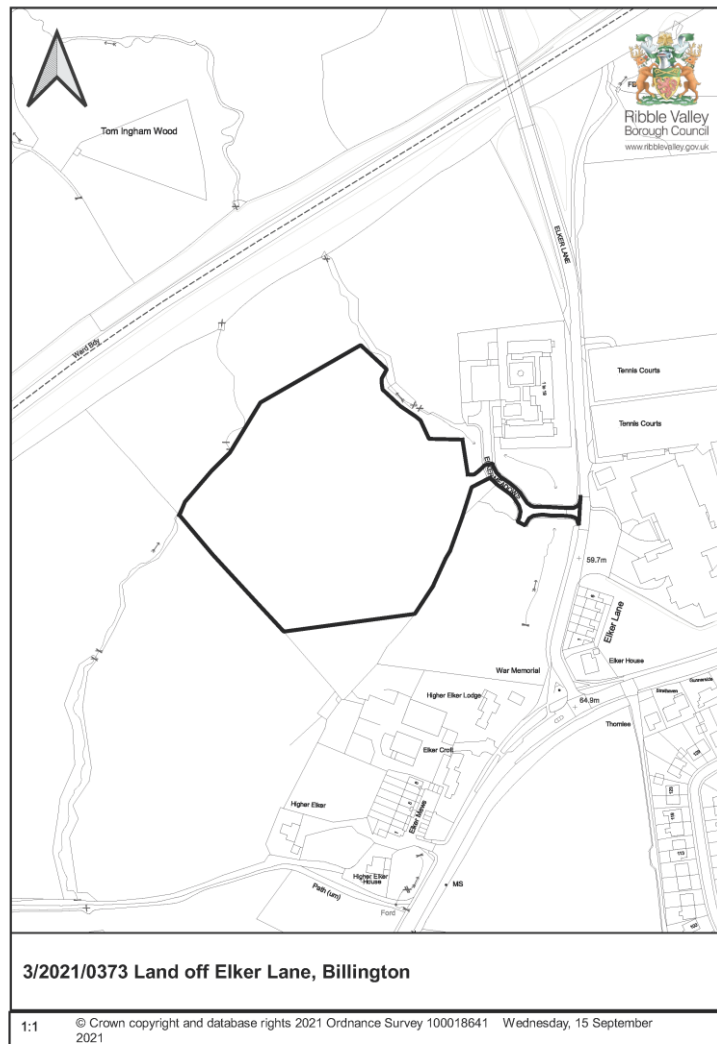


APPLICATION REF: 3/2021/0373

GRID REF: SD 371930 435481

DEVELOPMENT DESCRIPTION:

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE APPROVAL 3/2016/0927 FOR THE ERECTION OF A CONTINUING CARE RETIREMENT COMMUNITY COMPRISING A 50 BED CARE HOME; 60 SELF-CONTAINED ASSISTED LIVING UNITS; CAR PARKING; LANDSCAPING AND ASSOCIATED WORKS. LAND OFF ELKER LANE, BILLINGTON.



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

BILLINGTON AND LANGHO PARISH COUNCIL:

Billington and Langho Parish Council have objected to the application on the following grounds:

- Increased flood risk
- Frequent intrusive works being undertaken on-site to alleviate flooding issues
- Flooding of adjacent apartments

- Flooding of adjacent road
- Inadequate drainage infrastructure
- Increased congestion at peak times

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

LCC Highways have raised no objections to the proposal subject to the imposition of conditions relating to the provision of parking, cycle/scooter enclosures and vehicular charging points.

UNITED UTILITIES:

No objections raised in respect of the proposal.

LEAD LOCAL FLOOD AUTHORITY:

No response received in respect of the application.

ADDITIONAL REPRESENTATIONS:

A number of letters of representation from 11 individual households including one letter from St Augustine's R.C. High School have been received objecting on the following grounds:

- Loss of greenfield land
- Increased congestion on Elker Lane
- Inadequate access
- Noise and disruption
- Environmental impact
- Proximity to A59
- Lack of adequate pedestrian footway
- Inadequate facilities within the vicinity
- Development will be of detriment to the character of the area
- Flooding issues

1. **Site Description and Surrounding Area**

- 1.1 The application relates to a greenfield area of land 2.54 Hectares in size that is currently used for agricultural purposes. The site is located to the west of and outwith the defined settlement boundary of Billington, being located in the designated open countryside.
- 1.2 The southern extents of the application site is approximately 165m outside and to the northwest of the settlement boundary for Billington when measured at its closest point.
- 1.3 The site is bounded to the north by an area of open land which directly bounds the A59, with the site being bounded to the east by St. Vincent over 55's accommodation, with the adjacent site to the south-east being greenfield in nature but benefitting from an extant consent for the erection of a 120 place children's day nursery with associated car-parking and landscaping.
- 1.4 To the south of the site is Higher Elker Lodge with the land to the west of the site being agricultural greenfield land of a typically open character

2. **Proposed Development for which consent is sought**

- 2.1 The proposal seeks reserved matters consent for matters of appearance, landscaping, layout and scale pursuant to outline consent 3/2016/0927 approved on the 16th of April 2018. The submitted details follow closely the overall illustrative site arrangement submitted pursuant to the original outline consent with the now submitted details proposing the following:

A core building (Village Centre) containing 50 care bedrooms and communal facilities comprising of:

- library/lounge
- meeting rooms
- café
- fitness suite
- pool/sauna area
- small shop and hairdresser
- associated administrative and service areas

The core building will be two-storey in height adopting an 'H'-shaped footprint. The building will be complimented by an associated dementia garden, garden court, croquet lawn and rooftop garden. It is further proposed that the building will benefit from dedicated parking provision of approximately 40 car-parking bays located towards east and directly to the south of the primary entry point to the care home.

The proposal also seeks consent for the erection of 60 assisted living apartment units which will be 2-storeys in height, The submitted details propose that the assisted living units will be located to the south and west of the 'Village Centre' and will consist of the following:

- 5 x two-storey 6 unit blocks
- 5 x two-storey 4 unit blocks
- 5 x two-storey 2 unit blocks

- 2.2 The submitted masterplan proposes that the blocks will benefit from dedicated car parking courts and be complimented by communal garden areas and amenity landscaping.

- 2.3 The primary vehicular and pedestrian access to the site will be formed through a direct interface with the existing access road serving the adjacent St. Vincent's housing development and consented day nursery (not yet constructed).

3. **Relevant Planning History**

3/2016/0927:

Outline application for the development of a Class C2 Continuing Care retirement community - (Approved).

4. **Relevant Policies**

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement DMI2 – Transport Considerations

Policy DMB4 – Open Space Provision
Policy DME1 – Protecting Trees and Woodland
Policy DME2 – landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

- 5.1 Members will note that the overall site arrangement follows closely that of the previously submitted and approved illustrative layout. Whilst the previously submitted layout was illustrative only, with consent being sought solely for matters of access, the indicative layout provided a clear indication as to how the quantum of development proposed could be accommodated on-site.
- 5.2 Significant negotiations have been undertaken during the course of the application in relation to matters of design. As such the elevational treatment of the individual unit blocks and care home now incorporate parapet copings, chimney detailing, quoin detailing, full window surround detailing and a more semi-traditional fenestrational arrangement. The elevations on the proposed buildings have also been revised, to provide a clear visual hierarchy and order with feature gables being given more visual prominence in their proportioning.
- 5.3 As such, taking account of the above matters, the revised submitted details are considered to represent an appropriate architectural response to the semi-rural character of the site that also responds positively to the inherent character of the settlement of Billington.
- 5.4 In respect of matters relating to residential amenity, and likely impacts upon amenity resultant from the proposed development, given the significant separation distances between the proposed built form and nearby residential receptors, it is not considered the proposal will have any undue impact upon existing or future residential amenity.

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 For the reasons outlined above the proposed development, subject to no objections being raised from the Lead Local Flood Authority, is considered to be in broad alignment with the overall general principles and quantum of development approved at outline stage.
- 6.2 As such, notwithstanding outstanding matters, the proposal does not raise any direct significant conflict with the adopted development plan.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the receipt of a satisfactory response from the Lead Local Flood Authority, within 3 months from the date of this Committee

meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

ELK/01 /Dwg 01A – Proposed Site Plan
ELK/01 Dwg 02B – Unit 1 Plans and Elevations
ELK/01 Dwg 03B - Unit 2 Plans and Elevations
ELK/01 Dwg 04B – Unit 3 Plans and Elevations
ELK/01 Dwg 05B – Proposed GF Plan Care Home
ELK/01 Dwg 06B – Proposed FF Plan care Home
ELK/01 Dwg 07A – Care Home Roof Plan
ELK/01 Dwg 08B - Care Home Elevations
ELK/01 Dwg 09B – Care Home Elevations
ELK/01 Dwg 11 – Existing and proposed Site Sections
ELK/01 Dwg 12A – Landscape Plan
ELK/01 Dwg 13 – Bin and Cycle/Scooter Stores
ELK/01 Dwg 15 – Car Parking Allocation
ELK/01 Dwg 16 – Boundary Treatment Plan
ELKER/04/Dwg 01 – Site Location Plan

2. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

3. The landscaping proposals hereby approved (ELK/01 Dwg 12A – Landscape Plan) shall be implemented in the first planting season following first occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

4. Parking The dedicated car-parking, electric vehicle charging points, cycle/scooter enclosures as indicated on the proposed details shall be provided prior to the first occupation of the accommodation to which they relate and be maintained thereafter for the lifetime of the development.

REASON: To ensure that adequate parking provision is retained on site to accommodate the quantum of development proposed.

5. Any other reasonable conditions required following receipt of the consultation response from the Lead Local Flood Authority.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0373