

PLANNING COMMITTEE

25th March 2020

**Planning Application
Consultation
Response**

20/00521/FUL (Stratford-on-Avon)

Demolition of existing buildings and redevelopment of the site, to erect a purpose built care home (C2 Use Class) for older people with associated access, parking and landscaping.

High House Farm, Birmingham Road, Mappleborough Green, Studley, B80 7DF.

Applicant: LNT Care Developments Ltd
Ward: Closest Redditch Wards; Winyates/Matchborough.

The author of this report is Louise Jones, Principal Planning Officer, who can be contacted on Tel: (01527) 64252 ext: 3221 Email: louise.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Stratford-on-Avon Council upon the proposed application. The Planning Application will be considered by Stratford-on-Avon Council Planning Committee in due course. This response will inform their decision making.

RECOMMENDATION:

That Members endorse the comments set out in the Officer Appraisal below.

Background

The application site is located immediately to the east of the administrative boundary with Redditch Borough Council accessed from the Warwick Highway.

High House Farm is positioned on the northern western side of the road traffic island at Mappleborough Green and backing on to land allocated in the Borough of Redditch Local Plan No4 as a Strategic Housing Allocation (site 211). This strategic site has a linear form and is positioned between Far Moor Lane, the Borough boundary and further to the east the Birmingham Road A435.

The application proposes the demolition of the existing range of buildings on site and the erection a new purpose built two storey 66 bed care home with associated access, parking and landscaping. The facility is to provide two types of care – general residential care and residential dementia care both falling within the C2 use Class (Residential Institution)

The application is accompanied by a number of documents including; Design and Access Statement, Planning Statement, Transport Statement and Travel Plan, Sustainability and

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Energy Statement, Geo Environmental Appraisal, Flood risk and Drainage Statement, Ecology Report, Tree Survey Report, Arboricultural Impact Assessment.

Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers requires that:

All planning decisions, actions or advice/responses on behalf of the Local Planning Authority cannot be dealt with under delegated powers (so must be reported to committee) where:

- The application is for major development (more than 1000sqm of commercial/industrial floorspace) where the recommendation is for approval

Officer Appraisal

The Council have some concerns over the accessibility of the proposed Care Home in terms of pedestrian access. It is acknowledged that the Transport Statement in Section 3 sets out that pedestrian access is encouraged and that walking distances are set out, however the Council is concerned that the footpath infrastructure is not fully present. There is currently only a footpath on one side of the Warwick Highway which ends halfway along the highway towards the Alders Drive roundabout and there are no footpaths on the roundabout. In addition there are no footpaths along the A4189 (Henley Rd). Pedestrian access to the facility would be extremely limited and dangerous. It is also considered there could be further opportunities to link to the Winyates Green estate to the North of the site both in design terms and pedestrian access terms.

In terms of the use proposed the Borough Council does not have any objections.

Conclusion

The Borough Council has no objections to the proposed use; however it expresses some concerns over the accessibility of the proposed Care Home in terms of pedestrian access.

The Borough Council encourages Stratford-on-Avon to ensure these issues are satisfactorily addressed through the Development Management process. In addition it encourages where possible, the integration of the site to the Winyates Green estate to the North.