

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	14th May 2008
Application Number	08/00382FUL
Site Address	Cepen Park, West Cepen Way, Chippenham SN15 1PG
Proposal	Erection of care home for the elderly with associated facilities and car parking
Applicant	Perspective Developments Ltd
Town/Parish Council	Langley Burrell
Grid Ref	391004 175533
Type of applications	FULL

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 8th April 2002, as it is a departure from the North Wiltshire Local Plan 2011.

Summary of Report

This application is seeking permission for the erection of a 63 bed care home on the outskirts of north Chippenham at Cepen Park. The site is located on brownfield land located between Premier Travel Inn and associated public house "Cepen Park" and the Little Chef/Burger King.

The purpose of this report is to consider the proposal given its departure from Policy H3 of the adopted North Wiltshire Local Plan 2011 having regard to any material considerations and other general policy considerations.

The key issues in considering this application are:

- 1.Policies C3, H3 and NE15 of the 2011 Local Plan
- 2.Appropriate land use/principle of development
- 3.Impact on the character and appearance of the area

Officer Recommendations

Planning Permission is GRANTED subject to conditions.

Contact Officer	Tracy Smith	01249 706642	tsmith@northwilts.gov.uk
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Proposal and Site Description

The application is for the erection of a sixty three bed care home with associate communal facilities and car parking (20 spaces and 8 cycle spaces). The care home will be managed and operated by Hallmark Healthcare. The care home, a Class C2 use, is proposed to provide nursing care and nursing dementia care.

Hallmark Healthcare currently operate 24 care homes throughout England and Wales.

The care home will provide approx. 55 equivalent full-time jobs.

The proposed care home is predominantly a three storey structure with two storey additions of the eastern part of the building. In terms of the scale, design and massing of the building this has largely been dictated by the existing built form on the wider area, namely the Premier Travel Inn and existing site levels. It is noted that the adjacent Travel Inn is only two storeys in height, however, it occupies an elevated position above the site of the care home such that the ridge height of the proposed care home would still be lower than the adjacent hotel (also a C Class Use).

The siting of the care home has also followed the form of the hotel in terms of established building line and orientation.

Materials proposed to be used are similar to the adjacent hotel and draw reference to traditional materials found in Chippenham and comprise a mix of reconstituted cast and rough stone.

The application site comprises approx 0.3090 hectares and is situated on the northern outskirts of Chippenham of the A350. Its lies between and among the Cepen Park public house and associated Premier Travel Inn (to the west) and Little Chef/Burger King (to the east) with the Esso Petrol Filling Station and A350 West Cepen Way running to the south of the site. The application site is highly visible from the south with limited visibility from the north and east due to landscaping and existing built form. Chippenham Golf Course is located north of the site and is visually and physically separated by a mature Leylandii tree belt.

Consultations

Langley Burrell Parish Council – no comments or objections.

Wiltshire County Highways – no objection subject to conditions.

Highways Agency – no objection.

Wessex Water – no objections.

Representations

One letter of objection has been received on the following grounds:

- Inappropriate development on site designated for roadside services

Planning Considerations

Principle of development

The application site is located outside the framework boundary of Chippenham. Notwithstanding its location outside of the boundary and therefore within the countryside, it is located within the built up northern edge of the town.

The site is not the subject of any specific land use designations and is located within an area where there are services comprising a petrol filling station, restaurant, hotel and associated public house.

Policy H3 clearly seeks to restrict residential development, including residential institutions, to sites within the framework boundary. Accordingly, the proposal clearly conflicts with Policy H3.

Accordingly, the proposal falls to be considered in light of any material considerations which would outweigh Policy H3. Policy C3 and Policy NE15 of the Local Plan are also considerations.

Material Considerations

The key material consideration in the determination of the application is its location. It lies outside the framework boundary, however, it is clearly located within the built up extent of the town north of the A350. It would be sited between and amongst existing development.

The boundary to the north of the site which comprises an existing tree belt provides a physical and visual boundary, which this proposal would not breach.

It is for this reason that the proposal is considered to be an acceptable departure from Policy H3 of the Local Plan in this instance.

Character and appearance of the area

The application site lies amongst established development. It has been designed and sited to complement the adjacent hotel reflecting some of the details of the building and the materials used.

It is considered that the proposed care home would be viewed in the context of the hotel and the remaining development on the site and would thus be in keeping with the character and appearance of the area.

Views of the site from the north on the approach to Chippenham would be limited due to the existing 8-9m Leylandii hedge screening the site. It is noted that the hedge lies both within the application site and outside of it, within the ownership of the golf course, however, it is considered that in the event that the hedge were removed, the development would still be viewed within the context of existing development and the built up area of Chippenham.

Accordingly, the proposed development is considered to comply with Policy C3 and Policy NE15 of the North Wiltshire Local Plan 2011.

Impact on adjacent uses

Window to window distances between the existing hotel and care home are 22 metres, given the nature of the uses, this is considered to be acceptable and would not impact upon the amenities of either use.

Recommendation and any Proposed Conditions/Informatives

Planning Permission be GRANTED 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) the means of surface water disposal;
- (2) the means of foul sewage disposal.

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

Items 1 and 2 shall be completed prior to the use or occupation of the development.

Reason: In the interests of amenity and satisfactory layout.

4. Notwithstanding the details submitted, prior to the commencement of the development hereby permitted, details of materials to be used externally shall be 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. The area allocated for parking on the submitted plan 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.

Reason: In the interests of amenity and road safety.

Informative:

1. 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.

PL01-10 and 406/01 date stamped 15/2/2008.

Reason for Decision

The proposal, due to its location beyond the framework boundary, is contrary to policy H3 of the North Wiltshire Local Plan 2011. However, material considerations including the sites location within the built up northern edge of the town, are considered to outweigh this policy based objection. Notwithstanding, this, the proposed development is considered to accord with Policies C3 and NE15 of the Local Plan 2011.

Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.24; 2.10; 4.02; 4.04
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