

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **8<sup>TH</sup> JANUARY 2020**

**REPORT BY:** **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

**SUBJECT:** **FULL APPLICATION – NEW BUILD 32 BED EXTENSION TO AN EXISTING CARE HOME FACILITY AND ASSOCIATED ADMINISTRATION/SERVICE AREAS WITH EXTERNAL LANDSCAPING AT MARLEYFIELD HOUSE, NANT MAWR ROAD, BUCKLEY.**

**APPLICATION NUMBER:** **060336**

**APPLICANT:** **FLINTSHIRE COUNTY COUNCIL**

**SITE:** **MARLEYFIELD HOUSE, NANT MAWR ROAD, BUCKLEY**

**APPLICATION VALID DATE:** **12<sup>TH</sup> AUGUST 2019**

**LOCAL MEMBERS:** **COUNCILLOR N PHILLIPS OBE**

**TOWN/COMMUNITY COUNCIL:** **BUCKLEY TOWN COUNCIL**

**REASON FOR COMMITTEE:** **SIZE OF PROPOSAL**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This is a full application for the erection of a 32-bed extension to an existing care home facility and associated landscaping and car parking at Marleyfield House, Nant Mawr Road, Buckley.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

2.01 1.Time Limit

2. Approved plans
3. Materials
4. Implementation of Landscaping
5. Car parking available before first use of extension
6. Protected Species- Bats
7. Protected Species- Lighting Plan
8. Public footpath protection
9. Land contamination
10. Bike storage details
11. Existing and finished floor levels

### **3.00 CONSULTATIONS**

3.01 Local Member  
Councillor N Phillips OBE  
No response at time of writing

Buckley Town Council  
Endorse, support and congratulate the development

Highways Development Control  
No objection to the proposal and make no recommendation on highways grounds.

Community and Business Protection  
No objection. Suggests conditions regarding land contamination

Education and Youth  
All units are exempt from Section 106 calculations and no contributions are being sought.

Housing  
Supports application

SAB  
A SAB application has been submitted

Airbus  
No objection

Welsh Water/Dwr Cymru  
No objection

Natural Resources Wales  
Requests protected species conditions

### **4.00 PUBLICITY**

- 4.01 Press Notice, Site, Notice, Neighbour Notification  
No responses to amended scheme

**5.00 SITE HISTORY**

- 5.01 034720- Construction of car park with access road from within existing site curtilage- Approved 27<sup>th</sup> November 2002

**6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan

STR1 New Development  
GEN1 General Requirements for Development  
GEN2 Development Inside Settlement Boundaries  
D1 Design Quality, Location and Layout  
D2 Design  
D3 Landscaping  
L1 Landscape Character  
WB1 Species Protection  
AC1 Facilities for the Disabled  
AC2 Pedestrian Provision and Public Rights of Way  
AC13 Access and Traffic Impact  
AC18 Parking Provision and New Development  
CF2 Development of New Facilities

Local/Supplementary Planning Guidance Notes  
LPGN 11 - Parking Standards

National Planning Policy  
Planning Policy Wales (10<sup>th</sup> Edition – December 2018)  
Technical Advice Note 12 : Design  
Technical Advice Note 18: Transport

**7.00 PLANNING APPRAISAL**

- 7.01 Background

A project has been brought forward by Flintshire County Council for the extension of Marleyfield House, an existing Local Authority care home. The extension consists of 32 additional rooms with associated communal areas, medical facilities, offices and store rooms. The proposal also provides extended car parking facilities and extensive landscaping.

- 7.02

- 7.03 Part of the project includes refurbishment of the existing care home. This work does not require planning permission and falls outside of the scope of this application.

#### Site

- 7.04 The development site is located on an edge of settlement position abutting, but outside of, the settlement boundary of Buckley as defined in the Flintshire Unitary Development Plan. Buckley is a Category A settlement in the Flintshire Unitary Development Plan, and is one of the largest towns in Flintshire. The existing care home is inside the settlement boundary but the area upon which the extension is to be sited is in an area of open countryside.

- 7.05 The site is bounded by public footpaths on its eastern and southern boundaries. There are residential dwellings to the north east and the north west, and an existing play area immediately to the west. To the south of the site is open countryside.

#### Principle

- 7.06 The existing facility is considered to be a community facility under the definition of Policy CF2 in the Flintshire Unitary Development Plan. This policy allows for development in the open countryside where the proposal relates to the extension to an existing facility. The proposal is considered to be acceptable in principle.

#### Design

- 7.07 The proposed extension is a two storey linear extension providing 32 new en-suite bedrooms. The extension is connected to the existing care home by a connecting passageway,

- 7.08 There is a change in ground levels from the proposal site and the existing care home, with the land dropping away to the south. The extension utilises the challenges presented by the site topography, linking the first floor of the extension to the ground floor of the existing building. The extension has been designed to allow for uninterrupted views over the open countryside to the south from the existing care home as well as from the bedrooms of the extension.

- 7.09 The building has been designed with the edge of settlement location in mind. The materials proposed, with a mixture of light grey and dark grey brick creates a distinctive building which comfortably sits within the locality whilst creating an architecturally interesting feature. The use of a sedum roof integrates the building within the landscape, particularly when viewed from the existing building.

Given the innovative and creative facility that is being created by the proposal, I consider it appropriate that a distinctive architecture is being utilized. The existing care home is of a distinctive design and

replicating that would be inappropriate, and would not allow for the innovative facilities being provided.

7.10

The proposal was brought before a panel of the Design Commission for Wales (DCfW) on the 19<sup>th</sup> June 2019. The Design Commission considered that “The design has been developed positively with evidently good collaboration between the client and design team. Design decisions have been well considered and respond to a sound analysis and vision for the project.” There were a number of suggested refinements to the proposal put forward by DCfW, including further consideration of the rear of the extension and the retaining wall, which at the time had a corridor type effect. This refinement has been implemented by the amendment, which brings the extension away from the retaining structure. This has allowed the retaining structure to be reduced in size with a planted embankment taking its place, and takes away the area of concern identified by DCfW.

7.11

#### Impact upon Living conditions

The extension is located on a lower level than the existing care home. The extension has been carefully designed to allow existing sight lines from the original care home to be uninterrupted to the south, allowing both light and views to be retained by the care home residents.

7.12

Neighbouring dwellings are generally located at a removed distance from the extension. Consideration was given to the single storey dwelling located close to the public footpath to the east of the site as due to its orientation with windows facing the site there is potential for an adverse impact from the proposal.

7.13

The initial proposal was located closer to this property with a resultant impact. The scheme has been amended by lengthening the connecting corridor and bringing the extension away from the bank. The angle of this increase has brought the building away from this bungalow.

7.14

There is no fenestration facing towards the bungalow or its neighbours. Given the relatively modest gable elevation profile, with a height of 7 metres, together with existing boundary hedging and proposed landscaping between the proposed extension and the dwelling in question, The distance between the gable wall of the extension and the dwelling in question is 11 metres. The distance in SPGN2- Space Around Dwellings between the rear of a property and a blank flank wall is 12 metres. Given the screening between the two and the relative height of the proposal I do not consider that the

7.15 proposal would have any adverse impacts upon neighboring living conditions.

#### Landscaping

7.16 The proposal has been designed to utilise the existing topographical features of the site to help to create a unique scheme that is responsive to the characteristics of the site. The ground floor of the extension will sit below the existing building enabling lines of sight from the higher portion of the site through to the open countryside beyond.

7.17 The landscaping scheme submitted with this application identifies that as part of the proposed development the two existing courtyards located within the existing building will be upgraded. A terrace garden is proposed between the existing building and the proposed extension, with raised planting beds, seating and routes between the two buildings.

7.18 The proposed development will provide a new extensive garden area to the south of the extension. This garden is located here to make the most of the views and south facing elevation. The gardens will be enclosed by fencing and strategically planted to create a secure space. The garden will be planted for seasonal and sensory interest and provide sheltered seating for the residents to use.

7.19 It was noted by the Design Commission of Wales, that “This proposal integrates the benefits of a landscape approach and maximisation of benefits of views for residential quality and therapeutic value.”

7.20 Site boundaries are treated with 1.5m high mesh fencing where a secure perimeter is required. Next to the public footpath structural hedging will maintain the green corridor as it passes the site. A post and rail timber fence more appropriate to the countryside location delineates the area for sustainable urban drainage.

7.21 It is considered that the extensive and well designed landscaping proposed offer a significant benefit to the site, both for its residents and visitors, and in landscape value when the site is viewed from the adjoining areas and public footpaths.

#### Parking and Access

7.22 The proposal utilises the existing vehicular access to the site, which will be unchanged by the proposal. The existing pedestrian access to the site is also to be retained. The public footpaths on the site are unaffected by the development.

The proposal has been supported by a Travel Plan and transport statement. These documents, respectively, examine the options for

more sustainable transport options to and from the site including bicycle storage as well as motorcycle spaces, and review the transport related impacts of the proposal and propose requires mitigation measures.

7.23

There are currently no provisions for bicycle storage at the site. Staff travel surveys carried out in May 2019 indicate a willingness to cycle to work from a number of staff, should there be capacity to do so. The submitted Transport Statement proposed that cycle storage will be provided on the site. The proposals give a greater option to staff who may want to take up transport options other than travelling to the site by car.

7.24

The expanded care home will have 39 no. parking spaces, including 5 no. disabled spaces. The maximum number of staff working at the site is anticipated to be 23, an increase from the current maximum of 16 at present. It is acknowledged that there will be busy periods due to shift patterns, where this number is far higher. An anticipated maximum for these periods is 34 (increased from 22) for a short period of time.

7.25

In accordance with policy AC18 the car parking requirement for C2 use (residential institutions) is 1 car space per 3 bed spaces +1 car space per staff. The extended car home will have 64 bedrooms, requiring 22 car parking spaces, with 16 staff, with an anticipated rise to 23. This means that there is a maximum requirement of 38 at current staffing levels, or 45 at the anticipated staff level. As such the car parking provided is considered to be compliant with the policy.

7.26

The parking provision, supported by the Transport Plan and Travel Plan, is considered to be appropriate and Highways Development Control have raised no objection to the proposal.

7.27

### Ecology

The submitted Bat report identified the presence of bats at the application site. Natural Resources Wales have considered this and concluded that the proposed development represents a lower risk for bats and that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. This is subject to conditions being applied to ensure that any impacts are appropriately mitigated should any roost disturbance be required.

## **8.00 CONCLUSION**

This application represents much needed expansion and development of an important Council facility. The design is considered to be appropriate, and the extensive landscaping scheme

is considered to provide significant benefit to the site as a whole both visually, and more importantly to the living conditions of the residents of the site, with both amenity and therapeutic value. As such I recommend accordingly.

#### 8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

#### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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