



Report of the Chief Planning Officer

SOUTH AND WEST PANEL

Date: 15th March 2018

Subject: Planning Application 17/03052/FU - New Build Residential Care Home on land at the Former Musgrave Court Residential Home, Crawshaw Road, Pudsey, LS27 7UB.

APPLICANT	DATE VALID	TARGET DATE
Angela Swift Development Ltd	15/05/17	14/08/17 (extension of time till 13/10/17)

Electoral Wards Affected:
Pudsey

Yes Ward Members consulted (referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1. This application was originally reported to Plans Panel on 15th January 2018. At that meeting Panel Members resolved that the application should be deferred to negotiate further with the applicants with regard to the massing and dominance of the proposed building.
- 1.2. Since that meeting further negotiations with the developer have been undertaken, the outcome of which is outlined below. The developers also undertook a public consultation meeting held on 26th January at the Owlcotes Meeting Room.
- 1.3. Revised plans were submitted on 5th February and additional neighbour letters sent out. The amendments include the re-configuration of the roof to drop the overall height. The majority of the third floor is therefore now within the roof space, the aim is to achieve a reduction in height without impacting on the number of bedrooms or services that the home will offer. Through the use of a partial flat roof element within the roof form the overall drop in the ridgeline has been 2.3m, this has also been achieved by setting the whole building 300mm lower down in the site. A further three stacked parking bays have also been provided for staff parking. These bays

would be grass seeded (with plastic mesh reinforcement) as they are located within a landscaping area close to the access point.

2.0 Public Response to Revisions

- 2.1. One resident has withdrawn his original objection to the proposal, particularly with reference to an “ongoing criminal enquiry”. The resident points out that such comments were made at the previous panel meeting, but it is now known that this was erroneous and an apology has been issued.
- 2.2. Following revisions a further 9 letters of objection have been received raising the following concerns:
- 2.3. Stuart Andrew MP advises that residents remain concerned and ask that the following concerns are dealt with:
 - Full investigation into road access and junction issues of Radcliffe Lane and Crawshaw Road.
 - Consultation with Emergency Services should be carried out.
 - Concerns over drainage, sewerage, water supply and water pressures.
 - Is an 86 bed care home required in the area.
- 2.4. A further 8 objections from residents received raising following issues:
 - A positive contribution to further reduce the mass (height) of the building has been made even though it is still a three storey building. Does the ridge still exceed that of the highest ridge of any surrounding building.
 - Reversing of service vehicles has not been addressed.
 - What will happen with construction traffic, cranes etc.
 - Revisions fail to address issue of massing and dominance with only concession being a reduction of overall height.
 - Scale still dwarfs neighbouring buildings.
 - New 60 bed extension at the Grove so may not be a need for so many beds.
 - Size of home is more than double that of other homes in Pudsey and Outer West Leeds. Therefore question why this business model can only work on such a large scale.
 - Proposal is still overly dominant and not in keeping with Conservation Area.

3.0 Appraisal

- 3.1. The reduction in height brings the overall height down to 10.8m and brings it in line with many two storey height buildings and removes a significant amount of roof mass. The ridgeline now sits below that of the adjacent Salters Garden development, although it is still above other properties, 2.6m higher than Crawshaw Park, 1.6m above Crawshaw Villa and 3.2m above St Lawrence Terrace (due to levels changes).
- 3.2. The changes that have been achieved do reduce the overall scale and massing of the property and result in a less dominant form than previous, particularly in relation to other properties. The distances from these properties will also ensure that the scale of the building is reduced visually, and it will also be broken up and screened by the tall trees around the site.

- 3.3. The objections of residents are noted, however many of these stem from the size of the property and the highway impacts. As previously stated the number of bedrooms is a matter for the applicant, and results from the need for an economically viable size of property. There is a need across Leeds for such accommodation and it is not considered that there is an oversupply in this area, such a matter would be managed by supply and demand factors in the private sector.
- 3.4. The highway issues were discussed at the previous panel meeting and Members did not request any further negotiations on this matter. However an additional three parking spaces are proposed for staff parking which ensures that the proposal is compliant with parking policy for care homes.
- 3.5. On balance it is considered that the proposal will bring about a valuable form of housing for elderly people in the local area, and has satisfactorily addressed matters of highway safety, parking, amenity, scale, massing and the impact on the Conservation Area. It is therefore recommended that the application be approved subject to the conditions as set out in Appendix 1.

APPENDIX 1, ORIGINAL REPORT TO PLANS PANEL

Report of the Chief Planning Officer

SOUTH AND WEST PANEL

Date: 7th December 2017

Subject: Planning Application 17/03052/FU - New Build Residential Care Home on land at the Former Musgrave Court Residential Home, Crawshaw Road, Pudsey, LS27 7UB.

APPLICANT	DATE VALID	TARGET DATE
Angela Swift Development Ltd	15/05/17	14/08/17 (extension of time till 13/10/17)

<p>Electoral Wards Affected: Pudsey</p> <p><input type="checkbox"/> Yes Ward Members consulted (referred to in report)</p>

<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Standard 3 year time limit.
2. Approved plans.
3. Construction management plan to be agreed including hours of works.
4. No tree/shrub removal during breeding seasons.
5. Submission of contamination surveys.
6. Amendments to contamination surveys if needed.
7. Submission of verification report.
8. Any soil imported to site to be checked for contaminants.
9. Drainage scheme to be submitted.
10. Tree protection method statement to be submitted.
11. Additional landscaping information to include:
 - i. Design details for long term protection of trees and tree pits.
 - ii. Design and materials details for all boundary treatments.
 - iii. Location of utilities and services.
12. Submission of landscape management plan to include 5 year defects/replacement period.
13. Travel Plan implementation condition (to include monitoring fee).
14. Sample panel of stonework, headers, cills and roofing materials.
15. Details of bat and bird nesting boxes to be submitted.
16. Details of window recesses.
17. Details of any external lighting proposed.

18. Details of any air conditioning/extraction systems to be submitted.
19. "No Waiting" restrictions to be provided around the access to ensure larger vehicles can access the site safely. A scheme is to be provided and then implemented.
20. Details of electric vehicle charging points.
21. Approved sightlines to be implemented.
22. Vehicular areas to be properly laid out.
23. Reinstatement of redundant footpath crossings and appropriate installation of vehicle crossings.

1.0 INTRODUCTION

This application is made in full for a new build residential home to the site of a previously cleared residential home. The application has been brought to Plans Panel at the request of ward Councillor Coulson in light of the concerns expressed by residents about the appropriateness and scale of the development and its impact on the character of the area and on highway safety. The request sets out reasons for the referral based on material planning considerations that give rise to concerns affecting more than neighbouring properties and therefore it is appropriate that the application is reported to Panel for determination.

2.0 PROPOSAL

- 2.1 The new build will provide residential care for elderly people (86 bed spaces) comprising of the following accommodation:
 - Ground floor – 26 bedrooms for single occupants each with en-suite facilities. Kitchen, dining room, hair salon, lounge and café as well as 2 rooms for staff.
 - First floor – 32 bedrooms for single occupants each with en-suite facilities. Two lounge areas and dining room as well as a nurses station and drugs room.
 - Second floor – 28 bedrooms for single occupants each with en-suite facilities. Lounge, dining room and activity suite.
 - Loft space – laundry and staff room.
 - Floors are reached via 2 staircases or 2 lifts, the housing for which are in the loft space.
- 2.2 The building is therefore part 2.5 storey, part 3 storey, and is L shaped, featuring prominent gables and hipped roofs. Traditional design features such as stone heads and cills are utilised and the regular pattern of doors give the appearance of terraced housing.
- 2.3 The building sits within this square site with the building to the east and south. Car parking is provided to the north and west, with an access taken off Crawshaw Road. 27 car parking spaces are provided to the front which includes 1 car share space, 1 electric vehicle space and 2 disabled bays. The parking layout also includes for an ambulance bay adjacent to the main entrance, motorcycle and cycle parking.
- 2.4 The remainder of the site is set out as landscaping with amenity and garden areas laid out to the eastern and southern boundaries, and deep landscaped strips to the front of the car parking on the western side. The garden layout includes both formal and informal areas, and includes a terraced area for seating, lawns, and a herb

garden. Ground floor bedrooms and communal rooms have doors that open out onto either communal areas, or smaller more private amenity space.

- 2.5 The care home footprint covers 32% of the total site area, roads and parking take up 22% and amenity space and landscaping account for 46% of the site area. The positioning of the building has been designed with guideline distances in mind including required 7.5m from a bedroom window to a boundary and 10.5m from a living area to a boundary.
- 2.6 The building is oriented so that the main entrance, which sits in the crux of the L shape faces northwest. Car parking is located in the main area of shade to the north, with gardens making the most of their southerly aspects.
- 2.7 The building will be built out of stone with a slate style roof.
- 2.8 It is anticipated that the home will be run by 1 manager and 1 administrator, 8 daytime carers, 5 night time carers, 2 domestics and 2 catering staff. Due to the staffing of the building on a 24 hour basis then approximately 80 people could be employed on a full and part time basis.

3.0 SITE AND SURROUNDINGS

- 3.1 The application relates to a cleared site in Pudsey which was formerly the site of the Council-owned, 36-bed Musgrave Court residential care home until its closure in 2014. The buildings on the site, which were part two-storey, part single storey pitched roofed artstone structures constructed in the mid-1970s, were cleared in 2016 and the site disposed of by the Council as surplus to requirements. Prior to this, in 2015, a group Tree Preservation Order was applied to the trees on site. Currently, the site is void and empty of structures aside from the two hard surfaced areas which previously formed the car parking.
- 3.2 The site lies on the south-eastern side of the Pudsey Conservation Area (CA), adjacent to the boundary of Character Area 3 (Pudsey Park). Although excluded from the CA, the site is bounded to the north, south and west by older development which falls within it. The predominant construction material is natural stone, with this being present to the large Victorian Crawshaw Villa to the west and other large detached and semi-detached 19th century villas on the western side of Crawshaw Road, as well as to the more modest terraced houses on St. Lawrence Terrace to the south. Further east, to the side and rear of the site, more modern infill in the form of inter-war semi-detached housing to Crawshaw Park / Crawshaw Rise and the modern Salters Garden apartment complex to the north nevertheless respects this general palette of materials.

4.0 RELEVANT PLANNING HISTORY

- 4.1 Aside from the applications for the construction of the former care home building (ref: H25/5/76/), its demolition (ref: 16/01593/DEM) and the protection of the perimeter trees, the planning history of the site is limited to a 2008 application for erection of single storey front and rear extensions to the premises, which was approved. A variation of Condition 4 of this application (protection of trees) was subsequently approved when it transpired that construction of the front extension would interfere with the root protection zones of three trees, necessitating their removal. The extension, and removal of the trees, were implemented shortly prior to the closure and demolition of the facility.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 Prior to submission of this application the applicants undertook a pre-application enquiry (reference PREAPP/17/00031). Advice given at that time was that the proposal was acceptable in principle. Further advice was given on design, character, parking etc.
- 5.2 During the application process the applicant has been willing to undertake amendments in response to neighbouring residents concerns. This has included reducing the height of the roof and changing from a gabled to a hipped form in order to reduce the massing and altering the materials to all stone. The applicant has also worked with officers to address highways concerns.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 The application was publicised by a major site notice for development affecting the character of a conservation area (posted 09/06/17) along with an advert in the Yorkshire Evening Post (posted 07/06/17). Members of the public who wrote in were also notified by letter of revisions to the scheme (24/10/17 and 09/11/17).
- 6.2 To date there have been 21 objections and 2 letters of representation received. This includes one petition with 6 signatures and one letter signed by 10 people.
- 6.3 The letters of representation raised the following issues:
- Council demolished care home only 2 years ago so why is there now a need for a new home.
 - Inaccuracies in the planning application – incorrectly states that Radcliffe Lane is on a bus route – it is not and this has implications for traffic (does not get gritted in winter).
 - St Lawrence Terrace no a suitable alternative access route as it is a private road.
 - Prefer a 2 storey home.
 - More car parking should be allocated on plot.
 - No planning notices posted on Crawshaw Road.
- 6.4 Planning matters raised in the objection letters are as follows:
- Development contravenes planning policy due to detrimental effects on residents, highway safety and the conservation area.
 - Development does not respect local context or spatial pattern.
 - Unneighbourly form of development due to building size and siting.
 - Insufficient parking provision on site.
 - Existing parking issues on street on Crawshaw Road.
 - Significantly alter fabric of the area and result in overdevelopment.
 - Additional traffic will create a bottle neck and safety concerns on Crawshaw Road due to the single track nature of this road.
 - Site access not in accordance with acceptable standards.
 - Proposal results in direct contravention of basic Human Rights including the right to peaceful enjoyment of all their possessions.
 - Materials not suitable (use of render inappropriate).
 - Construction traffic likely to cause road blockage issues due to single track nature of road.
 - Height of building will block light and affect privacy. Too dominating.

- Previous development has increased traffic on local roads including conversion of a child care centre to flats, conversion of a children's home to flats and building of new flats.
- Site notices removed.
- Traffic will impact on local schools, fire brigade and ambulance access.
- Impact of design on conservation area. Design is stock design used on other Angela Swift Developments.
- Height of building is excessive and would dwarf surroundings.
- Waste collection is under-catered for, and there is no suggestion that any specific provision has been made for separating waste and recycling. There will also be medical waste.
- No provision shown of mechanical plant/extraction systems.
- Appears to be very little space for storage inside the building.
- Poor access in case of emergency.
- Public footpath between Crawshaw Road and Crawshaw Rise will feel very enclosed due to proximity of building.
- Overestimate of the reliability of local public transport.

6.5 Following revision of the scheme a number of residents confirmed that the revisions did not address their concerns and their objections still stood. One comment was also made regarding restrictive covenants that apply to the land, however this is not a planning consideration. Several commentators also raised concerns about the internal workings of the building in terms of emergency evacuation etc. These are matters that would be addressed through Building Regulations and the oversight of the care home by the Care Commission.

6.6 A number of objectors have also stated that they support the re-development of the site, and would support a smaller scale care home of no more than 2 storey height.

7.0 CONSULTATION RESPONSES

7.1 Highways: The proposal provides 27 parking spaces for 86 bedrooms which is a ratio of 1 parking space per 3.2 beds. The Councils Parking SPD has an expected provision of 1 space per 3 beds, in this respect the application is 2 parking spaces short. On balance however the level of car parking is considered adequate. "No waiting" restrictions will be required at the access along with conditions for cycle parking, electric vehicle charging, sightlines etc.

7.2 Travel Wise Team: The submitted Travel Plan meets the criteria of LCC and a travel plan review fee of £2,500 will be required. This should then form an approved document/condition.

7.3 Flood Risk Management: The proposals for surface water drainage are acceptable. Greenfield rates of run-off are proposed with attendant attenuation storage for on-site containment of excess run-off as per the requirements of the Councils Minimum DC Standards for Flood Risk. A condition of the final drainage scheme is required.

7.4 Land Contamination: A Phase 2 report has been submitted which suggests that further site investigation may be required. Conditions on this are required. Gas monitoring is noted to be ongoing at the site.

- 7.5 Nature Team: No significant nature conservation concerns arise from this application. A condition restricting works to, or removal of, hedgerows, trees and shrubs during nesting season is requested.
- 7.6 Landscape Team: The proposals (as revised) are acceptable from a landscaping perspective subject to conditions for tree protection and ongoing landscape management.
- 7.7 West Yorkshire Police: The developer has forwarded the security measures and considerations to be included in this development. These security measures meet and in some cases exceed the Police preferred standard.
- 7.8 Public Rights of Way: A claimed footpath surrounds the site on its north and eastern boundary. The footpath appears to be fenced off from the site with the erection of hooped fencing. No objection is raised to this provided the fencing does not encroach onto the footpath.

8.0 PLANNING POLICIES

- 8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Leeds comprises the Adopted Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) the Natural Resources and Waste Development Plan Document (2013) the Aire Valley Leeds Area Action Plan (adopted Nov 2017) and any made Neighbourhood Development Plans.
- 8.2 The site is not allocated in the Development Plan, however it does lie within a Main Urban Area, Regeneration Priority Area and lies adjacent to a Conservation Area.

Adopted Core Strategy

- 8.3 The following Core Strategy policies are considered most relevant:
- Spatial Policy 1 – location of development.
 - Spatial Policy 4 – regeneration priority areas (includes West Leeds Gateway).
 - Spatial Policy 6 – housing requirement.
 - H1 – managed release of sites.
 - H3 – housing density (40 dwellings per hectare).
 - H8 – housing for independent living.
 - P10 – design.
 - P11 – conservation.
 - P12 – landscaping.
 - T2 – accessibility requirements.

Saved Policies - Leeds UDP (2006)

- 8.4 The following saved policies within the UDP are considered most relevant to the determination of this application:
- GP5: Development Proposals should resolve detailed planning considerations.
 - BD5 – Amenity
 - LD1: Landscaping

Natural Resources and Waste Local Plan

8.5 The following policies are of relevance:

- Water 1 – Water efficiency.
- Water 6 – Flood risk.
- Water 7 – Surface water run-off.
- Land 1 – Contamination.
- Land 2 – Development and trees.

Submission Draft Site Allocations Plan (SAP)

8.6 The site is allocated in the Draft Site Allocations Plan as a housing site that is suitable for older persons housing or independent living. The site reference is HG2-75 and it is allocated within phase 1.

Relevant supplementary guidance:

8.7 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are most relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes:

- Neighbourhoods for Living SPG
- Street Design Guide
- Parking Standards

National Planning Policy Framework (NPPF)

8.8 The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014 replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.

8.9 The NPPF constitutes guidance for Local Planning Authorities and its introduction has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.10 The National Planning Policy Framework (NPPF) gives a presumption in favour of sustainable development and has a strong emphasis on achieving high quality design. Of particular relevance, the national planning guidance attaches great importance to the design of the built environment and view this as being indivisible from good planning (para.56, NPPF). The advice also seeks for development proposals to add to the overall quality of the area, create attractive and comfortable places to live and respond to local character (para.58, NPPF).

8.11 In addition, advice is contained within chapter 4 (Promoting sustainable transport) that deals with sustainable transport modes and avoiding severe highway impacts; and, chapter 6 (Delivering a wide choice of high quality homes) which includes housing supply/ delivery and affordable housing provision; chapter 8 (Promoting

healthy communities) in relation to access to existing open/ green space; and, chapter 10 (Meeting the challenge of climate change and flooding) which includes matters of flood risk and promote renewable energy sources. Chapter 12 (conserving and enhancing the historic environment) provides that LPA's should identify and assess the particular significance of any heritage asset that may be affected by a development.

9.0 MAIN ISSUES

9.1 The main issues to consider in the determination of this application include the following:

- Principle of development.
- Design and impact on conservation area.
- Impact on highway network.
- Impact on residential amenity.
- Other matters.
- Contributions/obligations

10.0 APPRAISAL

Principle of development

- 10.1 The application site was previously occupied by a residential care home and consequently this application seeks to replicate that same use. The site is located within the Main Urban Area and lies close to Pudsey Town Centre (100m to north). The site is also in an existing residential area and close to public open space (Pudsey Park lies 60m to the west). The site is also brownfield land, having previously been developed, although the site is now cleared.
- 10.2 Consequently no objection is raised to the principle of residential care development on this site. Such development is wholly suitable for the site, and would accord with all relevant policies in the Core Strategy and Unitary Development Plan regarding the location of development, good use of resources and housing development.
- 10.3 Furthermore the site is proposed to be allocated in the draft Site Allocations Plan for elderly residential care/independent living and whilst this is not adopted policy yet does indicate the suitability of the site for such use.

Design and impact on conservation area

Spatial Context

- 10.4 The site is a square shaped site lying to the east of Crawshaw Road. The former care home building was of a rough cross shape that sat in the middle of the site. Housing around is a mix but with noticeable character areas. Immediately opposite the site to the west is a large 2 storey, triple fronted stone built house which is gable end onto Crawshaw road (Crawshaw Villa). Immediately to the south of Crawshaw Villa is a modern day semi-detached property, two storey's in height built in buff brick, whilst immediately north and west are further modern day properties set well back from Crawshaw Road. Beyond this are older properties, ranging from more modest bay fronted terraces, to grander villas. These are predominantly stone built and again are set well back from Crawshaw Road.

- 10.5 To the northern boundary of the application site is a two and half storey modern courtyard style, flat development with parking to the rear (Salters Gardens) which have been built adjacent to an older, flat fronted stone property. Moving further up Crawshaw Road there are then Victorian terraced properties which are bookended by large gable features, and have modest front garden areas. Crawshaw Road is very much characterised by its tree lined frontage and deep set gardens. The road terminates at the north where the leisure centre car park is located.
- 10.6 Immediately to the south of the site is St Lawrence Terrace which runs north/south and features a row of older terraced houses with steps up to the front entrances. These are sited gable end onto the application site, and are high two storeys. A smaller cottage lies adjacent to this terrace. To the east of the terrace is a day centre building operated by the Council, which is a single storey building over a large footprint, with steeply pitched roof.
- 10.7 To the east of the application site are the lower density, semi-detached properties of Crawshaw Park and Crawshaw Rise, both of which roads terminate on the eastern border of the site. These properties are distinct from properties to the west, in that they feature red brick, render and red clay roof tiles. The terminating properties are mostly gable end onto the site, although one pair of properties are angled towards the sites north eastern corner. In amongst the red brick housing, to the immediate north east corner of the site is a short terrace of older, stone buildings of three storey height.
- 10.8 The site itself is surrounded by a number of mature trees, mostly to the northern and western sides and trees are a predominant feature of the locality. The general character of the area then is one of mixed density residential properties, set in good spaces with mature tree growth being prominent. Properties are mostly 2 storey, although some of these are high 2 storey (Victorian properties) and some do have rooms in the attic area.
- Layout, Scale and Massing*
- 10.9 The proposed new build benefits from not having to fit into any pre-existing building line due to the variety in properties around. The design has therefore been influenced by local character and by the needs of the unit. The result is a building that sits on 2 axis – reflecting the north/south and east/west orientations of nearby terraces. Part of the building is set well back from the road reflecting buildings across the way with long front gardens. This area is used for parking but is set behind a landscaped frontage, which retains most of the trees currently on site.
- 10.10 The building is set in off the boundaries, the closest point being the northern gable end which comes within 1.3m of the northern boundary. To the west the building is set in off the boundary by between 9.7m to 11.6m. To the south the building is set in between 8m and 9.7m. Trees along the boundaries are being retained where they are in good health. The eastern gable is then 6m from the roadside boundary.
- 10.11 The building proposed is three storeys high which is higher than buildings around the site. Salters Garden to the north sits on slightly higher ground level such that the new build will sit 2m higher at its highest point. At the closest point the new build is 8m high whilst Salters Garden is 9.5m high (the buildings are not however directly adjacent to each other). The main build then steps up to 12.7m high which is mitigated against by a drop in levels on the site. This border is also screened by tree growth.

- 10.12 To the opposite side of the site St Lawrence's Terrace is set much lower due to a levels drop. These buildings are just over 9m in height. The new build measures 8.5m to eaves and 13.7m at the ridge. This part of the building is located about 20m from the properties on St Lawrence Terrace. Again there are mature trees between on the boundary.
- 10.13 To the eastern side, Crawshaw Park houses are noticeably lower, but also very different in style, being modern day semi-detached properties with hipped rooves. Their overall height is 9m and they are sat very marginally lower than the site level. The eaves on this side are 6m high, with the nearest ridge line being 10.9m high, with the roof scape then stepping up as you move away to the west. There is a good distance between the new build and properties on Crawshaw Park of 19m with no direct overlooking due to the angling of the semi-detached properties.
- 10.14 Crawshaw Villa to the western side is 9.8m high. The new build on the gable end closest to the Villa will be 8m with the ridge at 13.5m with the roof form hipped away from the Villa. Levels between these two sites are similar.
- 10.15 The massing of the building has been articulated so that the main roof forms over each of the 2 axis are broken up visually. Gable protrusions provide a break in the solid eaves line, whilst to the ends, and within the corner element, lower levels are used to provide steps down from the main height. On the eastern elevation the use of small, flat roofed dormers further break up the eaves line. The trees around the site are predominantly maple and are themselves high at between 12m and 17m.
- 10.16 It is acknowledged that this building is higher than properties around it, however it is also significantly larger in footprint than other buildings, and set well within its own site, with good screening by existing tree growth. It is considered that the build responds well to the site, and to properties around it in terms of its layout and siting, and that the visual impact is reduced by the articulation of the elevations. It is considered that the site can take a 3 storey building which reflects the greater height achieved by the larger dwellings around when compared to smaller dwellings.

External Appearance

- 10.17 The building has been designed to reflect the rhythm of older terraced properties around it, with regularly spaced doors at ground floor level, which allow access out to small amenity spaces from bedrooms, and with the use of gables to provide steps in the facades. Windows therefore appear larger at ground floor level due to the incorporation of doorways, with windows at second floor level not having a header to give them a lesser appearance. This reflects the hierarchy and cadence of the older Victorian properties around.
- 10.18 The use of stone is considered wholly appropriate, most of the older buildings are in stone, so this will enable the building to fit in well. Roofing materials are to be slate or slate appearance tiles, which again will fit in well with the surroundings.
- 10.19 The design, siting and massing of the proposal is considered to be reflective of its context and to provide a suitable response to the site needs. Therefore there are no concerns on the grounds of design and character.

Impact on Conservation Area (CA)

- 10.20 The CA boundary wraps around the site on two and a half sides, and takes in all of Salters Gardens, the western side of Crawshaw Road, and St Lawrence Terrace. The new build must therefore be sympathetic to the CA character, and should

preserve or enhance the appearance of the CA. The original building in no way reflected the heritage around the site and could not be considered remotely sympathetic, in much the same way as the Radcliffe Day Centre to the south is not sympathetic to the CA. The development therefore provides a good opportunity to enhance the edge of the CA.

- 10.21 As noted above the development is considered to be acceptable in terms of its scale, massing and appearance, and it reflects well some of the historical character around it, both in terms of the architectural features and the use of materials. The site layout provides a suitable setting, and importantly retains the trees, which whilst not themselves within the CA, do provide a very valuable setting.
- 10.22 The proposal is therefore considered to preserve and enhance the character and appearance of the CA and provides a good transition from the uncharacteristic Crawshaw Park side, to the historic properties on the western side.

Impact on highway network

- 10.23 No objection is raised to the use of Crawshaw Road by vehicles accessing the Care Home, the type of use, and the fact that a similar use operated from this site is considered unlikely to result in harm to the safe movement of traffic on this road or at the junction.
- 10.24 The care home will be located in an accessible location, close to a town centre which has reasonable public transport connections. This is likely to lead to reduced car use by visitors and staff in comparison to other care homes located in more residential areas. Notwithstanding this there is still an expectation that relevant parking provision will be provided within the site.
- 10.25 In this instance, the application proposes 27 parking spaces for 86 bedrooms, a ratio of 1 parking space per 3.2 beds. The Parking SPD expects provision at 1 space per 3 beds so the proposal is 2 spaces short. To justify this the applicants have provided detailed information regarding their other care homes and the levels of parking provision that they operate with. The information submitted provides 65 days' worth of analysis and indicates that the proposed care home could be expected to generate demand for around 16 staff and visitor cars at peak times. Visiting professionals, deliveries and other vehicles will also need to be accommodated but the developers clearly anticipate some spare capacity.
- 10.26 Highways officers have looked at the TRICS database and identified other residential care homes outside of London and the parking provision that they have. This demonstrates that many care homes are meeting an average of 1 space per 3 beds. Four care homes looked at had an under-provision of car parking with one achieving 7.1 beds per parking space, this was in a more rural location than the current proposal before us.
- 10.27 Around Leeds other similar care homes include the following:
- Sunnyview House off Manor Road in Beeston – 81 bed residential home provided with 28 car parking spaces. 15 of these were to be laid out as overspill parking to be used only if necessary. (Ratio of 2.9 if all spaces used).
 - Former Shaftesbury Hotel site on York Road, LS9 – 84 bed care home with 22 parking spaces. (Ratio of 3.8).

- The Grove care home, Pudsey – new 63 bed care home in grounds of an existing (40 bed) care home. 33 parking spaces provide throughout site. (Ratio of 3.1).
- Bentley Arms, Wakefield Road, Oulton – 74 bed care home with 19 dedicated parking spaces, and 19 shared with adjacent sports club. (Ratio of 1.9 based on all car parking available).
- Grove Park Care Home, Headingley - 77 bed care home with 26 parking spaces. (Ratio of 2.9).
- Fairway Hotel, Foundry Approach, Harehills, 56 bed care home with 17 car parking spaces. (Ratio of 3.3).
- Victoria House, Low Grange Crescent, Belle Isle – 38 bed extension to existing 41 bed care home with 26 parking spaces for entire site. (Ratio of 3).
- Wetherby – 58 bed care home and 8 extra care flats with 14 car parking spaces, plus 4 for extra care flats. (Ratio of 3.7).

10.28 As can be seen similar applications over the years have yielded similar levels of car parking to that proposed here. On balance therefore it is considered that the level of car parking provided is adequate and all other highway matters having been addressed no objection is held. Conditions regarding the control of on street parking in the vicinity of the site are recommended to ensure that larger vehicles can access the site safely.

Impact on residential amenity

10.29 As noted previously the siting of the building has been thought about in relation to neighbouring properties and to reflect the guidance given in Neighbourhoods for Living on matters of space and privacy. The building comes closest to the boundary on the northern boundary and on the western boundary. To the north the building will sit between the rear of Salters Garden and the properties on Crawshaw Close so it is not directly aligned with any garden or private areas. A group of trees along this boundary is to be retained which will provide further screening. There are several windows to this gable elevation including a secondary lounge window at first floor, a secondary bedroom window at first floor, and an activity suite at second floor level. Given the positioning, screening, and nature of the use it is not considered that these would give rise to concerns regarding overlooking.

10.30 On the western boundary the gable end faces towards the gable end of Crawshaw Villa. Windows in this elevation are small secondary bedroom windows and corridor windows. The distance between the two properties is 17.8m with 6.5m between the gable end and the site boundary. Whilst 6.5m is slightly under the recommended distance for bedroom windows to a site boundary it is recognised that the windows are secondary in nature, face out onto Crawshaw Road and are unlikely to result in overlooking. Were this considered to be a problem these windows could be obscure glazed, however it is not felt that the situation merits such a condition in this instance.

10.31 The eastern elevation is set a good distance away from the boundary and at first and second floor levels all rooms are bedrooms which would comply with the distance recommendations. Again existing trees will provide some screening, and properties have outbuildings (garages) to this boundary so there will be no direct overlooking of private amenity space.

- 10.32 The southern elevation has a slightly closer relationship to the boundary, however this borders a communal garden for the day centre to the eastern end, and the gable end of St Lawrence Terrace to the western end. Trees between the new elevation and St Lawrence Terrace will be retained which will screen direct views. There is a 20m distance between the two built forms which will again restrict overlooking views. There are some lounge windows to this elevation, even at first floor level. These are situated towards the south eastern corner and will look directly down the edge of the day centre and the roadway of St Lawrence Terrace. It is not considered that given the site characteristics this would lead to overlooking that would cause harmful loss of privacy.

Other matters

Landscaping

- 10.33 A number of mature trees surround the site, some of which are within the site, some on the boundary or beyond. These make a significantly positive contribution to the character of the Conservation Area. A landscaping scheme has been drawn up which demonstrates that in total 5 trees will be removed, 2 adjacent to the vehicle access, which are both category C trees, 2 to the south east which will fall within the new footprint of the building (both are small and category C trees). A further tree will be removed from the southern boundary which is a category U tree (and therefore in poor health).
- 10.34 The landscape scheme also includes for new tree planting including the following:
- 3 Cherry Plum trees to the vehicle access area on the western boundary.
 - 5 Pyrus Chanticleer trees to the car parking area between bays.
 - 3 Pyrus Chanticleer trees to the southern boundary around the lawn and terrace area.
 - 5 Magnolia's to the western boundary in front of the gable end.
- 10.35 As well as new tree planting the landscape scheme also includes:
- A range of specimen shrubs including hydrangea, Japanese Maple, smoketree, Mexican orange blossom planted around car parking area and in amenity spaces.
 - Ground cover shrubs to wider areas including hosta, hebe, lamium etc.
 - Yew hedging to the western boundary behind stone wall and railings. Hedging to other boundaries particularly southern boundary.
 - Ornamental bulbs underneath existing trees of woodland favouring species.
 - Hard surfacing to the car parking and vehicle access area will consist of three different types of permeable block paving in different colours to demarcate bays, driveways and pedestrian routes.
 - Patio and terrace areas in Yorkstone.
- 10.36 The proposed landscape scheme has been very well considered providing both a good screening function, but also providing high quality landscaped amenity spaces for residents use. The new planting will add to and enhance the existing such that biodiversity and the visual amenity afforded by landscaping at the site will be enhanced. Conditions 10 to 12 of the list above seek to ensure that an appropriate landscaped setting for the building is provided.

Contributions/obligations

- 10.37 A Travel Plan has been submitted which is in accordance with the Travel Plan SPD. This will need to be conditioned for.
- 10.38 Due to the nature of the proposal no other obligations arise from the development.
- 10.39 The development is liable for Community Infrastructure Levy at £5 per square metre. This results in a liability of £19541.99. This is provided for information only and is not a material planning consideration.

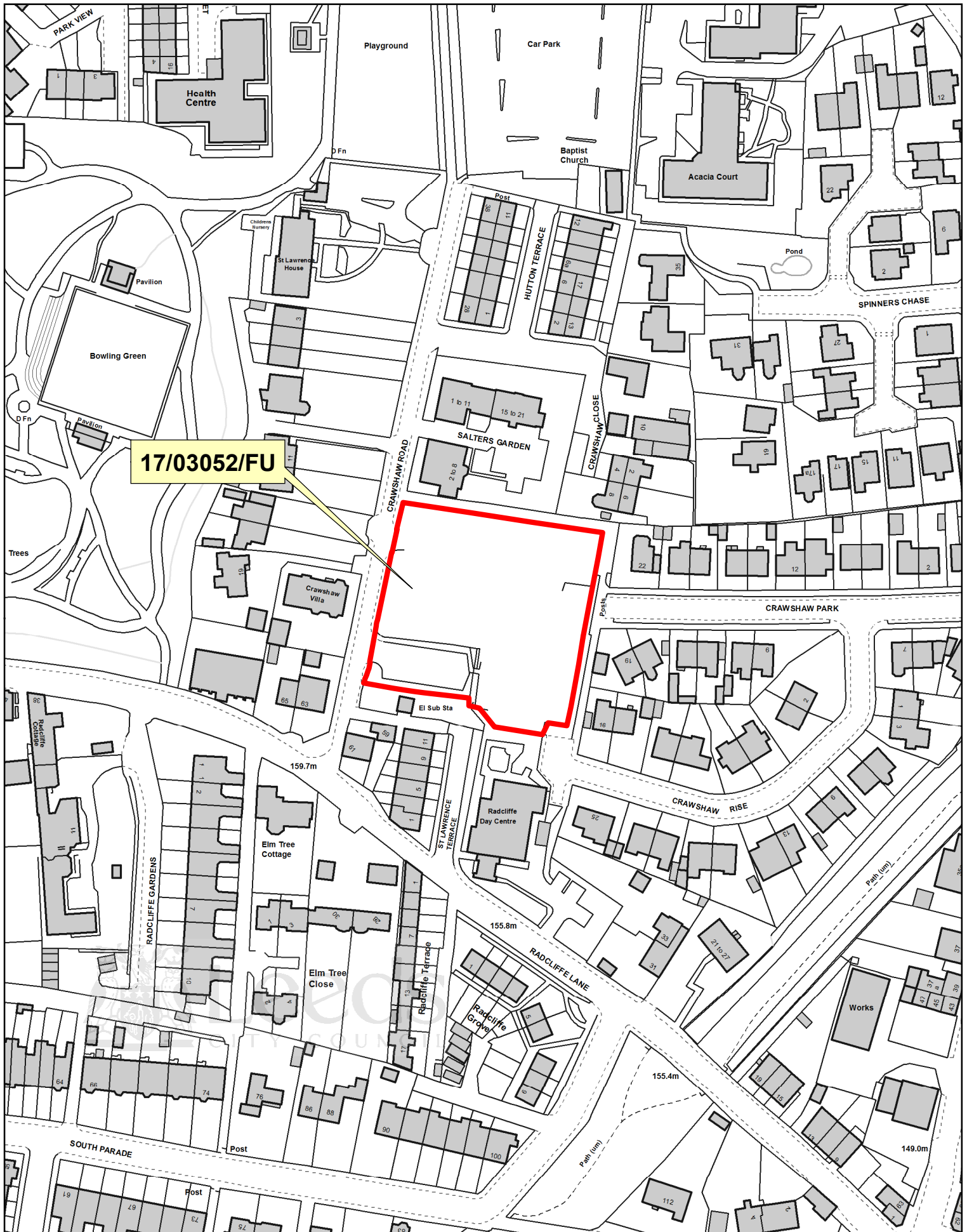
11.0 CONCLUSION

- 11.1 It is acknowledged that the new proposal is a much bigger building than the previous care home in terms of height, however the size of the site allows for a higher building to be placed within it without it appearing overly dominating or out of place. The scheme has been well designed with a good quality landscaping scheme that will mitigate and enhance the site, and the proposal is considered to represent an improvement to the character of the conservation area.
- 11.2 No technical highway objections are raised to the proposal as the level of parking provision is considered adequate in light of its sustainable location. It is not considered that the traffic generated by the proposal will cause harm to highway safety and the access arrangements to and from the site are considered to be acceptable.
- 11.3 The home will provided care for elderly people which is in high demand across the district. The location is good in that it is sited within walking distance of the town centre and has good transport links. It is also sited close to nearby open space and located within an attractive area.
- 11.4 It is considered that the proposal provides a valuable need, utilising brownfield land. Consequently it is recommended that approval be granted subject to the conditions outlined above.

Background Papers:

Planning application file: 17/03052/FU

Certificate of Ownership: Signed by applicant.



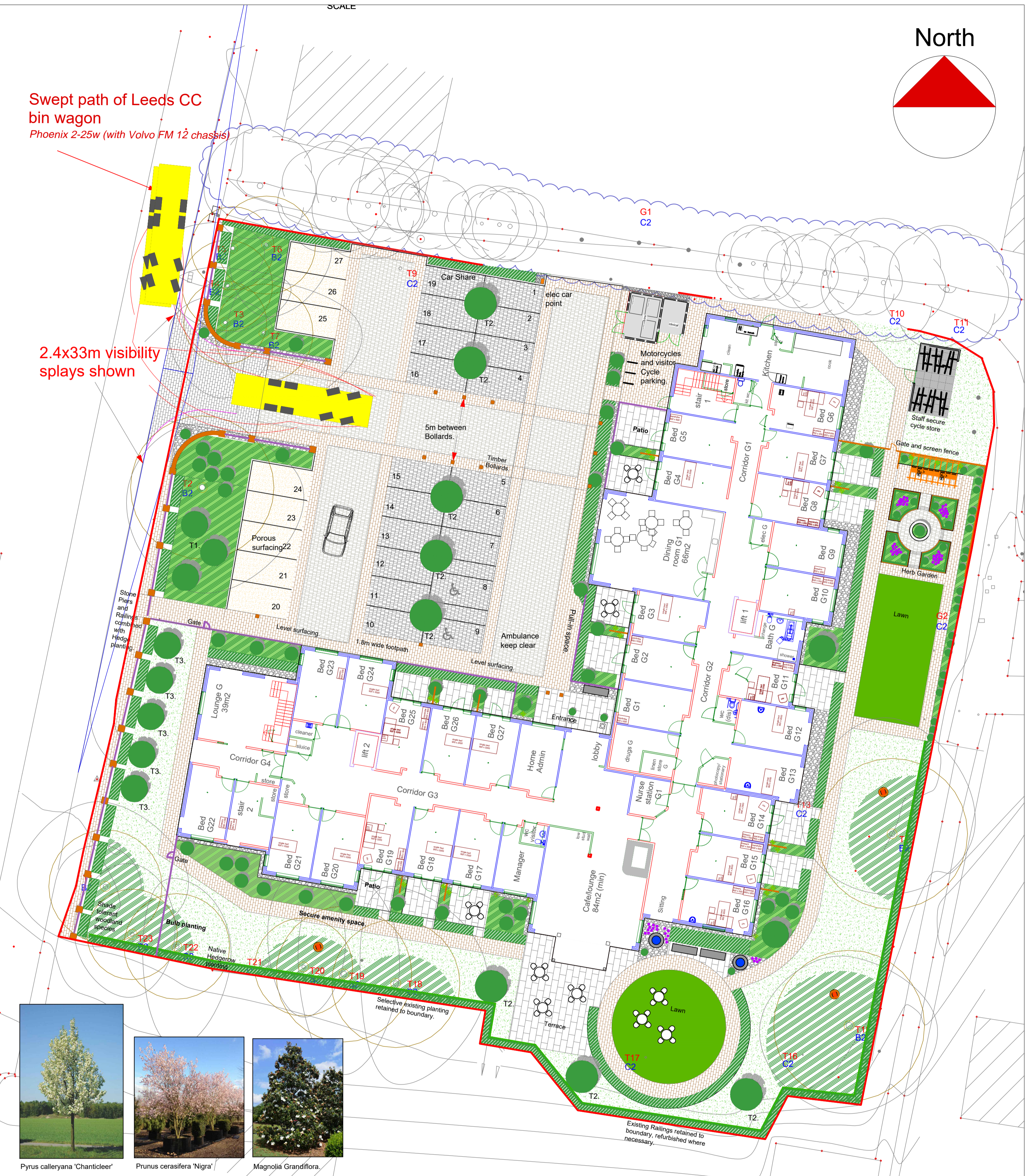
SOUTH AND WEST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500





LANDSCAPE KEY.

LEGEND - SOFT LANDSCAPE

- Proposed specimen multi-stemmed trees. Minimum 3 no breaks from base. 4.5-5.0m high. Rootballed/ containerised. Underground geyed. T1 Prunus cerasifera 'Nigra'. Extra-heavy standard trees 18-20cm girth Rootballed/ containerised. Underground geyed. T2 Pyrus calleryana 'Chanticleer'. Specimen ornamental Bush/ feathered Tree 200-225. 85L pot. T3 Magnolia Grandiflora.
- Proposed specimen shrubs. Generally 90-120cm high/ spread. Containerised. minimum 12 L pot. Spot planted at approx. 1m centres with ground cover in groups of 3/5. Species to include the following: Acer palmatum dissectum Atropurpureum, Amelanchier lamarkii, Choisya ternata Sundance, Colinus coggiaia Royal Purple, Hydrangea sp.
- Proposed Groundcover shrub planting. 20-35cm high/ spread. Minimum 3L pot. Planted at 4-5m per m2 in minimum groups of 10 no. Species to include the following: Lamium maculatum Silver Beacon, Paddyandra terminalis, Hosta sieboldiana Elegans, Hebe Sutherlandii.
- Proposed ornamental grade Turf/ grass seeding.
- Ornamental bulb planting consisting of Narcissus beneath existing trees.
- Proposed climbing shrubs. Positioned to base of garden structures. Hydrangea sp to be positioned against walls, position as shown.
- Proposed hedge/ Structure planting. 60-90cm high (unless shown) Containerised 3L pot. Planted at 5m per metre. Species to include Hebe and Lavandula within Courtyard areas, with Native species to boundary including Taxus baccata to site frontage(not accessible to Residents).

LEGEND - FURNITURE

- Terrace seating. 2 nr Mono bench from Urbis Design.
- Double timber Pergola system from Jacksons Fencing Ltd. To consist of 4 no. Pergola Bays 1.83x1.83, installed 2m above ground.
- 4 no. 1800mm Long 'Balmoral' Teak Bench by Cyan Teak furniture Ltd.
- 3 nr Garden Art feature to consist of a Willow Weave Sculptures of Deer or similar.
- Poppy planter from Urbis Design to be used as water bowl. 118 dia x 58cm. Colour white.

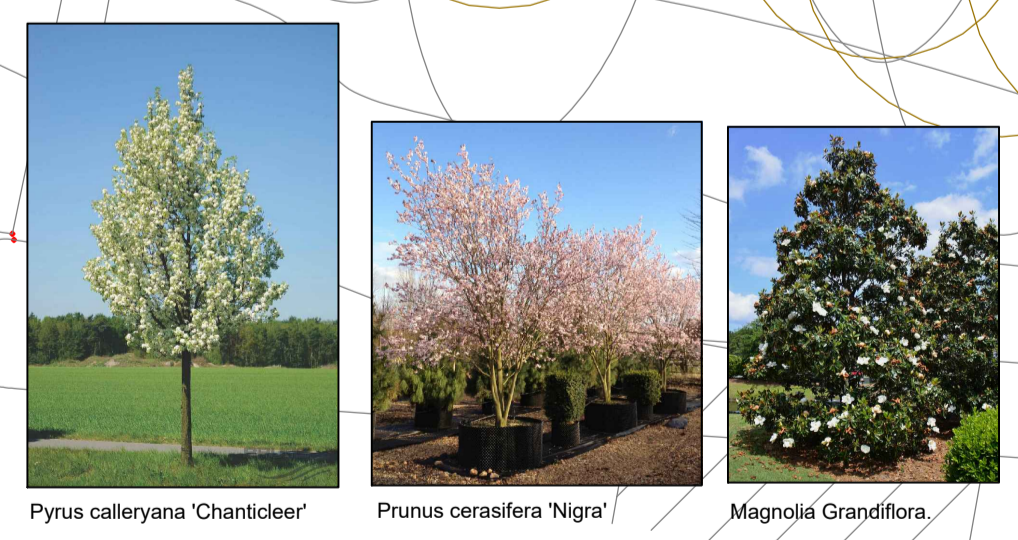
LEGEND - SURFACE

- Patio and terrace areas to be Brett Yorktone paving 450x450x50. Generally laid on sand bed onto 150 type 1 sub base although edge slabs laid on mortar bed to make secure without the requirement for a pin kerb. Colour Natural textured.
- Porous Resin bound gravel within Ecogrid E40 panels. Laid onto Ecogrid Webcell 100 depth filled with 20 dia clean stone. Colour Buff.
- Brett Beta Permeable Block paving, large unit size. 210x140x80. To form surfacing to car park road. Laid Stretcher bond. Colour Autumn Gold.
- Brett Beta Block paving as above. To form banding to car park and pedestrian circulation routes. Colour Brindle.
- Brett Beta Block paving as above. To form car parking bays. Colour Silver Haze with Brindle to delineate bays.
- Silver grey granite cobble/ pebbles 60-40 dia. Laid onto Geotextile.
- Artificial Turf. Nomow Luxury Plus or similar approved. Laid onto Geotextile onto 50 sand bed onto 100 depth type 1 sub base. Ensure subgrade is free draining. Pinned into place as required.



Date	Revision	CD
03.05.17	Layout updated in accordance with comments	CD
05.05.17	Walls repositioned to site entrance.	CD
08.05.17	Annotation added. Views updated.	CD
16.08.17	Car park aisles extended by approx 1m in accordance with LCC Highway comments.	CD

PLANTING NOTES:
 Topsoil should generally be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil to be to BS3882:2007.
 Herbicide and cultivation: Existing Topsoil is to be treated with selected, non-residual, translocated herbicide prior to planting or screened to remove unwanted Vegetation, removing from site. All planting areas to then have 50mm depth planting compost spread evenly over surface and worked into top 150mm, removing all stones greater than 50mm dia, roots and other debris. Ensure subsoil is free-draining, if necessary carrying out ripping to a suitable depth, although avoid areas beneath existing protected trees.
 Trees: To be planted in pits 900x900x600mm or dimensions of rootball, whichever is greater, with a addition 25L planting compost. All trees to be underground- geyed.
 Mulch: Immediately following planting, areas are to be watered to field capacity and mulched with 50mm depth pulverised bark.
 Grass: All turfseeded areas to be cultivated to a fine tilth and levelled, removing any other debris. Pre-seeding fertilizer applied at 35gms per m2 to ornamental turfed areas. Prior to hand over areas are to be managed to create a uniform and dense sward, free of weeds. All planting areas are to be maintained reasonably free of weed growth and litter, with all dead, dying and otherwise defective plant material to be replaced prior to handover.



FOR PLANNING

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Client
 Angela Swift Developments.

Project
 Proposed Residential Care Home development. Crawshaw Road Pudsey.

Drawing Title
 Landscape proposals

Scale 1:200 @ A1	Date April. 2017	
Drawn by CD		
Job No. ASP	Drawing No. ASP L1	Rev. D.