

MAIN AGENDA

3 4/08/2107/0

PROPOSED EXIENSIONS & ALTERATIONS IO PROVIDE
INDEPENDENI SELF SUPPORTIVE CARE UNITS, NEW
KITCHEN/LAUNDRY/BOILER ROOM FACILIIIES AND
ENLARGED DINING & LOUNGE FACILITIES WITH NEW CAR
PARK AND ACCESS ROAD
JOHNSON HOUSE, HILLCREST AVENUE, HILLCREST,
WHIIEHAVEN, CUMBRIA
THE ABBEYFIELD SOCIIEIY

Parish Whitehaven

Members will have now had the benefit of a site visit following deferral of the application at the last meeting and the opportunity to fully appraise the material planning issues the application raises. The site visit took place on Wednesday 14 May 2008.

A major extension is proposed to Johnson House, an existing Abbeyfield Home which provides sheltered accommodation for older people at Hillcrest, Whitehaven. Comprising a large detached property situated in its own grounds within this residential estate, it is the intention to construct a large extension to the south side which will almost double its size. This will be both single and two storeyed and provide a total of seven independent care units, a two bedroomed housekeeper's flat and ancillary facilities. Internal reorganisation and improvement of some of the existing facilities will also take place.

Vehicular and pedestrian access to the site will remain as existing off Hillcrest Avenue with a 6 bay car parking area adjacent to the existing car park to accommodate any potential increase in cars visiting the site, which the Highway Authority raises no objection to.

Proposed external finishes to the new build will comprise coloured wet dash rendered walls and grey concrete tiles to match the existing.

The site adjoins Jericho Plantation to the south which is a substantially wooded area protected by a Tree Preservation Order (TPO). The application encroaches on part of this area and does have some implications for a number of trees. The extension will be erected in a largely cleared area forming part of the plantation with the majority of the trees affected being situated on the edge. This was evident at the site visit. A tree survey, arboricultural method statement, implications assessment and tree protection plan have now been provided. This has enabled a thorough assessment of the impact of the proposal on the protected trees to be made. The Council's Landscape Officer is satisfied with the information provided and confirms that the loss of some 10 trees is acceptable as part of the proposal. To mitigate against any adverse affect on soil saturation and the loss of ten early mature trees on the site a hedgerow is to be

MAIN AGENDA

planted around the new boundary line of the extension.

United Utilities have objected as a public sewer crosses the site. The applicant's agent is currently negotiating its diversion.

This application has raised strong feelings within the local community. To date 29 letters of objection have been received. Concern is expressed on the following collective grounds:-

1. Visual intrusion, loss of light and privacy and views to immediate neighbours.
2. The site is a haven for wildlife, including red squirrels. Any development would impact on their habitat and compromise the ecostructure.
3. The development would be too big and look out of place.
4. The proposed development would lead to the loss of valuable local amenity as it is the only green space on the estate.
5. Devaluation of surrounding houses.
6. Adverse impact on the protected trees - any extension should not encroach on the TPO.
7. Loss of a playground for local children.
8. Both the surface water drainage and sewerage systems on the Hillcrest estate are inadequate. This development will exacerbate the situation causing increased flooding to neighbouring houses. When Johnson House was built it caused a lot of local flooding leading to civil court action with the developer to address the situation. New systems should be put in place before any building work is allowed.
9. Existing right of way across the plantation may be affected.
10. Both the extension and car park will increase the area for surface water run off and affect the water table, increasing the risk of flooding.
11. Construction activity will cause noise disturbance to local residents.

In response to the concerns raised the following comments are submitted:-

1. It is inevitable there will be some affect on views and light resulting in some degree of visual intrusion to the dwellings immediately adjoining/overlooking the site, particularly those at the rear which are the nearest. However, the distance between

MAIN AGENDA

these and the proposed extension exceeds the minimum separation distance of 21 metres required by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016. It is therefore likely that any adverse impact in terms of overlooking/loss of privacy will be minimal.

2. It has been demonstrated that there will be minimal adverse impact on the plantation, in terms of tree loss and wildlife as the main body of trees will remain untouched.
3. Devaluation and construction concerns are not material planning considerations.
4. Foul and surface water drainage disposal is recognised as a key issue relevant to the consideration of this application. Concern has been expressed by the Council's Drainage Engineer that the area of Hillcrest generally is subject to such problems. It is therefore essential that details of the proposed method of the disposal of foul and surface water are submitted for approval before any building work is commenced on site. This can be adequately controlled by appropriate condition. The applicants' agent is currently progressing the drainage issue with Environmental Health and I can report that a consultant has now been engaged to produce a satisfactory scheme.

Although the proposed extension is large, it is considered acceptable in design terms with its scale and massing being in keeping with the existing property

It has been demonstrated that the key issues the application raises have been satisfactorily addressed. It is evident that the impact on the TPO will be minimal, with the main tree body being unaffected. Drainage, whilst an ongoing issue, can be covered by appropriate conditions to ensure the provision of a satisfactory scheme.

Policies HSG 18 and ENV 10 are the relevant policies against which this application should be assessed. The former governs the creation of or extensions to residential care homes providing they are of a scale, design and materials which retain the character of the building and are compatible with its surroundings. The latter protects trees where they are covered by a TPO from inappropriate development.

Taking the above into account the proposal represents an acceptable scale and design of extension to this existing care home. Although situated within an established wooded area protected by a TPO it is considered that there will be minimal adverse affect on the trees.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

2. Trees T11-23 inclusive, as identified on the tree survey and constraints plan, shall be retained. Adequate protection measures for the retained trees during the course of development, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
3. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority
4. If within a period of two years from the completion of the development any retained or newly planted tree is uprooted, destroyed, or dies, another tree shall be planted at the same place. That tree shall be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.
5. A hedgerow shall be planted round the new boundary line of the extension hereby approved, the specification for which shall be in accordance with the Council's Landscape Officer's recommendations dated 8 May 2008. The hedgerow as approved shall be planted before the development hereby approved is brought into use.
6. No development shall take place until a scheme showing construction details, surface finishes, drainage and lighting of the vehicular access, car park and footpath hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details before the extension is brought into use.
7. No development shall commence until a detailed scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details before the extension is brought into use.

MAIN AGENDA

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

To strengthen and improve planting in the area in the interests or general amenity.

To ensure the adequate construction of the access, car park and footpath in the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

An acceptable scale and design of extension and alterations to this established care home within an area covered by a Tree Preservation Order, in accordance with Policies ENV 10 and HSG 18 of the adopted Copeland Local Plan 2001-2016

4 4/08/2117/0

PROPOSED DEMOLITION OF OLD CHURCH, ERECIION OF 3
TERRACED DWELLINGS
LAND ADJOINING 129, MAIN STREET, FRIZINGTON,
CUMBRIA.
RMG DEVELOPMENTS

Parish Arlecdon and Frizington

- The Parish Council asks if there will still be a right of way to the garages at the rear of Lindow Street and are concerned that the site is not large enough for 4 dwellings.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took lace on Wednesday 14 May 2008

Planning permission is sought to redevelop this prominent site on the corner of Main Street and Yeathouse Road, Frizington currently occupied by a derelict church. It is proposed to erect a terrace of three dwellings offering accommodation over three storeys with accommodation in the roof space. The dwellings will be set back 1.0m