

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>25 February 2009</b>
<b>Application Number</b>	<b>08/02749/FUL</b>
<b>Site Address</b>	<b>Former St Ivel Factory, Beaufort Park, Station Road, Wootton Bassett</b>
<b>Proposal</b>	<b>Erection of 60 bed care home, associated infrastructure including the provision of 20 parking spaces</b>
<b>Applicant</b>	<b>Castleoak Care Developments</b>
<b>Town/Parish Council</b>	<b>Wootton Bassett</b>
<b>Grid Ref</b>	<b>407154 181770</b>
<b>Type of application</b>	<b>Full application</b>

**Reason for the application being considered by Committee**

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because Town Councillor Steve Bucknell is a director of Castleoak Care Developments and is related to Councillor Alison Bucknell who is Deputy Leader of North Wiltshire District Council.

**Summary of Report**

Planning permission is sought for a 60 bed care home on the part of the southern part of the former St Ivel site. The southern part of the site was allocated for employment in the outline permission and in Policy BD1 of the Local Plan 2011. The key considerations in the determination of this application are:

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- Implications on DC Core Policy C3 and Employment policies BD1 and BD2
- Loss of employment
- Affect of the residential amenity of existing properties
- Character and appearance of the area
- Highways Impact

**Officer Recommendation**

Planning Permission be GRANTED subject to the conditions.

<b>Contact Officer</b>	Tracy Smith	01249 706642	tsmith@northwilts.gov.uk
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## Proposal and Site Description

The scheme comprises a 60 bed care home with associated infrastructure and car parking on an area of land on the southern part of the former St Ivel site, Wootton Bassett.

The residential development on the site is underway, although the residential development proposed immediately opposite the site has yet to be constructed. Main roads are being constructed. The application site lies directly adjacent the site which is the subject of an application for 60 one bedroom apartments to which 07/2168OUT relates.

Castleoak Care Developments have yet to secure an operator for the site. The care home is anticipated to provide specialist care for the elderly, particularly nursing and dementia care. The care home falls within a Class C2 use.

The care home would be three storeys in height with a ridgeline of some 12.1 metres with the projecting gables at 12.8 metres.

The proposed care home will be constructed of brick and render and would occupy one single building with landscaping to the south and the provision of 20 car parking spaces and a cycle store.

The scheme will employ 85 full time and part time staff equivalent to 60 full time jobs.

<b>Planning History</b>		
Application number	Proposal	Decision
05/02263OUT	Residential and Commercial (B1) Development, Change of Use of Station House to Community Use, New Means of Access, and Associated Works Including Details of Siting, Design & External Appearance for Land Adjacent Listed Brewery Buildings	Approved
07/00628FUL	Provision of Roads and Associated Landscaping Works	Approved
07/01984REM	Residential development consisting of 50 dwellings along with garages, roads, parking and associated works.	Withdrawn
07/02297REM	Erection of 196 residential units	Approved
07/03243REM	Residential development consisting of 50 dwellings along with garages, roads, parking and associated works (resubmission of 07/01984REM)	Approved
07/02168OUT	Erection of 60 One Bedroom Apartments and Associated Parking and Landscaping	Pending determination

## Consultations

**Wootton Bassett Town Council** - support the application but ask to view the Travel Plan.

**NWDC Environmental Health** – no objections subject to conditions.

**Wessex Water** – no comments.

**Wiltshire County Council** – no objections subject to conditions.

**Highways Agency** – no comment.

## **Representations**

No representations have been received.

## **Planning Considerations**

### Principle of development

The application site lies within the framework boundary of Wootton Bassett and the principle of development is therefore acceptable subject to the satisfaction of relevant policy criteria. In this instance they are Policies C3, BD1 and BD2.

### Loss of employment

The Local Plan allocates the site for about 3 hectares of employment development in Policy BD1. This broadly equated to some 360 jobs which was a figure identified in the Development Brief for the site.

The outline application proposed some 6,809sqm of Class B1 office space which based on average employment densities equated to some 359 jobs. The employment was to be spread across the site with the main area (4,678sqm) provided on the southern part of the site with the remainder in the Brewery Buildings.

Based on the outline permission and the approved illustrative masterplan that part of the site to which this permission relates comprises approximately 1,500 sqm (gross internal floor area) and equates to 78 full time jobs.

The proposed scheme would provide 60 full time equivalent (fte) jobs (85 jobs in a combination of both full time and part time).

It is considered that the net loss of some 18 jobs is acceptable when having regard to the lack of developer interest in the site for employment purposes based on marketing information provided. Furthermore, the care home would potentially provide a more diverse range of employment opportunities than Class B1 office use.

Accordingly, the proposal is considered to comply with Policies BD1 and BD2 of the Local Plan.

### Impact on Residential Amenity

The approved residential development directly opposite the application site has yet to be constructed. It comprises three storey residential apartments with comparable ridge heights. The window to window distance varies between the proposed care home and the new residential apartments between 14-18 metres. This distance is between the front of properties and is replicated elsewhere through the scheme and the wider Wootton Bassett area. Consequently, it is considered that the proposed care home would not detrimentally impact upon the privacy and amenities of potential residents.

## Impact on the Character and Appearance of the Area

The care home will comprise a large single building, three storeys in height. It has gable and half dormer detailing similar to the apartments opposite and follows the design principle of the dwellings on the site.

## Highways and Access

Both the County Council and the Highways Agency raise no objection to the proposal on highways grounds. A Travel Plan has been prepared for the site which includes measures to encourage walking, cycling, use of public transport and car sharing. The Travel Plan has the support of the County Council.

## **Conclusion**

The proposed 60 bed care home would result in a reduction of less than 20 jobs. This is considered to be acceptable in light of the nature of the new employment to be generated and the lack of developer interest in the employment part of the site since it was initially marketed in March 2005 and notwithstanding the fact that a care home operator has yet to be found for the site.

## **Recommendation and Proposed Conditions/Informatives**

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;

The development shall be carried out in accordance with the details so approved.

Items 1 to 4 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

4. No development shall commence until details/samples of materials to be used externally have been submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

5. Before the care home hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 43m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 1m above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

6. The area allocated for parking on the submitted plan (A-552 10 Rev A) for 20 car parking spaces shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. There shall be spaces for disabled and emergency access adjacent to the building.

Reason: In the interests of amenity and road safety.

7. The care home hereby approved shall not be occupied until the access, turning space and parking spaces shown on the submitted plan (A-552 10 Rev A) have been properly consolidated and surfaced to the satisfaction of the local planning authority. Such turning space shall be kept clear of obstructions at all times.

Reason: In the interests of highway safety.

8. The proposed access shall incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2.4m x 2.4m and which shall be kept free of obstruction above a height of 0.6m.

Reason: In the interests of highway safety.

9. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

10. The development hereby permitted shall operate in accordance with the Interim Travel Plan approved dated January 2009.

All the recommendations of the Travel Plan shall be implemented in accordance with the timetable therein.

Reason: In order that the development promotes public transport, walking and cycling and limits the reliance on car based travel.

11. The site has, in the past, been subject to a potentially contaminative use, and I would therefore recommend the following conditions be attached: -

a) In the interests of the protection of public health and the avoidance of pollution, prior to the commencement of any development the site shall be subject to: -

- i) site investigation and risk assessment works for chemical contamination
- ii) works to remediate any chemical contamination identified, that is unacceptable in the context of

the approved development and its environmental setting, as identified by the site investigation and risk assessment works

iii) remediation validation works

The above to be carried out to the satisfaction of the Local Planning Authority.

b) Site investigation works shall be carried out in line with the main procedural requirements of BS 10175:2001 – Investigation of Potentially Contaminated Sites – Code of Practice.

c) Where a requirement for quantitative risk assessment is identified, the assessment works shall be carried out in line with the requirements of the UK Contaminated Land Exposure Assessment (CLEA) guidelines, for assessment of human health risks. Also for ground and surface water risk assessment the Environment Agency R&D Publication 20 “Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources” protocol shall be utilised.

Reason: To ensure that the site is decontaminated in an appropriate manner.

#### INFORMATIVES

1. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:-

C3, BD1, BD2

2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Dwg nos. A-552 10A, 11A, 12A, 13A,15A received by the local planning authority 10 December 2008 and JWK.213-60-114 received by the local planning authority 29 January 2009

#### Reason for Decision

The proposed development by reason of its scale, design and siting, together with employment creation is considered to accord with Policies C3, BD1 and BD5 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li><b>1.20 2.02 2.24 3.03 4.02 5.01</b></li></ul>