

44/2006/004

MR RICHARD & PATRICK ALLISTONE

ERECTION OF 50 BED ELDERLY MENTALLY INFIRM HOME TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND UPGRADED DRAINAGE SYSTEM, CHELSTON PARK RESIDENTIAL AND NURSING HOME, WEST BUCKLAND ROAD, WELLINGTON

315296/120078

FULL

PROPOSAL

The proposal provides for the erection of a 50 bed elderly mentally infirm (EMI) unit together with associated parking and an upgraded drainage scheme. The proposed new unit will be built largely in the grounds of and adjacent to the existing nursing and residential home. The existing home caters for 31 residents and there is an unimplemented planning permission for a further 17 bed extension. An adjacent paddock will also be used. An existing bungalow and garage will be demolished. Surface water will be attenuated prior to connection to an existing outfall and foul drainage is to be by means of a reed bed system. The proposal is for a predominantly 2 storey building with some single storey. The walls to the proposed building are to be render with reconstituted stone cills with areas of timber boarding. The roof materials are to be largely orange bold roll roof tiles to match the existing, with also areas of zinc roofing and grey membrane. The pitched roofs will have flat tops, similar to the existing extension, to keep ridge lines no higher than the existing building. Wildlife surveys have been carried out. No evidence of bats was found within or on the exterior of the bungalow, but further survey work is recommended. If bats or evidence of significant use is found then, a DEFRA licence would be required prior to demolition. Any pruning or felling of trees should be preceded by an inspection of trees or limbs to be removed for their potential to support roosting bats. Potential breeding ponds/suitable terrestrial habitat are present within the site and a presence/absence survey for great crested newt is therefore required and if found, a DEFRA licence would be required. A 'hand search' for reptiles by an experienced ecologist is recommended. There is a significant belt of mature monetary pine and other trees bordering the road. These trees are the subject of a group TPO and have been inspected by an arboriculturalist. He concludes that provided all necessary steps are taken to avoid root damage and soil compaction, the main group of trees should not suffer from the proposed development. The old brick walls of the walled garden would need to be demolished and the intention is to salvage the bricks for reuse in the garden areas.

CONSULTATIONS AND REPRESENTATIONS

HIGHWAYS AGENCY does not propose to give a direction restricting the grant of planning permission. ENVIRONMENT AGENCY flood risk is the only issue to be considered by the Agency. Because of the location of the proposal and the associated level of flood risk, the flood risk standing advice should be used. With regard to the proposed use of non-mains foul drainage system reference to various

guidance notes. CHIEF FIRE OFFICER means of escape and access for fire appliances should comply with Building Regulations and water mains should be of sufficient size to permit installation of fire hydrants conforming to British Standards. SOMERSET WILDLIFE TRUST site has the potential to support nesting birds, all species of which are legally protected species. Therefore recommend that any clearance of trees, hedgerows or other structures which have the potential to support nesting birds be carried out outside the bird breeding season so as to minimise the risk of disturbance. If clearance work is to be carried out during the bird breeding season, recommend that only allowed provided a survey has first been conducted confirming that nesting birds are not present and not likely to be disturbed by the work. Recommend that any additional planting consist of native species, ideally of a local provenance. Recommend conditions or obligations to secure the above.

LANDSCAPE OFFICER main concern is the proposed car parking within the canopy spread areas of the existing northern boundary conifers does not meet BS5837 and is likely to cause damage to existing roots. There may be scope for further car parking in the north east of the site to the south of the existing pasture field fence. The proposed tree works are acceptable. The widening of the access drive would not be acceptable as it would cause root damage to TPO trees. Details of proposed trees within the parkland area will be needed. DRAINAGE OFFICER note that foul flows are to be treated by means of a reed bed facility. Environment Agency consent for such a treatment process will be required. Note that surface water flows are to be attenuated prior to being connected to the existing outfall. Details of attenuation including calculations, sizing of tanks and hydrobrake should be approved before any works commence on site. The above should be covered by condition on any approval.

PARISH COUNCIL confirm their support for this planning application. Note the intention to use reed bed technology for waste water in the proposed new development and the existing nursing home and seek some assurances over sizing and effectiveness as the numbers of residents and staff on the site will be considerable. Also note that the development would require the removal of the laurel hedging on the north side of the site and consider that the roadside boundary should be planted with hedging as the existing monterey pine trees do not provide low level screening. Have concerns over the safety of pedestrians walking along the A38 Wellington bypass to the nursing home and to the future developments being considered in the area and advocate consideration be given by Somerset Highways to the provision of a tarmacadam pedestrian path alongside the bypass.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains policies related to sustainable development.

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S2 of the same Plan states that development must be of a good design.

ASSESSMENT

The proposal is effectively an extension of the existing nursing home facility. Although a large building is proposed, it is well screened from the A38 road and additional planting is proposed to soften any long term impact from the Blackdown Hills. The proposed design is considered to be acceptable.

RECOMMENDATION

Subject to the views of the County Highway Authority, and any conditions that they may request, the Development Control Manager consultation with the Chair/vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, protection of trees to be retained, no service trenches beneath tree canopies, no felling or lopping, parking, cycle parking, wildlife mitigation measures and drainage. Notes re disabled access, energy and water conservation, advice from and contact Environment Agency, Chief Fire Officer.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 and S2

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES: