact on the character and appearance of the area would be acceptable.

Residential amenity

There would be in excess of 35m separation distance between facing windows on the western elevation of the proposed dwelling and existing bungalows of Avebury Gardens, which is acceptable. Furthermore, there are tall mature conifer trees along the eastern boundary which would prevent overlooking in this direction.

A raised courtyard is proposed on the eastern side of the building, however there are tall mature conifer trees along this boundary which act as screening and would prevent any overlooking of adjacent properties.

It is not considered that the proposed development would result in a material loss of light or have a significant overbearing effect - The western side of the north and south wings would be reduced in height, taking into account the adjacent properties.

An objector raises concerns regarding impact on views - This is a consideration, however it is one which carried very limited weight in the planning balance.

Highways and parking provision

Concern was raised by an objector that insufficient parking spaces would be provided. However, the number of parking spaces to be provided is in accordance with the standards set out in Appendix 6 of the SELLP.

No cycle parking was originally proposed, however amended plans have been received showing 7 secure and covered storage spaces. This is acceptable.

Furthermore, LCC Highways have not objected to the application and so it would be unreasonable to refuse the application on highways or parking grounds.

Other

One objector has raised reduction in property value as an issue - This is a consideration, however it

is one which carried very limited weight in the planning balance.

Conclusion

Taking into account the above, the proposal is considered to be in accordance with Policies 1, 2, 3, 17 and 36 of the South East Lincolnshire Local Plan (2019) as well as Section 12 of the National Planning Policy Framework (2019).