



---

**Report of the Chief Planning Officer**

***PLANS PANEL WEST***

**Date: 18 August 2011**

**Subject: PRE-APPLICATION PRESENTATION  
PROPOSED 60 BED RESIDENTIAL CARE HOME FOLLOWING THE DEMOLITION OF  
EXISTING VACANT BUILDING AT MILL LANE/BRIDGE STREET, OTLEY, LS21 1BQ**

**APPLICANT**

Casicare

**DATE VALID**

Not applicable

**TARGET DATE**

Not applicable

---

**Electoral Wards Affected:**

**Otley & Yeadon**

Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

**RECOMMENDATION:**

Members are requested to note the contents of this report and are invited to comment in relation to the key issues of:

- The principle of redevelopment;
- The design, appearance, siting, scale and massing of the new building;
- The impact on surrounding land uses;
- Protection of existing trees and proposed amenity space; and
- Highway access, servicing and amount of parking;

**1.0 INTRODUCTION:**

1.1 This pre-application report is brought to Panel due to the scale and amount of development on the site and due to the high level of local interest in the proposals.

**2.0 PROPOSAL:**

2.1 The applicant, *Casicare*, is an independent organisation specialising in the provision of nursing care and accommodation for adults with Dementia and Alzheimer's. *Casicare* owns and operates a number of homes within the north of England, all of

which provide a much needed service for elderly people suffering from these health issues.

- 2.2 The proposal is for a purpose built 60 bed care home offering specialist care for sufferers of dementia and related health conditions.

### **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is a derelict former school building. The building is a post war two storey flat roof building set back from the highway with hardstanding in front of the building and over grown grounds and hard standing to the rear where the former play ground was located.
- 3.2 The building is located within the Otley Conservation Area at the junction of Bridge Street and Mill Lane and has a frontage to both of those streets. Either side of the site is a café and a pub and to the rear are houses. On the opposite side of Mill Lane are a small park and the River Wharfe.
- 3.3 The current building has a small area used for parking for around 10 cars served from Bridge Street

### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 Following a review of the Council's records the following planning history on the site is considered relevant:-
- 10/01251/CA: Conservation area application to demolish 2 storey school building – invalid;
  - 10/01202/FU: 4 storey block of 14 flats, with car parking – invalid;
  - 09/02422/FU: 4 storey block of 12 two bedroom flats and 2 three bedroom flats – invalid;
  - 09/02421/CA: Conservation area application to demolish 2 storey school building - refused July 2009, due to no replacement scheme in place;
  - 08/02999/CA: Conservation area application to demolish 2 storey school building – withdrawn 2008;
  - 08/02719/FU: 4 storey block of 14 flats, with 21 car parking spaces – withdrawn 2008

### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Comprehensive discussions between the applicant and officers have been ongoing for some time and before these progress further the views of Plans Panel members are sought.

### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The current proposal has been the subject of a public consultation event but as it is at pre-application stage it has not been formally advertised for public comment by the City Council.

### **7.0 CONSULTATIONS RESPONSES:**

- 7.1 Key consultees from Highways, Landscape, Design, and Conservation have been involved in pre-application discussions to date and have contributed to the various topic areas.

## **8.0 PLANNING POLICIES:**

8.1 The site lies within the urban area of Otley and has no specific land use allocation. The site is within Otley Conservation Area.

## **9.0 MAIN ISSUES:**

9.1 The following issues have been identified as being matters which Members may wish to consider for the current proposal:

- The principle of redevelopment;
- The design, appearance, siting, scale and massing of the new building;
- The impact on surrounding land uses;
- Protection of existing trees and proposed amenity space; and
- Highway access, servicing and amount of parking;

## **10.0 APPRAISAL:**

### **The principle of redevelopment:**

10.1 The site is previously developed land, located within the urban area and is close to a defined town centre and is well served by public transport. It is a derelict and unsightly site in a key part of the Otley Conservation Area and redevelopment could result in substantial enhancement to the site's appearance.

10.2 Conservation Area Consent would be required for the demolition of the existing building.

***Members' views on the principle of redevelopment of the site for a care home are sought***

### **The design, appearance, siting, scale and massing of the new building:**

10.3 The site is located within the Otley Conservation Area, therefore all new buildings and extensions within or adjacent to Conservation Areas should preserve or enhance the character or appearance of that area.

10.4 The building has been designed taking a traditional approach to a contemporary building type, restricting the height of the building to two storeys, breaking down the mass of the building with gable features, using stone slate for walling and roof materials and using the local vernacular for references.

10.5 The site boundary is lined with trees protected by a Tree Preservation Order 113 (2002) and provides screening for the surrounding buildings and views from Tittybottle Park on the north side of Mill Lane and the River Wharfe to the north.

10.6 The applicant is aware of the TPO's on the site and has undertaken an Arboricultural Survey in line with current guidelines. This has identified which of the trees must be kept and which might be removed. They have stated that they are well aware of the importance of the Willow tree on the Bridge Street side of site and have paid due respect to this in the design.

***Members' views on the proposed design of the new building and its impact on the character and appearance of Otley Conservation area are sought***

### **The impact on surrounding land uses:**

- 10.7 To the south of the site is a public house (with car park to rear) and a church beyond that. Adjacent the site to the west, is a café and newsagents, with a police station on the opposite side of Bridge Street. The site faces Mill lane to the North and there is Tittybottle Park on the opposite side of the road next to The River Wharfe.
- 10.8 To the east of the site are residential terrace properties on Manor Street. There are also two properties on a cul-de-sac behind these terraces also identified as Manor Street.

***Members' may wish to comment in relation to any impact on surrounding land uses, particularly on the residential amenity of properties on manor Street.***

### **Highway access, servicing and amount of parking:**

- 10.9 The proposed care home will have one access point and one egress point with the car park and pick-up/drop-off area operating as a one-way system. Both of these access points will be priority junctions on Mill Lane.
- 10.10 The proposed care home will have one access point and one egress point with the car park and pick-up/drop-off area operating as a one-way system. Both of these access points will be from Mill Lane.
- 10.11 Pedestrian access will be provided by a gated footpath off Bridge Street to the south of the existing café. This footpath will offer a safe route for pedestrians by segregating them from the car park traffic. Service vehicles providing deliveries will be able to park in a designated service area in the car park. A turning area will provide room for service vehicles to man oeuvre.
- 10.12 A maximum of 20 staff will be on site at any one time. As part of the development proposals, 19 parking spaces will be provided, 2 of which will be designated as disabled parking bays. This number is less than the maximum according to LCC parking standards (Leeds UDP 2006, Appendix A9A) which, based on the assumption of 60 residents and 20 staff, indicates that a maximum of 30 spaces could be provided (1 space per 3 non-residential staff and 3 spaces per 8 residents for visitors and visiting professionals). However, the applicant believes that the 19 spaces will be sufficient as the care home will be for local people with many staff and visitors living locally, meaning that a large proportion will walk or cycle to the site.

***Members' views are sought on highway and parking matters***

### **10.13 Other Issues:**

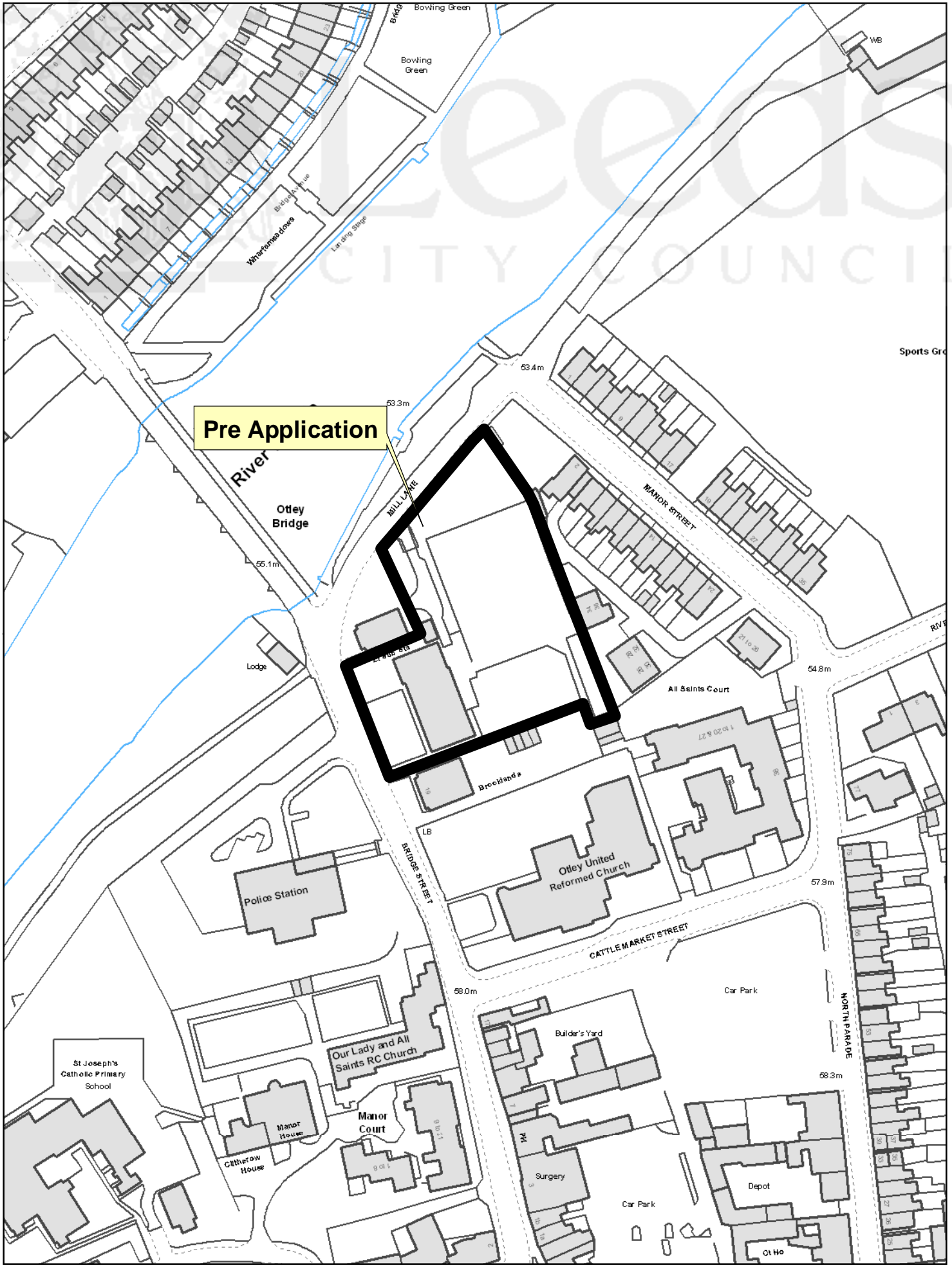
- 10.14 The site falls within the Council's 'Bat Alert Layer' as it is very close to the river Wharfe which will provide excellent bat feeding habitat and there is still a building on site which could provide opportunities for roosting bats. As there is a reasonable likelihood of bats being present and affected by the development a bat survey will be required to accompany any planning application.
- 10.15 A small part of the site adjacent to Mill Lane is located within Environment Agency Flood Zone 3a (i) which has a high probability (1 in 100 year) of flooding. Detailed discussions will be required with the Environment Agency to establish if the development is compatible with flood risk requirements.

**11.0 CONCLUSION:**

- 11.1 Members are requested to note the contents of this report and are invited to comment in relation to the key issues set out above and any other matters considered relevant.

**Background Papers:**

None



# WEST PLANS PANEL ◦