

FRETHAY HOUSE NURSING HOME

ERECTION OF EXTENSIONS TO NURSING HOME, RETENTION OF STORE, BIN STORE AND 2 M HIGH SCREEN WALL AND FORMATION OF VEHICULAR ACCESS AND CAR PARKING AREA, FRETHAY HOUSE NURSING HOME, FRETHAY LANE, BISHOPS HULL AS AMENDED BY LETTER AND PLANS DATED 19TH DECEMBER, 2002 AND FURTHER AMENDED BY PLANS 30/1863/6B AND 7B RECEIVED 13 JANUARY, 2003

19980/24980

FULL PERMISSION

PROPOSAL

The site lies on Frethay Lane, to the northwest of Bishops Hull, some distance from the nearest neighbours on higher ground in Shutewater Close. The building has a frontage to Frethay Lane but the main entrance is from the existing vehicular access to the south of the building. The application for change of use to nursing home was granted in November, 1984 with extensions approved in 1987 and 1993. The current application is for significant extensions to the nursing home, comprising two storey extensions measuring 9 m, 8.4 m and 6 m in depth at ground floor, 9 m, 7 m and 5.4 m at the upper floor, the latter with a balcony, and a side extension measuring 6 m x 11.6 m, a new entrance/reception area linking the original house to the previous extension, a new first floor link level and front extensions and alterations to the original house. These extensions would provide additional bedrooms, bring existing bed rooms up to new standards (resulting in a total of 42 bedrooms), additional day room space, and link the original house to the extended building at the upper level. The existing building is one of complex roof style and individual design. The extensions have carried these design elements forward. A new vehicular access is proposed along with a 25 space car park. This aspect of the proposal is within an area of land which has already been incorporated within the boundaries of the home. A new driveway will provide access to the new reception, two casual parking spaces and turning facilities. Several small trees will be lost as a result of the proposals, however the large Chestnut tree will be retained within the scheme, and a new boundary hedge is proposed to the east, with hedge-bank to the east side of the car park. A new stone wall will form the new enclosure from the building to the new car park entrance with the existing hedge retained to the south. Permission is also sought for retention of a store to the roadside elevation along with a bin store behind a 2 m screen wall. The agent has advised that the extensions and internal alterations are required to meet the new Government guidelines/minimum standards for the care of elderly people, the new car park is required to meet the current needs and to avoid car parking in the lane. No increase in staff would be required. Letters in support have been received from Taunton and Area NHS and Somerset County Council Social Services .

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle to the development, conditions on consolidated access for 10 m, no discharge of surface water to highway,

turning space to be available before new access is used, visibility splays to be provided. ENVIRONMENT AGENCY no objections subject to conditions on surface water drainage, and notes on foul drainage, and flood risk.

DRAINAGE OFFICER no observations.

PARISH COUNCIL the covering letter states that there is no increase in bedrooms but the plans show there is an increase in bedrooms from 40 to 45, and for several years the bedrooms in the old house have not been used, thus there will be an increase in staffing levels and extra visitors, doctors, and ambulances; thus increased traffic to and from the nursing home; past problems with the sewage treatment plant; car park will be on land which was agricultural land last year, needs screening. Views on amended plans:- removal of existing hedge on southern boundary is unnecessary, existing car parking could be modified to enable hedge to remain, Hedgerow Regulations to be taken into account.

POLICY CONTEXT

The site is within open countryside Taunton Deane Local Plan Policy H18 would apply to the proposal if it were a new Residential Care Home. The policy states that residential care homes will be permitted within walking distance of a range of community facilities provided that they are within the limits of a settlement, or they involve the conversion of a building which meets the criteria in Policy H9. The home is existing and well established. The site is outside the settlement limits of Bishops Hull, but is within walking distance for staff to reach the home. There is a steep walk up to the village shop/Post Office and other village facilities. It is considered that the proposal for extensions is acceptable, and that the policy should not be strictly applied in the circumstances of these extensions.

ASSESSMENT

Some of the roof elements have been simplified, and the front extensions to the original house have been modified to retain some of the original characteristics which the initial plans had changed to an unacceptable extent. An unsightly boiler flue on the roadside frontage has been screened by a new wall. The car park is located in an area to the south of the existing car park, this will provide parking for staff and residents, whose hours of work/visiting are at off-peak times. The new parking area will be screened by new planting and the owner of the site has agreed to provide replacement planting elsewhere on site for those trees lost. The existing hedge is not covered by the Hedgerow Regulations, and it is considered that its loss will be outweighed by new and additional planting. In the light of the County Highway Authority views it is not considered that the amount of traffic generated by the additional bedrooms/extensions is sufficient to warrant a refusal. The nearest neighbours are some distance from any extensions or the balcony and will not be affected by the proposals. The Environment Agency is aware of past issues in respect of the sewage plant, and it has written to the agent on this matter. Conditions will cover the details. The proposal as amended is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials to match, landscaping, tree protection, no trenches, surfaced access, no surface water to highway, turning area to be provided, visibility, existing access to be closed, area for parking, and cycle parking. Notes private treatment works, soakaways and various notes from the Environment Agency.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES:

