



REGULATORY SERVICES COMMITTEE

22 March 2012

REPORT

Subject Heading:

P1862.11 – The Lodge Care Home, Lodge Lane – Retention of “as built” extension forming high dependency dementia care unit comprising 19 bedrooms, 15 car parking space, ambulance dock and external landscaping (received 16 December 2011; revised plans received 1 March 2012)

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Policy context:

Local Development Framework
The London Plan
National Planning Policy
Statements/Guidance

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This report concerns an application for the retention of a high dependency dementia care unit, as an as-built extension comprising 19 bedrooms and associated facilities, together with the proposal for a reconfigured 15 parking space car park, ambulance dock and external landscaping. It represents an amendment to the approved scheme (Planning reference P0750.07) for a similar development. Staff consider that the proposal would accord with specialist housing, environment and parking/highways policies contained in the LDF Core Strategy and Development Control Policies DPD and approval is therefore recommended, subject to the satisfactory completion of Unilateral Undertaking and conditions.

RECOMMENDATIONS

That the proposal is unacceptable as it stands but would be acceptable subject to the applicant entering into a Unilateral Undertaking under the Town and Country Planning Act 1990 (as amended), to secure the following:

- Development to be used in perpetuity only for the care of persons who have been diagnosed with dementia and who require high dependency care for their dementia condition
- The highways contribution of £25,000 provided in a Section 106 Agreement dated 20th July 2007 pursuant to Planning Permission reference P0757.07 which has been paid to the Council shall be retained by the Council as a Highway Contribution pursuant to this application Reference P1862.11 together with accrued interest from receipt to the date spent for the purposes of highways improvements for pedestrian crossing facilities and / or traffic calming measures in the vicinity of Lodge Lane
- Payment of the Council Legal fees in respect of consideration of the Unilateral Undertaking
- Payment of Monitoring Fees in association with each of the planning obligations as required by the Council
- That Staff be authorised to accept such an undertaking following the Heads of Terms set out above and that upon its completion planning permission be granted subject to the following conditions:
 1. Within 6 months of this approval, provision shall be made within the site for 15 car parking spaces illustrated on the submitted drawings and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made available off street in the interests of highway safety.

2. Before any of the car park development hereby permitted is commenced, samples of materials for the access road surfacing/car park surfacing shall be submitted to and approved in writing by the Local Planning Authority. It is preferable that these materials are either permeable or allow for SUDS. Thereafter the development shall be constructed with the approved materials.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area in accordance with Policy DC61 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document.

3. Within 3 months of this approval a scheme of hard and soft landscaping shall be submitted to and approved by the Local Planning Authority, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for their protection in the course of development. Such details shall include all trees and shall include the size and type of any new trees on planting. All planting, seeding or turfing comprised within the scheme shall, with the exception of that already undertaken, be carried out in the first planting season following completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with another of similar size and species, unless otherwise agreed in writing by the Local Planning Authority. The developer/owner shall advise the Local Planning Authority in writing when the tree planting has been implemented.

Reason: To enhance the visual amenities of the development and in accordance with Policies DC60 and DC61 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document.

4. Within 3 months of this approval, 2m high screen fencing of the same type as currently erected shall be erected in accordance with that shown on drawing No. 6993/DSP1 Rev A and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development.

5. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

6. Within 14 days of the date of this planning permission, details of wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be permanently retained and used at relevant entrances to the site throughout the course of construction works.

Reason: In order to prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area.

7. No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or construction related deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority.

Reason: To protect residential amenity, and in order that the development accords with the Local Development Framework Core Strategy and Development Control Policies Development Plan Document Policy DC61.

8. Prior to the commencement of any ground-works or development in relation to the car park;

- a. A site investigation shall be undertaken to assess the level and extent of any landfill gas present, together with an assessment of associated risks. The investigation shall be in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing.

- b. If during development works any contamination should be encountered which was not previously identified in the Site Investigation then works should halt immediately and the Local Planning Authority consulted to agree appropriate further action.

Reason: to protect those redeveloping this site and any future occupants from potential landfill gas.

9. Prior to the commencement of the car park development hereby permitted, a revised full and detailed application for the Secured by Design scheme shall be submitted to the Local Planning Authority,

setting out how the principles and practices of the aforementioned scheme have been/are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Havering Police Crime Prevention Design Advisor, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of residential amenity and creating safer, sustainable communities, reflecting guidance set out in PPS1, and Policies CP17 and DC63 of the LDF Core Strategy and Development Control Policies DPD, and 7.13 of the London Plan (published 2010).

- 10 Prior to the commencement of car park development, details of any external lighting to be implemented within the scheme are to be submitted to and approved in writing by the Local Planning Authority and such approved scheme shall be implemented prior to the first occupation of the development subject of this planning permission.

Reason: For the interests of security and protection of the visual amenity to the Green Belt.

- 11 Within 3 months of this approval, the Final Code Certificate of Compliance shall be provided to the Local Planning Authority in order to ensure that the required minimum Code for Sustainable Homes rating has been achieved.

Reason: In the interests of energy efficiency and sustainability in accordance with Policy DC49.

12. Within 3 months of this approval, written details shall be submitted to the Local Planning Authority to demonstrate that the measures relating to on-site renewables, agreed under reference Q0048.09 have been successfully implemented.

Reason: In the interests of energy efficiency and sustainability in accordance with Policy DC50.

13. Within 3 months of this approval, a surface water drainage scheme for the site, based on the sustainable drainage principle and an assessment of the hydrological and hydro-geological context of the development, must be submitted to and approved in writing by the local planning authority. The scheme shall include an underground storage tank and the incorporation of dry swales and piped filter trenches to collect, wherever possible, rain water down pipes and selected road and parking areas. The scheme shall subsequently be implemented in accordance with the approved details within 3 months of the date those details are approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

14. Within 3 months of this approval, the weatherboarding shall be provided as a finishing surface to the flank elevation of the extension and finished in a dark stain which has been previously submitted to and agreed in writing with the Local Planning Authority. Thereafter, the weatherboarding shall be permanently retained and maintained.

Reason: In the interest of visual amenity and the character of the Green Belt

INFORMATIVES

1. The Council encourages the developer to apply the principles of the "Considerate Constructors Scheme" to the contract for the development.
2. In aiming to satisfy community safety condition(s), the applicant should seek the advice of the Police Crime Prevention Design Advisor (CPDA). The services of the local Police CPDA are available free of charge through Havering Development and Building Control or Romford Police Station, 19 Main Road, Romford, Essex, RM1 3BJ." It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).
3. Reason for approval:

The proposal accords with Policies CP1, DC5, DC33, DC35, DC36, DC45, DC49, DC50, DC55, DC56, DC60, DC61. DC62 and DC63 of the LDF Core Strategy Development Plan Document Development Control Policies Development Plan Document, the London Plan. On balance of all of the material considerations and the very special circumstances case promoted by the applicant to justify inappropriate development within the Green Belt it is considered that the case made is sufficient to justify the inappropriate development in the Green Belt as an exception within PPG 2 and within the reasoned justification to Policy DC45.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85.00 per submission pursuant to discharge of condition is required.

REPORT DETAIL

1. Site Description

- 1.1 The application site is located to the western side of Lodge Lane within an area designated as Metropolitan Green Belt.
- 1.2 Originally approved in 1996, the existing care home represented a conversion of an original derelict barn. The building is single-storey with pitched roofs and hipped ends.
- 1.3 The Care Home building with its landscaped grounds which forms the application site is separated from the remainder of the agricultural holding (also within the applicant's ownership) by fencing. At the time of the site visit the works approved in 2007 for a care home extension had been completed (albeit not in accordance with the approved scheme) although the car parking area has not yet been formed.
- 1.4 Accessed off Lodge Lane, the site is predominantly level. There are a few trees planted within the landscaped grounds.
- 1.5 The surrounding area is open to the north/north-west, west and south of the application site (including the remainder of land within the applicant's ownership) with uses appropriate to this Green Belt area. To the east on the opposite side of Lodge Lane are a mixture of 1- and 2-storey dwellings and flats within the urban area. Beyond the open land to the south of the application site is urban housing on the same side of Lodge Lane/Frinton Road. To the north along the same side of Lodge Lane/Litten Close are residential properties within the urban area.

2. Description of Proposal

- 2.1 The proposal is a resubmission following approval in 2007 and as such represents an amendment to that scheme which has been implemented in part. The proposal is for an extension to the existing residential care home to provide 19 bed spaces specifically for high dependency dementia patients with an extension to the existing car park to provide an additional 15 car parking spaces and an ambulance bay with landscaping.
- 2.2 The proposed extension has already been constructed to the west corner of the existing residential care home allowing for two internal access points / fire exits to the existing building and provides for 19 individual rooms, dining hall, separate entrance and lobby area, interview room, office and two additional rooms for staff, all surrounding a new central courtyard area.
- 2.3 The extended building is of a square footprint to the rear (west) with a smaller projection to the south which contains the lobby/entrance. The

extension is designed to match the existing building which is predominantly single-storey. A mixture of gable and hip roofs are shown, plus additional roof dormers. The southern projecting section is to be treated with timber boarding above the brick plinth.

2.4 In addition to the landscaping already undertaken 4 trees would be planted to the south of this projecting section inside a realigned fence. A pedestrian access would be formed linking the new entrance directly to Lodge Lane.

2.5 There is no proposed change to overall floorspace of 845 sq.m (excluding the internal courtyard) or the number of bed-spaces (19) in relation to the approved scheme. The main differences from the approved scheme are:

- the reconfiguration of the room layout from a square with two projections each to the west and south elevations to one larger projection to the north-west (one larger lounge area as a direct replacement for the two smaller lounges) and to the south adjacent to the proposed entrance, with a direct relocation of 4 bedrooms (approximately 90 sq.m)

- the reconfiguration of the parking area from 5 separate bay areas to a larger more compact arrangement in a single 12-space parking court with a separate 3 space bay

- reduction in parking spaces from 19 to 15

- retention of more existing trees to the front of the original building

3. **History:**

3.1 Substantial planning history exists and includes the following:

L/Hav 270/66 - Residential Development - Refused

L/Hav 111/69 - Residential Development - Refused

P1701.90 - Change of use from barn to old people's retirement home - Withdrawn

P1702.90 - Change of use from residential to doctor's surgery - Withdrawn

P1703.90 - Proposed golf course - Withdrawn

P0894.95 - Refurbishment of building to provide nursing home - Approved

P0123.96 - 40 bed nursing home - Approved

P1049.96 - Proposed staircase, enclose and conservatory - Approved

P1443.96 - Proposed close care units and conservatory - Resolved to approve S106 not signed

P0556.97 - Proposed additional bedroom at first floor level - Approved

P0632.98 - Proposed link to provide access between existing nursing home and approved conversion of Havering Lodge - Refused

P1285.98 - Proposed single storey bedroom link - Approved

P1050.00 - Proposed roof accommodation and dormer windows – Approved

P0757.07- Extension to the Residential Care Home to form a high dependency dementia care unit comprising 19 no. bed spaces and associated facilities, external landscaping and associated care parking spaces – Approved

4. Consultation/Representations:

- 4.1 67 neighbouring and nearby properties were notified of the application, a site notice was posted and an advertisement placed in a local newspaper.
- 4.2 1 response has been received objecting to the fact that the additional parking area has not been constructed causing on-street parking in nearby side roads. The objector considers that double yellow lines should be provided at the corner of Frinton Road to overcome this problem.
- 4.3 The London Fire and Emergency Planning Authority have written to advise that the access should comply with the Building Regulations.
- 4.4 The Metropolitan Police Crime Prevention Design Advisor has written to indicate that the proposal does not raise any additional crime risk concerns than the scheme approved in 2007, however he raises concerns and requests that suitable conditions and an informative is attached to any grant of planning permission.
- 4.5 Following their original objection to the proposal, the Environment Agency have withdrawn their objection and recommended the attachment of a suitable condition in respect of flood risk attenuation.

5. **Staff Comments:**

- 5.1 The issues in this case are the principle of the development, the impact of the development in the street scene, impact on the amenities of nearby residential occupiers and parking. Policies CP1, DC6, DC33, DC35, DC36, DC45, DC49, DC50, DC55, DC56, DC60, DC61 and DC63 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are relevant. Also relevant are Policies 3.1, 3.17, 5.7, 5.8, 5.12, 5.13, 5.2, 6.10, 7.4, 7.6, 7.16 and 7.21 of the London Plan (2010) and PPS1 (Sustainable development), PPG2: Green Belts and PPG13 (transport).

Principle of development

- 5.2 The application site is located within the Metropolitan Green Belt where there is a presumption against new development in order to meet its aims and objectives. Guidance contained in PPG2 is that institutional uses are not an appropriate use within the Green Belt. LDF Core Strategy and Development Control Policies DPD Policy DC45 supports this presumption against new inappropriate development and as the development is inappropriate it is harmful by definition and unacceptable in principle.
- 5.3 As this development constitutes inappropriate development, the issues are therefore whether this harm and any additional harm caused through physical impact and other factors is outweighed by other material considerations which amount to the very special circumstances necessary to outweigh the presumption against inappropriate development in the

Green Belt. Before a special circumstances case is considered, other issues are considered in relation to whether any other harm is caused.

Impact in the Street Scene

- 5.4 Despite the additional footprint and loss of Green Belt land, the overall design of the new extension is in general keeping with the existing building. The architecture is based on that of the existing care home creating a development in a subservient position attached to the west/southern corner of the original building. The proposal is for the retention of the constructed building and a reconfigured parking layout, the building has been amended to provide a larger single projection to the south which accommodates both of the previously smaller projections to this elevation. This section has therefore been extended in width and provided with a gable end with light coloured paint, such that as land immediately to the south is undeveloped and bare of buildings or any significant screening, it is visible in longer views from the south of the application site and has therefore increased the impact of the extension in the streetscene. The changes to the projections to the west do not have any significant impact in the streetscene.
- 5.5 The proposal involves the provision of a new treatment of dark stained timber weatherboarding to the new visible side elevation of the southern projection together with the provision of 4 new trees. The proposal would nonetheless remains single-storey and in character with the existing building and would maintain a subservient relationship, such that together with the weather boarding which is a feature common to this area and the proposed tree screening to the south, Staff consider that this would result in an acceptable impact on visual amenity in the streetscene.

Impact on the Open Character of the Green Belt

- 5.6 Whilst the presence of the structure, the associated car parking, access and extended curtilage would have an impact upon the openness of the Green Belt, there is a judgement to be made about whether this impact would be significant or cause substantial harm to the character of the Green Belt in this location. In this particular instance Staff consider that the particular circumstances and design are such that the degree of physical and visual harm to the Green Belt may be acceptable.
- 5.7 The proposed amendments to the scheme do not, in Staff's view, represent a change to the overall impact on the open character of the Green Belt. However, the development remains inappropriate and the in principle harm caused would be sufficient to justify refusal unless a case for very special circumstances can be provided and supported.

Impact on Residential Amenity

- 5.8 There are no residential properties immediately adjoining the area covered by the extension such that Staff consider that there would be no physical impact on residential amenity. The proposal, which is an amendment to the

approved scheme, would not result in any significant increase in noise and disturbance over that previously considered to be acceptable.

Parking/Highways/servicing

- 5.9 There would be 15 parking spaces provided, totalling 28 at the care home. Annex 5 of the LDF indicates that the expected number of parking spaces would be 1 space per 4 resident bed-spaces. In relation to the extension 15 spaces would be provided for 19 bed spaces. There are 50 bed-spaces at the main care home such that for 69 bed spaces, 17 spaces would be needed.
- 5.10 Staff consider that the proposed level of parking provision would be acceptable. The proposed provision would ensure that there is reduced/minimal on-street parking and there are no objections from Highways on parking or servicing grounds.

Trees

- 5.11 The proposal would involve the planting of trees, much of which has already been effected, and the reconfiguring of the parking area would enable the retention of more trees to the front of the main care home. In relation to the southern projection 4 additional trees would be planted to screen this.
- 5.12 Staff consider that this would be acceptable.

Legal Agreement

- 5.13 The scheme is for the retention of an extension of 944 sq.m (including the courtyard area) to provide 19 dementia care beds at the existing care home. The applicants have indicated that, as previously, they are prepared to submit a Unilateral Undertaking in relation to the retention of the dementia care use of the extension and in relation to the highways contribution.
- 5.14 The highways contribution of £25,000 has already been paid. Nonetheless it has not yet been spent and it is appropriate the Unilateral Undertaking recognises that the amount must be tied to an implemented scheme.

Special Circumstances Case

- 5.15 PPG2 and the LDF require a very special case for allowing the proposed use, or any other inappropriate developments for that matter, to be constructed within the Green Belt. Members therefore need to consider carefully whether the 'very special circumstances' indicated by the applicant provide sufficient case to outweigh any harm to the Green Belt in principle or physically, arising from the proposed extension to the existing residential care home for high dependency dementia units into an area of previously undeveloped Green Belt land.

- 5.16 It should be recognised that the extension itself is for the most part built in accordance with the plans approved under application P0757.07 and that a special circumstances case was submitted at that time which was considered by Members to justify outweighing the in principle and other harm to the Green Belt. There has been no change to the number of bed spaces (19). The applicants have nonetheless submitted that there remains a serious shortfall of permanent and respite high dependency dementia care bed spaces in the Borough to meet current and future predicted demand which, in their view, has not altered since 2007. It is their submission that the proposal is for a revised design of this original scheme and that this provides a unique facility which enables those with low level dementia and/or other frailties to remain in the same environment even if they need to move to the high dependency dementia unit later in their old age care.
- 5.17 The case for the extension to provide a 19-bed dementia care unit was previously accepted by Members as being sufficient to outweigh the harm identified to the green belt. The proposal is for the retention of the extension of the 19-bed dementia care unit which has been constructed, albeit not in accordance with the original approved plans. Staff consider that having already agreed to the construction of the extension, that it is not necessary to reassess the special circumstances case to decide whether the constructed unit would meet the current requirements for dementia care, since the unit is already providing that care and the use is restricted through a planning obligation to dementia care provision.
- 5.18 However, for the purposes of this report, details of the case presented are identified below for information and Staff comments are updated, as appropriate.
- 5.19 The applicant previously submitted a supporting need case concluding that there was then a shortfall of 180 high dependency bed spaces within the Borough. These figures had been derived from and agreed with the Alzheimer's Society, Dementia Research UK and Havering Social Services.
- 5.20 The applicant also raised that health and longevity of the patients and continued requests from residents and relatives to spare the stress and uncertainty of the patients moving away from familiar staff and surroundings are reasons why the extension would be appropriate to be attached to the existing care home. It was argued that once a person becomes 'high dependency' with the onset of dementia and goes beyond the capabilities of the existing resources of the current care home, the patient is at present required to be relocated to an alternate location. The movement of this person disrupts the lives of the patient and creates a further risk for additional stress and in some cases premature death. The applicant indicated that the creation of additional beds within the same site is both heavily demanded and would allow for an easy transition for patients thus reducing stress levels on both patients and families in providing ongoing familiarity and care.

Staff Comments:

- 5.21 The risk of getting dementia increases significantly after the age of 80. The GLA in 2009 projected that the number of Londoners over 80 would increase by 30% in the next 30 years to 352,000 by 2031. In the 2001 Census, the number of people aged 80 and over in Havering was 12,700. As dementia is prevalent among the older population, the number of people with dementia is expected to rise. With the growing ageing population base, there remains a need for further dementia care bed spaces within the Borough.
- 5.22 In late 2011, a survey undertaken by the Council which indicates that 30 of the 34 care homes in Havering which were dementia registered reported that 609 people being cared for had a formal diagnosis of dementia although staff perceived that up to 765 did have dementia. Havering's over 80 population is above the London average.
- 5.23 This needs case however, would only prove the need for additional beds within the Borough. Extensions to existing residential homes are arguably the most efficient means of providing for such a need, as they benefit from the provision of existing services and infrastructure. This on its own was not considered previously to be sufficient to support a case for further development within the Green Belt. A further special circumstance based on health reasons has therefore been provided.
- 5.24 Havering Social Services agreed with the broad accuracy of the statements in relation to care being provided within a familiar surrounding.
- 5.25 Members are reminded that they considered that the need for bed spaces together with the argument for emotional stress to patients and relatives provided additional justification of the weight required to demonstrate very special circumstances to outweigh any harm to the Green Belt arising from the proposal.
- 5.26 The proposal has the advantage of being an extension to an existing nursing home, with the benefits of shared facilities, parking etc. Moreover, the subservient positioning of the extension and its sympathetic design would reduce its prominence and its impact upon the openness of the Green Belt. Whilst there would undeniably be some impact upon the character and openness of the Green Belt in this location and the amended scheme does extend further to the south of the original building, Staff consider that the proposal would not result in a significant increase in activity on the site, nor would it affect an area that is used by the general public as open space or of unusually high landscape quality. Under these circumstances in this particular instance it is considered, on balance, by Staff that the case put forward by the applicants provides the very special circumstances necessary to outweigh the harm to Green Belt, both in principle and physically.

5.27 Should members agree with Staff that the case for special circumstances has been demonstrated for this amendment and that permission should be granted, then, a Unilateral Undertaking as offered by the applicant would need to be entered into and appropriate conditions imposed.

5.34 The provisions of the Town and Country Planning (Consultation) England Direction 2009 requires that applications involving inappropriate development in the Green Belt should be referred to the Secretary of State where it involves a floorspace over 1,000 square metres or for any other development which, by reason of its scale or nature or location would have a significant impact on the openness of the Green Belt. In addition, the Mayor of London Order 2008 indicates that proposal with the same thresholds should be referred to the Mayor of London. The proposal would be for less than 1,000 sq.m (944 sq.m – total including the internal courtyard) and Staff judge that the proposed amended scheme would have no greater impact than that already approved/mainly constructed and that the amendments to that scheme do not, of themselves, have a significant impact on the openness of the Green Belt.

6. **Conclusions**

6.1 It is considered that the proposal would not be acceptable in principle but that the very special circumstances are sufficient to outweigh the in principle harm arising. Providing works are undertaken to introduce more appropriate materials and the four trees to the realigned southern boundary within a reasonable time, it is considered that the scheme would not result in any significant harm to visual amenity in the streetscene or have any impact on residential amenity and that it would provide sufficient parking provision. It is therefore considered that it would be in accordance with Policy and Staff therefore recommend that planning permission be granted. Judgement has been made in relation to the impact of the revised scheme in the streetscene and Members may place different weight on this, nonetheless Staff consider that the proposal would be acceptable.

IMPLICATIONS AND RISKS

7. **Financial Implications and risks:**

7.1 None

8. **Legal Implications and risks:**

8.1 Legal resources are involved in finalising the terms of the unilateral undertaking.

9. **Human Resource Implications:**

9.1 None

10. **Equalities and Social Inclusion Implications:**

- 10.1 The Council's planning policies are implemented with regard to Equalities and Diversity. This proposal targets that part of the community in need of special care facilities.

BACKGROUND PAPERS

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions and Standard Green Belt reason for refusal.
5. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
6. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
7. The relevant planning history.