

Planning Statement



**Proposed Residential Care Home
London Road
Buxton**

JUNE 2012



PLANNING STATEMENT

**Proposed Residential Care Home
on the site of the
Former Haddon Hall Hotel
London Road
Buxton**

ON BEHALF OF

Castlemead Group

JUNE 2012

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Contents

	Page
1. Introduction	1
2. Application Background	2
Site and surroundings	2
Planning History	2
Planning Designations	3
Pre-Application Discussions	3
Public Consultation	4
3. The Scheme	6
Highways	8
Parking Provision (Cars & Cycles)	8
Vehicular Movements	9
Heritage & Archaeology	9
4. Planning Policy Context	11
National Planning Policy	11
Local Planning Policy	13
5. Principle of the development	16
6. Conclusions	20
Appendices	
1 Minutes of Meeting with LPA 7 March 2012	
2 Minutes of Meeting with LPA 9 May 2012	
3 Formal Comments from Design Review Panel 12 June 2012	
4 Sample Questionnaire	

1 Introduction

1.1 Walsingham Planning have been instructed by the Castlemead Group on behalf of the proposed care home operator Porthaven Care Homes, to prepare this supporting Planning Statement to accompany a planning application for the redevelopment of the site previously occupied by the former Haddon Hall Hotel.

1.2 The application is submitted in full and proposes:

“The erection of a 75 bed care home (C2 use) with associated car parking and landscaping”

1.3 In terms of the structure of the report, Section 2 contains background information about the application site, including a description of the site; a review of the site’s planning history, details of the planning designations affecting the site together with the pre-application discussions which took place and the public consultation process. Section 3 contains a detailed description of the application proposals. Section 4 provides a summary of the planning policy context applicable to the site, with specific reference to national and local planning policies. In Section 5, the principle of the redevelopment of the site for the use proposed is considered. In section 6, the detailed planning issues raised by the development proposals are addressed. Section 7 contains the conclusions reached.

1.4 The application is supported by a Design and Access Statement prepared by the architects DWA, together with a proposed site layout plan, proposed floor plans and elevations, proposed sections and a landscaping plan. The application is also supported by a Transport Assessment, Travel Plan, a Heritage Statement and a Site Investigation Report.

2 Application background

Site and surroundings

- 2.1 The application site is located in the south of Buxton and fronts the A515 (London Road). The site is irregular in shape and extends to an area of 0.48 hectares. The site was formerly occupied by the Haddon Hall Hotel which was subject to severe fire damage in February 2010 and has since been demolished. The site now remains cleared.
- 2.2 The site is surrounded on three sides by residential development. The site is bounded to the north by a timber fence, beyond which lies a 2-storey residential property. Car parking associated with the Robin Hood Public House beyond the site is also present to this boundary. The site is bounded to the east by Marian Court, which is a Local Authority operated Sheltered Accommodation Scheme. The site is also bounded to the east and south by existing 2-storey semi-detached residential properties. To the west the site is bounded by London Road beyond which lie residential properties located along White Knowle Road together with an area of mature planting.
- 2.3 The surrounding area is predominantly residential in nature however there are some existing commercial and community facilities in close proximity to the application site. These include the Robin Hood Public House, Buxton Hospital, Tesco Express and an Esso Petrol Station. The nearest public open space is at Cote Heath Park which is located approximately 250 metres from the site.

Planning History

- 2.4 The application site has a varied planning history, the most relevant applications are detailed below:-

HPK/0003/4660: Conversion and refurbishment of part of ground floor and entire first floor to provide twenty self-contained flats.

Approved: 28/09/1995

HPK/0003/4986: Conversion and refurbishment of second and third floors to provide twenty-one self-contained flats.

Approved: 21/12/1995

HPK/2005/0603: Conversion of former hotel to form 51 apartments with associated access car parking and landscaping.

Refused: 19/10/2005

HPK/2007/0343: Partial demolition and conversion of the existing buildings and erection of new buildings to provide 56 one and two bedroomed apartments.

Refused: 20/07/2007

HPK/2008/0476: Resubmission of HPK/2007/0343 - Provision of 56 one and two bedroomed apartments.

Approved: 13/10/2008

- 2.5 The most recent planning permission for the site was obtained in 2008, this permission was for the part demolition, some new build and part conversion of the former hotel building to form 56 apartments. The permission was never implemented and in February 2010 the former hotel building was badly damaged in a fire. The building has since been demolished, with the site remaining vacant ever since.

Planning Designations

- 2.6 The site is located within the 'Built-Up Area' boundary of Buxton, as defined in the adopted High Peak Local Plan (March 2005). The site is also located within the defined Buxton Mineral Water Catchment Area.
- 2.7 There are no buildings on the site or within close proximity of it that are statutorily listed. The site does not lie within or on the edge of a Conservation Area nor does the site contain any protected trees.
- 2.8 The site falls within Environment Agency flood risk zone 1 and is therefore at a low risk of flooding.

Pre-Application Discussions

- 2.9 The applicant's design team have been in discussions with the Council's Planning Department from the early stages of the project development. An initial meeting between both sides took place on the 7 March 2012. The meeting was positive with

officers confirming that they had no issues in principle with the redevelopment of the site for a care home and that with some minor changes to the design the Council may be able to support any forthcoming application (Minutes of the meeting are attached as Appendix 1.

- 2.10 Following the initial pre-application meeting, the design team reviewed the comments and produced amended proposals. These amended proposals were the subject of a further pre-application meeting on the 9 May 2012. Once again the meeting was positive with only minor details which remain to be resolved. Notes of this meeting can be found attached at Appendix 2.
- 2.11 The scheme proposals were presented to the Council's Design Review Panel (DRP) on the 12 June 2012. The comments received back from the Panel were generally favourable with only minor alterations to the scheme recommended. A copy of the comments from the DRP can be found at Appendix 3. The amendments have been made and which now form the subject of this application.

Public Consultation

- 2.12 The National Planning Policy Framework encourages early consultation by developers with both the Local Authority and the local community. As previously highlighted the applicant has engaged with the Local Planning Authority with regular meeting and exchanges.
- 2.13 In terms of public consultation, a manned public exhibition was held by the applicant at The Lower Room, Buxton Methodist Church on the 21 June. The exhibition took place from 2pm until 8pm. Details of the exhibition were advertised in the Buxton Advertiser on the 14 June whilst a separate A5 sized leaflet advertising the exhibition was placed into the Peak Courier newspaper which was subsequently posted to 2300 households in the SK79 postcode area.
- 2.14 In total 61 people attended the public exhibition, 34 of whom completed the available questionnaire. All 34 respondents stated that they supported the development. 25 of the respondents left additional comments). Full details of the responses will be made available on request. A sample Questionnaire is attached as Appendix 4.

2.15 The additional comments received were very positive and generally centred around the good design of the scheme and the fact that it will develop a site that is currently an eyesore. Other comments received included the following:-

- Development addresses a need for dementia care in the area
- Glad to see local materials being proposed
- Local employment opportunities which are much needed
- Please ensure final development matches the Computer image on display
- Happy to see a scheme that benefits the community

3. The Scheme

- 3.1 The application is submitted in full and proposes the redevelopment of the site for the erection of a 75 bed care home (C2 use) with associated car parking and landscaping.
- 3.2 Initial proposals for the scheme were drawn up in by DWA Architects. These proposals were presented to the Council at a pre-application meeting in March 2012. The initial scheme proposed 64 bedrooms within a two-storey development.
- 3.3 At the first pre-application meeting the Council's planning and design officers made it clear that a taller building was required to give a presence in the street scene due to the fact that the former hotel building on the site had been an imposing four-storey structure. As a result of this it would be preferable if the new development was increased in height to three-storeys, at least on the elevation fronting London Road. These comments were taken into account and an amended scheme was drawn up and it is this scheme together with some subsequent revisions which is now submitted for planning permission.
- 3.4 The building is designed to provide 3 floors each containing 25 bed units. The floors are all self-sufficient in terms of day space and resident facilities. The increase in the height of the development, as encouraged by the Council, complies with the operator's ratio of staff to bed numbers which works on 1 per 5 residents.
- 3.5 The final design solution reached has a scale and height giving presence to the street scene and whilst not replicating, can be favourably compared with the Haddon Hall Hotel which formerly occupied the site and to the large Victorian Villas which lie nearby. Some of the architectural features included in the proposed design have been developed from architectural features that existed in the hotel including:
- The bay window features.
 - Large corbelled eaves overhang.
 - Variety in the roofline.
 - Chimneys as a feature.
 - Metalwork in the boundary walls.

- 3.6 The architects in designing the building have gone to extensive lengths to ensure that the current scheme proposals are appropriate to their setting. The building encompasses some traditional architectural features of the Buxton area and the former Haddon Hall Hotel, whilst also incorporating a contemporary facet within the overall design. The footprint layout takes inspiration from the former hotel, being an 'L' shaped form. The main feature to the care home will be the glazed link, which will provide this contemporary element, bringing it into the 21st century, as well as providing a break in the elevations. The use of solar shading in this area will not only carry out an important function, but will also provide an interesting modern feature to this aspect, linking it in with the canopy over the doors to the lounge on the ground floor.
- 3.7 The front and the most visible part of the side elevations, which both face onto London Road will be constructed of natural grit stone. The rear and side elevations continue the stone theme, applying this element to the cills and heads of the windows, together with stone feature bands in reconstituted stone on a stone coloured render to the those less prominent elevations.
- 3.8 The prestigious frontage will incorporate the following:
- Natural pitched face grit stone with ashlar stone to bays.
 - Natural slates to roof.
 - Full height glazing with solar shading to central section.
- 3.9 The remainder of the care home will be as follows:
- Stone-coloured render with reconstituted stone cills and heads to windows and reconstituted stone feature bands.
 - The roof will be of natural slate
 - All windows throughout shall have aluminium frames, as previously agreed with the Planning Authority.
- 3.10 As referred to earlier, the scale of the latest scheme has been defined by its predecessor, the Haddon Hall Hotel, which was a building of great presence on London Road. The decision to increase the height of the building from the initial two-storey proposals to three-storey has resulted in a smaller footprint, and as a direct consequence provides the residents with more external amenity space.

- 3.11 The proposed building towards its northern boundary has taken account of the neighbouring properties by reducing down to two-storey in height and by ensuring that there are no habitable room windows which would look out onto neighbouring properties and compromise their residential amenity. Bays have been introduced into the elevations by stepping the bedrooms in and out on plan as this will help break up the scale of the elevations, as well as including important prominent architectural features appropriate with the local area and former hotel.
- 3.12 Natural light is hugely important to the wellbeing of residents and therefore tall windows and bay windows to the bedrooms have been incorporated to provide increased verticality to the elevations of the building, as well as providing important views for residents. The day spaces are located on the southern façades within the glazed focal point of the home, again providing plenty of light.

Highways

- 3.13 Vehicular and pedestrian access to the site is solely off the A515 London Road, the access layout being based on the previously approved scheme for 56 apartments (HPK/2008/0476). The position and details of the access have been developed and agreed in consultation with the Council's Highway Authority.
- 3.14 The highways officer requested that the kerb be realigned either side of proposed access point to improve visibility sightlines for emerging vehicles and then diminish into the existing kerb line together with the provision of a give-way at the junction to improve visibility. Junction visibility splays provide 2.4m x 60m of visibility in both directions, in compliance with Manual for Streets.

Parking Provisions (Cars and Cycles)

- 3.15 The proposed scheme incorporates parking spaces for 29 cars, which includes 2no. disabled car parking bays, as well as 1.no designated ambulance bay. These spaces have been positioned close to the main entrance of the care home for ease of access. The amount of car parking is above the current requirements, which seek 1 space per 4 residents, this application provides 1 space per 2.6 residents. These figures have been discussed and agreed with the Planning and Highways Authority. High Peak Borough Council previously approved the application for 56 apartments in 2008 (HPK/2008/0476) with 58 car parking spaces.

- 3.16 It is prudent to point out that the nature of such a development would have generated a much higher volume of traffic than the proposed care home.

Vehicular Movements

- 3.17 The development is likely to generate only very low levels of traffic, and as an overall guide it is unlikely that in excess of 20 vehicular movements would be generated each day. Staff will also be able to use public transport or cycle to work using the cycle store provided to encourage sustainable means of commuting to work. A Travel Plan has been submitted alongside the application which deals with the travel implications of the proposed residential care home.
- 3.18 Provision for the turning of refuse vehicles and deliveries has been made to ensure ease of manoeuvrability on the site with direct access to the services zone and bin store. The accompanying appendices to the Transport Assessment provide further details in this respect.

Heritage and Archaeology

- 3.19 The application site is not located within a Conservation Area, however, the application site is large and its location is significant. Some of the design considerations, in particular desires to preserve and possibly enhance the existing character of the area are therefore similar in context. For those reasons a separate Heritage Statement has been prepared by DWA Architects and has been submitted alongside the planning application.
- 3.20 In relation to archaeology, the applicants made contact with the Derbyshire County's Development Control Archaeologist, Mr Steve Baker, early in the application process. Having explained the proposal to Mr Baker, he replied with the following comments to Walsingham Planning in an email dated 17 April. *"In that case I don't think your building will encroach enough on that open area to have an impact - particular as the area is disturbed to a greater or lesser extent anyway, making archaeological survival less likely. I think on balance therefore that there will be no need for archaeological involvement"*.

4. Planning Policy Context

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Order Act 2004 states that ***“if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination should be made in accordance with the plan, unless material considerations indicate otherwise”***. Any issue that relates to the use and development of land is capable of being a material planning consideration; this includes for example government statements of planning policy.
- 4.2 The development plan applicable to the application site is the adopted High Peak Local Plan (March 2005). In addition, it is necessary to have reference to national planning policy contained within the National Planning Policy Framework (NPPF).

National Planning Guidance

- 4.3 The national planning policy for England is now set out in the National Planning Policy Framework (NPPF). The NPPF was published in March 2012 and is a material planning consideration in the determination of this application. It replaces all the existing national planning policy statements and guidance notes. The NPPF sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 4.4 The NPPF sets out a presumption in favour of sustainable development, paragraph 14 of the document states that *“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”*
- 4.5 Paragraph 14 continues by stating that *“For decision-taking this means:*
- *approving development proposals that accord with the development plan without delay; and*
 - *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.”*

4.6 The document identifies 12 Core Planning Principles that should underpin both plan-making and decision-taking, these include:-

- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

4.7 The NPPF is then split into 13 sections, each one dealing with a different aspect of the planning system, the sections most relevant to this application are:-

- 6. Delivering a wide choice of high quality homes, and
- 7. Requiring good design

4.8 With regard to Section 6 (Delivering a wide choice of high quality homes), paragraph 49 of the NPPF states that “*Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*”.

- 4.9 Section 7 of the NPPF deals with the requirements of good design in new developments. Paragraph 56 states that *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.
- 4.10 Paragraph 57 adds that *“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”*.

Local Planning Policy

High Peak Local Plan 2005

- 4.11 Current relevant local Planning Policy is contained within the High Peak Local Plan which was adopted in March 2005. The majority of the policies within the document were saved by way of a direction from the Secretary of State in March 2008. The remaining policies will be replaced in time by policies contained within emerging planning policy documents including a new High Peak Local Plan.
- 4.12 The application site is not designated or allocated for development within the Local Plan but is located within the ‘Built-up Area’ boundary of Buxton. The site is also within the defined Buxton Mineral Water Catchment Area as shown on the adopted Local Plan Proposals Map.
- 4.13 Policy CF5 of the Local Plan deals with the provision of residential care facilities, it states that *“Planning Permission will be granted for residential care facilities, including nursing homes, children’s homes, rest homes and hospices, provided that:*
- *the development will be readily accessible by public and private transport, cyclists and pedestrians; and*
 - *the development will provide reasonable levels of external amenity space for its residents.”*
- 4.14 Policy GD4 relates to the character, form and design of new development, it states that *“Planning Permission will be granted for development, provided that: its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated*

engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape”.

4.15 Policy GD5 deals with issues of amenity and confirms that *“Planning Permission will be granted for development provided that:*

It will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity, particularly as a result of:

- *overlooking;*
- *loss of daylight and sunlight;*
- *overbearing effects of development;*
- *air, water, noise, light and other pollution;*
- *risk from hazardous substances and processes; and*
- *traffic safety and generation*

Where appropriate, conditions will be imposed and/or planning obligations sought, to ensure amelioration measures are taken to adequately address the impacts on amenity”.

4.16 Issues of landscaping are dealt with by Policy GD6 of the Local Plan. The policy states that *“Planning Permission will be granted for development provided that where appropriate, it will contain a high standard of hard and/or soft landscape treatment in keeping with the character of the area, including the integration of existing features and the use of native species suitable to the location.*

Conditions will be imposed, and/or planning obligations sought, to ensure that appropriate steps are taken to maintain and manage landscaping features”.

4.17 Policy GD7 relating to crime prevention states that *“Planning Permission will be granted for development, provided that its design, layout and landscaping will help create a safe and secure environment and minimise the opportunities for crime to be committed”.*

4.18 As the site is located within the Buxton Mineral Water Catchment Area Policy GD13 is relevant to this proposal, it states that *“Planning Permission will be granted for development within the Buxton Mineral Water catchment area, provided that: it will not put at risk the quality or quantity of the mineral water”.*

4.19 In relation to the built environment and external materials, Policy BC1 states that *“Planning Permission will be granted for development, provided that: the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area.*

In particular, natural facing materials will be required in locations conspicuous from public viewpoints within: areas conspicuous from the peak district national park and in conservation areas and their settings other areas where natural materials predominate”.

4.20 In relation to transport and highways policies TR1 and TR5 are relevant for this application. Policy TR1 deals with the transport implications of new development and states that *“Planning Permission will be granted for new development provided that it seeks to:*

- *reduce the need to travel;*
- *widen transport choice for people and goods; and*
- *integrate transport and land use”*

4.21 Policy TR5 relates to access, parking and design and states that *“Planning Permission will be granted for development, provided that:*

- *it will make safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car.*
- *it includes a high standard of design and layout having regard to the parking, access, manoeuvring, servicing and highway guidelines set out in Appendix 1 (Parking Standards), and relevant Government Guidance and Good Practice, where appropriate.*

Where the development is expected to generate a higher level of car use than can be accommodated by the maximum parking standards or will significantly exacerbate existing traffic problems, the applicant should submit a Travel Plan to reduce car dependency. Where appropriate, conditions will be imposed, and/or planning obligations sought, to ensure that adequate parking, manoeuvring and servicing space will be available at all times”.

5. Principle of Development

- 5.1 In this section of the report the principle of the development of the site for a residential care home is considered. The principle of the development is assessed against national planning policy contained within the National Planning Policy Framework and also local planning policy contained within the High Peak adopted Local Plan (March 2005).
- 5.2 The application site constitutes a brownfield site, located within the defined built-up area boundary of Buxton. As such the development of the site for a care home is acceptable in principle.
- 5.3 Policy CF5 of the adopted High Peak Local Plan deals with the provision of residential care facilities. It confirms that proposals for such facilities will be permitted provided that the development is readily accessible by all modes of transport and the development will provide reasonable levels of amenity space.
- 5.4 A separate Transport Statement and Travel Plan have been submitted with the application, both documents confirm that the site is readily accessible by public and private transport including cycling and walking. In brief, bus stops are available in close proximity to the site, with the northbound (towards Buxton) stop located on the immediate site frontage, and the southbound (towards Ashbourne) located approximately 50 metres to the south. The waiting provision is of a reasonable standard, encompassing a DCC standard shelter with seating, and timetable information. From this stop, connections are available to Buxton town centre at a general frequency of approximately every 20 minutes during the course of the day. In the opposite (southbound) direction, connections are available on a half-hourly basis to the Harpur Hill and Burlow residential areas, and on an hourly basis to Tissington and Ashbourne.
- 5.5 Drawing No. AL(51)002 Rev K shows the proposed site layout of the development. The development provides two private and secure areas of amenity space for residents. One garden area is located in the north east corner of the site whilst the other is located to the south west of the site fronting onto London Road. Each garden area comprises substantial landscape planting.

- 5.6 Given the access to public and private transport and the provision of large areas of amenity space the development proposals are considered to be in accordance with Policy CF5 of the adopted High Peak Local Plan.
- 5.7 Policy GD4 confirms that permission will be granted for developments that are sympathetic to the character of the area, and there will be no undue detrimental effect on the visual qualities of the locality or the wider landscape. In this instance the building has been designed to reflect not only the former hotel that used to stand on the site but also to be compatible with the surroundings. The proposed development is therefore in accordance with Local Plan Policy GD4.
- 5.8 Policy GD5 of the Local Plan deals with issues of amenity and confirms that development will be granted planning permission where there is no unacceptable loss of privacy or general amenity. Part of the eastern elevation of the proposed building has been reduced to two-storey and does not contain any habitable room windows, therefore reducing any potential overlooking to and from the Marion Court complex at the rear. The proposed development will not result in an unacceptable loss of privacy or general amenity for nearby residents and is therefore in accordance with Policy GD5.
- 5.9 Policy GD6 confirms that planning permission will be granted for development that contains a high standard of hard and/or soft landscaping treatment in keeping with the character of the area.
- 5.10 In terms of landscaping, a separate Landscaping Design Statement has been submitted alongside the application. The main objectives for the landscaping relating to this proposal are to create a pleasant environment for the residents, an attractive setting for the building and visual interest and structure on the road frontage. This has been achieved by creating a large garden to the rear of the building and two further resident's gardens on the frontages. The large garden has a circular walkway with large specimen trees adjacent to the route. The trees will provide a means of recognition and reduction of disorientation within the garden space.
- 5.11 The trees are complimented with shrubs of varying heights and forms to enhance visual interest. Shrubs which provide scent have been located adjacent to the footpaths and other shrubs have been selected to create wildlife habitat. The predominant shrubs are evergreen species which provide colour, shape scent and

texture throughout the seasons. The shrub species have also been selected to ensure that once the landscape matures it will require minimal maintenance and management.

- 5.12 Taking the above landscaping information into account the development is in full accordance with the requirements of Local Plan Policy GD6.
- 5.13 Policy GD7 of the Local Plan deals with crime prevention and encourages the design and layout of developments to minimise the opportunities for crime. In this instance the site will be secured on three sides and there are no opportunities for people to pass through the site. The development is therefore in accordance with Policy GD7 of the Local Plan.
- 5.14 External materials are dealt with by Policy BC1 which requires external materials to be sympathetic to the character and appearance of the surrounding area. The inclusion of natural gritstone to the main visible elevations, together with natural blue slate to the roof, as detailed in the Design & Access Statement is considered to be appropriate. Therefore the proposal is in accordance with Policy BC1 of the Local Plan.
- 5.15 In terms of transport policies, Policy TR1 of the Local Plan confirms that planning permission will be granted for developments that seek to reduce the need to travel and widen the transport choice for people and goods. The proposed residential care home will provide end of life care including dementia and due to the nature of the both the physical and mental state of some of the proposed residents, a large number of trips to and from the site would not be expected.
- 5.16 The site has two bus stops located almost directly outside the site as well as a good network of pavements. The site is therefore considered to be accessible by non-car modes of transport and is in accordance with Policy TR1.
- 5.17 Policy TR5 relates to access, parking and design and requires that developments make safe provision for the access and egress of pedestrians, cyclists and car users. The development is also required to include a high standard of design and layout. As highlighted at Section 3 of the Statement, during pre-application discussions the Council's Highways Officer requested some amendments to the nearside kerb either

side of the proposed access point to improve visibility sightlines for emerging vehicles. Such revisions have been incorporated into the application proposals.

- 5.18 The amount of car parking that is proposed to be provided is appropriate for a development of this nature with these figures having been discussed and agreed with Council Highways Officers. The proposed development is therefore in accordance with Policy TR5 of the adopted Local Plan.
- 5.19 The proposed Residential Care Home will fall into Use Class C2. The Town and Country Planning (Uses Classes) Order 1987 (as amended) classifies land uses and identifies certain uses which do not fall within any of the specified classes. The Town and Country Planning (Uses Classes) (Amendment) (England) Order 2010 came into force on 06 April 2010 as an amendment to the 1987 Order. The effect of the 2010 amendment was to amend Class C2A; introduce a new Class C4; and to further sub-divide Class C3.
- 5.20 Class C2: Residential Institutions remains unchanged by the 2010 amendment and reads: *“Use for the provision of residential accommodation and care to people in need of care (other than within Class C3 (dwellinghouses)). Use as a hospital or nursing home. Use as a residential school, college or training centre.”*
- 5.21 The proposed care home will provide care to the elderly and will specialise in those suffering with dementia. The residents are unable to take care of themselves and therefore require the care of others. The proposed use provides care to those who need it and is therefore classed as a C2 use.

6. Conclusions

- 6.1 This Planning Statement sets out an assessment of an outline planning application for the erection of a 75 bed care home (C2 use) with associated car parking and landscaping on the site of the former Haddon Hall Hotel, London Road, Buxton.
- 6.2 The application site is located within the defined 'Built-Up Area' boundary of Buxton. The site is therefore a suitable location for the provision of the proposed residential care home.
- 6.3 The site is currently vacant having formerly been occupied by the Haddon Hall Hotel. The hotel was severely damaged by fire in February 2010 and has since been demolished. Redevelopment of the site will bring the site back into use and result in an improved environment. The development as proposed is fully compliant with national and local planning policies, in that the development will comply with the environmental objective of delivering high quality urban regeneration of a fully accessible, brownfield site for much needed elderly persons care.
- 6.4 In land use terms, the application proposals comply with planning policy at all levels including the recently published NPPF, the development plan and Supplementary Planning Guidance. In particular, the proposals comply with Policy CF5, which deals with the provision of residential care facilities.
- 6.5 The design of the development has been arrived at following a number of meetings and exchanges with the Council's Planning and Design Officers and those of the County Highway Officer. The design is appropriate with the surroundings and will ensure that the site is occupied by a high quality development.
- 6.6 The traffic implications of the development have been assessed in detail and due to the nature of the proposed use, it is clear that the development will not create a significant increase in traffic along London Road. The site is fully accessible by a range of transport modes and is therefore highly sustainable.
- 6.7 For the above reasons, and in the absence of any conflict with planning policy or other material planning considerations, it is considered that with the incorporation of

suitable conditions, planning permission should be granted for the application proposals.

APPENDIX 1

MINUTES OF MEETING WITH LPA 07 MARCH 2012

Site of former Haddon Hall Hotel, London Road, Buxton

**Meeting with High Peak Borough Council
held on Wednesday 7 March 2012**

Present:	Jonathan Croft	Castlemead
	Andy Cross	DWA Architects
	Sarah Payne	Grasscroft Property
	Sue Ashworth	High Peak Borough Council
	Joanne Brooks	High Peak Borough Council
	Clive Cunio	Walsingham Planning

1. JC introduced Castlemead as a care home provider and referred to their nearest sites in Macclesfield and Congleton. He explained that whilst the site had not been bought, this was obviously subject to the receipt of a satisfactory planning permission on the site.
2. AC tabled the floor layout drawings and explained the concept behind the proposals, it being mainly a two storey development across the site with car parking to the rear (east). In preparing the proposals he was aware of the adjacent properties, particularly Thornheys to the south, 133 London Road to the north and Marion Court to the east of the site. He explained that Marion Court to the rear was basically a Category 2 sheltered housing accommodation.
3. AC explained that in drawing up the proposals, he did not want to emulate the size and height of the former Haddon Hall Hotel which once occupied the site as it would be difficult to achieve a successful development for the operator. The two storey layout would include nursing on the ground floor with dementia patients on the first floor.
4. In order to ensure adequate visibility from the site onto London Road the proposed building has been located to the north to ensure a visibility splay of 2.4 metres back can be satisfactorily achieved. In doing this, the pavement to the south of the access way will be enlarged.
5. AC explained that the car parking area to the rear of the site would have spaces for 25 cars, however the operator on a scheme this size would normally only require 22 spaces. He explained that the maximum number of staff during the day would be approximately 24 people however at night there would be skeleton staff which would be around half the daytime numbers. As part of the development proposals, a green travel plan would be submitted to examine alternatives for staff travel.
6. AC explained that there would be approximately two deliveries per week, one with medical supplies which would be a large van, with food possibly twice a week plus refuse.
7. AC explained that the main entrance to the proposed development was located close to the car park to enable friends, family and other visitors to easily access the building. He explained that within the scheme there would be provision for two garden areas, one to the south of the central wing and one to the north. This would allow occupants living at the premises to choose whether they wanted a sunny sitting-out area or not. He explained that the bedroom windows would face London Road as did the former

hotel, however there would also be a quiet lounge to the central portion of the front elevation which would also be set back. He explained that each of the rooms would have an en-suite bathroom, a bed and a chair and that this was really termed 'end of life care'. There would be no staff stay over or staff overnight accommodation provided as part of the proposals.

8. AC explained the first floor of the proposals would be very similar to the ground floor with the exception of that part of the development in proximity to Marion Court at the rear. This area had been designed to ensure there was no overlooking to the adjacent property and that windows were positioned to look either north or south from the development and away from Marion Court.
9. AC tabled the part sketch elevation to London Road which showed bays on the frontage being constructed of ashlar stone. The proposed windows would also be quite tall but narrow to provide adequate light to the internal space.
10. CC stated that the taller windows proposed would assist in positively responding to the surrounding properties and would improve the verticality of this elevation onto London Road.
11. JB queried the details of the windows. AC responded by stating that each of the rooms would have two windows to increase light levels into them. The windows would be constructed from aluminium, which would be quite slim in section.
12. JB stated that whilst Haddon Hall is no longer present on the site, she felt that it is an important 'gap' site in the area and whilst it is not within a conservation area, nor was the previous hotel listed, she explained that people are used to seeing a large, imposing and impressive building on the site and that the former hotel related well to the large Victorian villas on the corner of White Knowle Road opposite.
13. JB stated that she would like to see the full elevation fronting onto London Road in context with existing buildings but accepted that the central separation provided some legibility to the building and requested whether a visual 'entrance' onto London Road at this point could be created to give this elevation function.
14. SA stated that it was unusual for Officers to require a larger building on the site and that normally they were involved in discussions in trying to reduce the development height and density, however in this instance due to the former building on the site they would like to see three storey onto London Road if possible. She stated that whilst there is no issue with the proposed form and layout on the site, if we were to include three storey onto the frontage would this enable the parts to the rear to drop down?
15. AC responded by stating that this would become an operational issue for the client which would not be satisfactory. As explained earlier, the ground floor would be used for nursing whilst the first floor would be used for dementia.
16. Further discussions in relation to the appropriate elevation treatment onto London Road took place. SA suggested the provision of Juliet balconies onto the frontage however this was considered to provide too much of an institutionalised look and possibly would end up looking like a prison if we were not careful.
17. JB stated that the materials in the area were predominantly stone with slate roofs. CC stated that the site was not within a conservation area, nor were there any listed buildings in the near vicinity of the site and therefore suggested that there was no requirement for natural stone and slate to the proposals. JB stated that the front

elevation onto London Road was the most important elevation and that we would need to provide quality materials onto this frontage whilst accepting that the other elevations could be of lesser quality. An artificial slate-type tile would be acceptable for the roof whilst the aluminium windows could be finished in off-white or a cream finish.

18. SA confirmed that Highways were happy with the proposed scheme given that the proposed access was pulled away from the corner. The visibility splay across the frontage was shown on the tabled drawings and SA considered that the front boundary treatment should be pushed back behind this line to ensure the visibility splay could be achieved across the front of the site. JB queried the details of the front boundary treatment from the sketch elevation which AC had tabled and whilst this showed metal railings within concrete or stone piers, she preferred the railings to have no embellishments and to be of a plain and functional form. Discussions followed in relation to the height of the boundary treatment and whether what was shown on the part elevation was in fact representative and to scale.
19. SA queried whether there was a change in level between Marion Court to the rear and the proposed site as from the information submitted, it appeared that this was slightly set down from the proposed site. AC confirmed that a topographic survey of the site would be carried out which would enable him to provide cross sections across the proposed development and Marion Court to the rear.

Planning Application Requirements

20. JC queried whether there would be any Section 106 requirement and in particular referred to CIL, whether there was a requirement for BREEAM and also whether there was any renewables policy requirement for the development. SA confirmed HPBC have no policy in terms of renewables and that there would not be any Section 106 requirement arising from the proposed development. In terms of BREEAM, JB stated that they would need to look into this with the appropriate officer and respond accordingly. JC queried whether an Archaeological Survey would be required for the site however CC interjected by stating that that in relation to the recent permission obtained by Persimmon Homes, they were not required to produce one. JB confirmed that given this, there was probably not a requirement to provide one however they would consider this point further and advise accordingly. JC confirmed that a ground investigation survey of the site would be carried out. He also referred to the lack of trees on the site and hence there would be nothing of any ecological value that would need to be addressed. SA agreed.
21. AC confirmed that the proposals would incorporate a comprehensive landscaping scheme. He explained the importance of providing well landscaped gardens for residents in their schemes so that residents can sit out and benefit from their surroundings. The two internal garden areas proposed would form part of the landscape proposals. In order to break up the appearance of the frontage it was proposed to provide a substantial planting buffer behind the proposed boundary fence. JB stated that in her opinion it would be better if the area between the fence and the building to the front would be finished in more of a hard surface, i.e. cobbles or sets, as this would avoid possible future problems with litter, maintenance and appearance onto the visually public space fronting London Road.
22. SA confirmed that the planning application requirements would include:
 - A Green Travel Plan.
 - Design & Access Statement (refer to history of Haddon Hall).

- Planning Statement.
- Contamination Desktop.
- Topographic Survey.

No Heritage Statement will be required for the proposals.

23. SA confirmed that it will be an 8 week planning application and that it would need to be presented to Planning Committee for decision, which are normally held every four weeks.
24. SA confirmed that interested persons would include Councillor Emily Thrane, who lives on White Knowle Road opposite the site, although she would not talk to the applicant as she is on the Planning Committee. However Keith Savage, also on White Knowle Road, would be a person to make contact with to discuss the proposals. In addition, the Buxton Civic Association, the Buxton Group and Vision Buxton would be people to make contact with and explain the proposals for the site, preferably prior to the submission of an application. Buxton Civic Association would be the more important group to make contact with.
25. JB requested that she takes the proposed scheme design to their Design Review Panel, which is made up of both Officers and Members of both High Peak Borough Council and Staffordshire Moorlands Council. She explained that the next meeting was 15 March; however the one after that that she would like to target was either 16 or 17 April. She explained that they would like to discuss the design and appearance of the proposals prior to the submission of an application to ensure this aspect does not hold up the application. To be able to do this, JB requested full elevation details including the location and site plan with revisions to the elevation which would need to show the proposed London Road views in context with adjacent properties.
26. AC queried whether HPBC had any details of the former Haddon Hall Hotel that he could look at in the preparation of the Design & Access Statement. JB stated she was aware in the past that there was a request from a particular group that Haddon Hall be considered for listing. Whilst this information was sent to English Heritage and the building was not found to be considered suitable for listing, it is likely that they will be able to find the documentation on the building and be able to forward this on to AC.
27. JB/SA confirmed that they would be pleased to look at revised drawings of the front elevation and comment as appropriate so that some agreement could be reached before the application is submitted.
28. CC concluded the meeting by stating that from this discussion, there were no issues of principle for a building on that footprint and location on the site, and that with suitable revisions to the main frontage elevation onto London Road, the Council would be likely to receive the application favourably. SA confirmed that a care home is an appropriate use within the built-up area boundary of Buxton and that she would work with the applicant to try and agree a more satisfactory elevation. JB concluded that her only concern was really in relation to the lack of height of the building, which at two storey gave it a rather domestic scale. It did not relate well to the villas opposite the site on White Knowle Road.

APPENDIX 2

MINUTES OF MEETING WITH LPA 09 MAY 2012

Meeting 09.05.12 at High Peak Council Offices, Buxton.

Highways

- The Highways Officer agreed that the site layout has improved greatly.
- The original Persimmon application for 56 apartments showed a Give-Way, indicated with white lines 1.5m out from the kerb line. In order to improve visibility on this development, the highways officer requested a realignment of the kerb by pulling it out by 500mm, which will affect 50/60m of the existing kerb in both directions (in total) with a white line across the entrance. The existing kerb is 1.8m wide approximately and the kerb at the entrance will be pulled out by ½ metre and tapered back in to join the existing kerb line. An indication of costs for this was provided with an approximate figure of £4,000 -5,000. This can be carried out under a 278 agreement.
- This amendment to the site entrance may need to be carried out as a pre-commencement condition or it can be submitted as part of the planning application.
- It was confirmed that a crossing will not be required on London Road for this nature of development.
- As the development is in excess of 50 beds as part of the C2 residential institutions document, a transport assessment/ report will be required. It is important to mention the former use as a hotel in this.
- A travel plan will also be required. A Richard Lovell of Derbyshire County Council is point of contact for this. This element can be conditioned or submitted as part of the planning application.
- It was confirmed that no Section 106 agreement needs to be implemented into the scheme.

Planning

- The bay windows/ windows throughout can be aluminium framing and not sliding sash windows.
- The Planning Officer, Sue Ashworth, would like to see the overhanging eaves detail carried through to the gables, on the front elevation in particular.
- It was agreed that the boundary treatment to London Road could be a low/dwarf wall, together with railings to the height of 1.8m with the omission of the pillars to avoid the 'fortress' image.
- The comments for the glazed area to be the main focal point/ entrance with a contemporary canopy roof detail were positive and Sue Ashworth would like to see this area developed further to provide her comments.
- The second area identified for this, should she not wish to proceed with the glazed area as the main focal point, is the central gable feature to the London Road elevation.
- Confirmation of the exact use of the home needs to be provided to the Planning Officer due to the amount of parking provided.
- It was agreed that a grit stone will be used on the front elevation, together with stone heads and cills. A smooth render, together with stone heads and cills will be used on the back of the home from the point of where the eaves level and roof level changes on the side elevation, as discussed.
- The parties who need to be consulted for the exhibition are as follows:
Derbyshire County Council
Buxton Civic Association * This is the most important one
Buxton Group
Vision Buxton
Ward Councillors
Keith Savage (of Whitenhall Road) - local member * Main person to contact

APPENDIX 3

COMMENTS FROM DESIGN REVIEW PANEL 12 JUNE 2012

Alliance Design Review Panel, 11 June 2012

Notes of the meeting

Present: Jo Brooks HPBC
Richard Tuffrey HPBC
Gill Bayliss SMDC

Haddon Hall, London Road, Buxton – HPBC Care Home development– request for pre-app advice.

The Design Review Panel have been asked to consider preliminary proposals to redevelop the Haddon Hall Hotel site, on London Road, Buxton. The proposals are at pre-application stage and planning officers have already offered initial design comments.

The site was home of the Haddon Hall Hotel, an impressive late 19th century development (of two phases). Unfortunately due to significant fire damage the building was demolished last year. It is now proposed to develop the site to provide care home facilities.

The general layout and form of the new building is very similar to the Haddon Hall Hotel. Its alignment and relationship to the road and adjacent properties follows that of the previous building. It is three storeys in height so mimics the former height and massing of the building. The general detailing of the building has improved since the first sketches but strict conditions will need to be placed upon any approval to make sure that these are right in terms of size, profile and materials. Getting the detail right and quality of workmanship will be crucial in delivering a quality scheme that reflects the presence and architectural expression of the former site. The Panel made the following comments regarding the design of the building:

1. The architects have employed a more modern approach to the glazed link on the frontage. The Panel felt that this looked awkward in such traditional surroundings and felt that a more traditional approach would be appropriate. This should consist of a solid stone base with stone uprights to give more solidity to the link.
2. Important to establish good quality landscaping to the front including natural surface materials and established tree planting.
3. Both gables should be constructed in stone and of a more traditional appearance. The modern glazed element should be omitted.
4. Despite making the comment before, the Panel felt that the windows in the bay were too small and that there was too much stonework. This makes the bays look very heavy and a bit austere.

APPENDIX 4
SAMPLE QUESTIONNAIRE

**Proposed Development of a Care Home
on the site of the former Haddon Hall
London Road, Buxton**

Public Exhibition – 21 June 2012

We would appreciate your feedback now that you have seen what is being proposed for the site. Do you:

- (a) Support the proposals
- (b) Object to the proposals
- (c) Have any particular comments you would like to make (please use the space below).

.....
.....
.....

Name:

Address:

.....

Please post this form in the box provided, or alternatively you may return it by post to the following address:

**Mr C Cunio, Walsingham Planning
Brandon House, King Street, Knutsford, Cheshire, WA16 6DX**

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