

46/2005/025

MR & MRS J C TEASDALE

ERECTION OF EXTENSION TO PROVIDE ADDITIONAL BEDROOM ACCOMMODATION TO CARE HOME, CAMELOT HOUSE, TAUNTON ROAD, CHELSTON, WELLINGTON (PART AMENDMENT TO PERMISSION 46/2004/035) AS AMPLIFIED BY LETTERS DATED 5TH AUGUST, 2005 AND 13TH SEPTEMBER, 2005

16110/21321

FULL PERMISSION

PROPOSAL

The proposal provides for alterations and extensions to provide additional bedroom accommodation to the existing care home. 24 additional bedrooms are proposed. Materials will be render and roof tiles to match the existing. The proposal is mainly on land currently with agricultural buildings on it. It is intended that there will be 15 additional members of staff. A previous permission for the erection of extensions and alterations to provide additional living accommodation and associated facilities including day care unit was granted in December 2004.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle. In detail the access onto the A38 is acceptable across the garage forecourt to the left, but to the right is obscured by the existing boundary hedge. The development would add significantly to the amount of traffic using the sub-standard access and in consequence would require the first 10m of hedgerow to be removed and set back behind the visibility splay line. There should be no obstructions to visibility within the splay area in excess of 900mm above adjoining carriageway level and the visibility splays to be provided prior to the new extension coming into use. WESSEX WATER points of connection to infrastructure for water supply and foul drainage should be agreed. There is a public sewer crossing the site. Would normally require a minimum 3m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. Arrangements for the protection of infrastructure crossing site should be agreed with Wessex Water prior to commencement. CHIEF FIRE OFFICER means of escape and access for appliances should comply with the Building Regulations and water mains should be of sufficient size to permit the installation of fire hydrants conforming to British Standards.

PARISH COUNCIL object. Concern over the location of the laundry and boiler room and feel that this is a major departure from the approved plan. The Council also felt that the local residents should be informed of this application so that they can make their views known. Whilst not objecting to the additional bedrooms it is felt that the two changes to this application are hand in glove.

POLICY CONTEXT

County Structure Plan Policy STR1 on sustainable development is relevant. Part of this policy requires the development of a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking. Policy 19 of the Somerset Structure Plan states that in rural areas provision should be made for development which creates or enhances local employment facilities.

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy S2 of the same plan provides guidelines for the design of new developments. Policy S7 states that outside defined settlement limits new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and meets certain criteria, which it is considered are met with the current proposal.

ASSESSMENT

The proposal provides for significant extensions to an existing nursing home. Design and materials are considered to be in keeping with the existing buildings. The applicant's agent confirms that the proposed accommodation is for existing residents and when the work is completed on site, the other part of the previous permission will be revisited and revised. The County Highway Authority does not raise any objection to the proposal. With regard to the Parish Council's concerns, the agent advises that the boiler will be linked to a conventional flue and not one requiring fan assistance. The ventilation of the boiler house will be carried out through the fitting of acoustic louvers and the structure will be cavity wall construction. The construction of the laundry will be similar to the boiler house and the only noise would be from the drier but this will also be fitted to a conventional flue. The agent considers that there will be no noise caused through vibration as the units will be fitted to a concrete floor. Advisory notes are recommended with regard to most of the points raised by other consultees.

RECOMMENDATION

Subject to the views of the Environmental Health Officer, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, removal and setting back of hedge and provision of visibility splay, not to be implemented in addition to previous permission and provision of equipment in the boiler room and laundry to be carried out in accordance with agent's letter. Notes re disabled access, energy/water conservation, encroachment, CDM Regulations, consideration to be given to providing accommodation for nursing staff, contact Wessex Water and access for fire appliances.

REASON(S) FOR RECOMMENDATION:- The principle of expanding an existing business use outside defined settlement limits is considered acceptable and the proposal is considered not to harm visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and EC1a

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

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NOTES: