

Case Officer: Sarah Kay
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Ctte Date: 3rd April 2018

File No: CHE/17/00769/FUL
Plot No: 2/1339

ITEM 6

ADDENDUM / UPDATE REPORT

DEMOLITION OF EXISTING BUILDING AND ERECTION OF EXTRA CARE ACCOMMODATION FOR OLDER PEOPLE, LANDSCAPING AND CAR PARKING (REVISED PLANS RECEIVED 10TH, 16TH, 22ND AND 25TH JAN '2018; AND 14TH, 19TH AND 20TH MARCH '2018) AT SITE OF FORMER NORTH EAST DERBYSHIRE DISTRICT COUNCIL OFFICES, SALTERGATE, CHESTERFIELD, DERBYSHIRE, S40 9TA FOR YOUR LIFE MANAGEMENT SERVICES LTD

Local Plan: Town / District / Local Centre
Ward: Brockwell

1.0 CONSULTATIONS

Urban Design Officer	Comments received 20/03/2018 – see report
North Derbyshire CCG	Comments received 19/03/2018 – no objections / no change to contribution sought
Tree Officer	Comments received 21/03/2018 – see report

2.0 BACKGROUND

2.1 On 29th January 2018 Planning Committee resolved to approve a planning application (subject to S106 agreement) under application reference CHE/17/00769/FUL for the following development:

‘Demolition of existing building and erection of extra care accommodation for older people, landscaping and car parking at site of Former NE Derbyshire District Council Offices, Saltergate, Chesterfield, Derbyshire, S40 9TA for Your Life Management Services Ltd’.

2.2 Following the Planning Committee meeting negotiations have taken place to progress the S106 agreement; however on the 28th

February 2018 the applicant contacted the LPA to ask if an amendment to the design of the scheme the subject of the committee resolution could be considered.

2.3 On the 14th, 19th and 20th March 2018 revised plans were received with a summary of the proposed changes as follows:

- Revised access road arrangement;
- Car parking amended to suit revised access road arrangement;
- Grasscrete turning head added for existing sub-station;
- Public Art location on Saltergate removed (this is being dealt with via an off-site commuted payment);
- Additional 1-bed unit added to ground floor;
- Position of 'restaurant/bistro', '2-bed unit' and 'guest suite' on ground floor revised to improve communal areas;
- Size of 'restaurant/bistro' amended;
- First, second and third floor layouts and roof plan drawing amended slightly to reflect ground floor changes; and
- Elevation drawings amended to reflect changes to ground floor and other floors.

2.4 The following plans have been received:

NW 2425 01 AC 001 Rev B – Location & Context Plan
NW 2425 01 AC 004 Rev C – Site Layout
NW 2425 01 AC 005 Rev D – Elevations 1 of 2
NW 2425 01 AC 006 Rev F – Elevations 2 of 2
NW 2425 01 AC 007 Rev F – Ground Floor and First Floor Plans
NW 2425 01 AC 008 Rev F – Second and Third Floor Plans
NW 2425 01 AC 009 Rev C – Roof Plans
NW-2425-01-LA-001 Rev B – Landscape Layout

2.5 The purpose of this report is to update Members on the revised set of drawing submitted and highlight / consider the planning merits of the changes made to the scheme.

3.0 **CONSIDERATIONS**

3.1 The images below are extracts of the application drawings which show / compare the previously approved plans against the latest proposed plans:

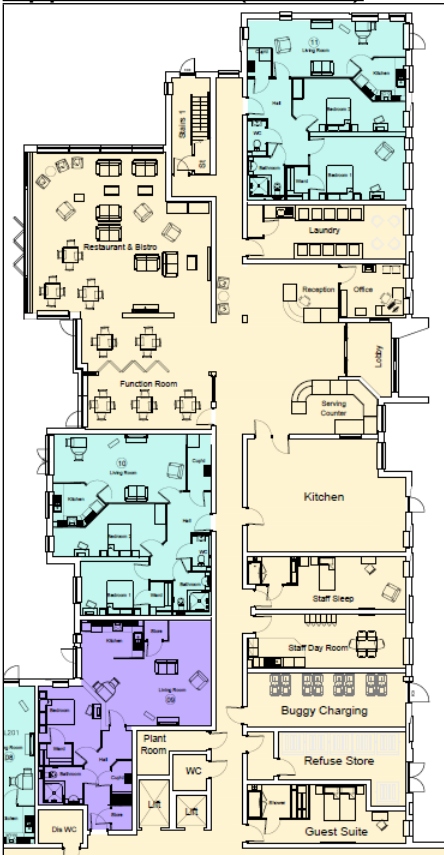
Approved Site Layout (Rev B)



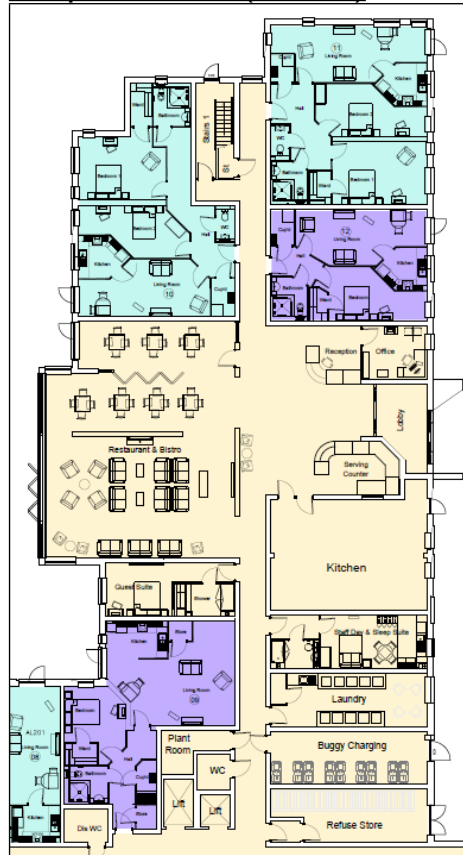
Proposed Site Layout (Rev C)



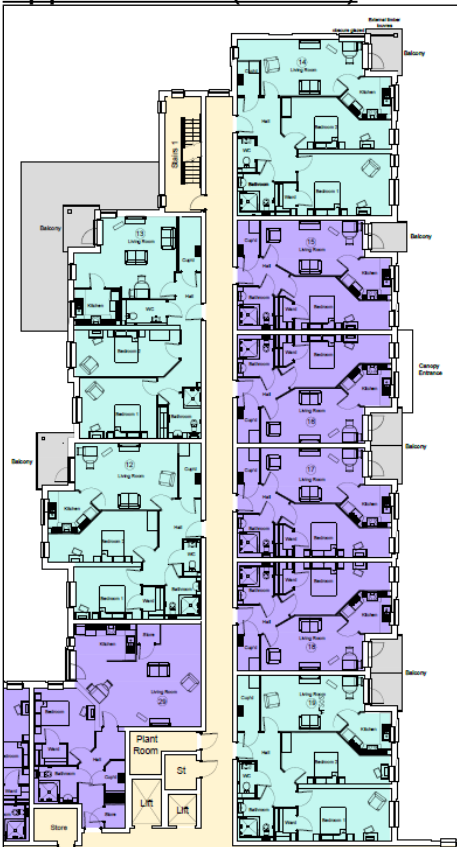
Approved GF (Rev D)



Proposed GF (Rev F)



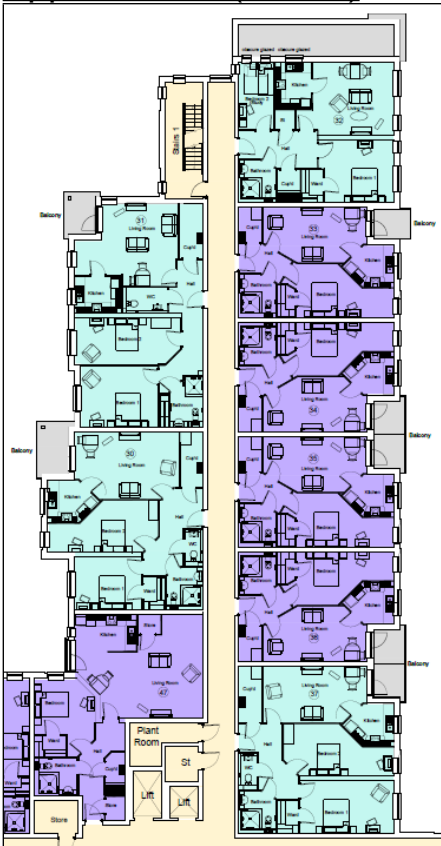
Approved FF (Rev D)



Proposed FF (Rev F)



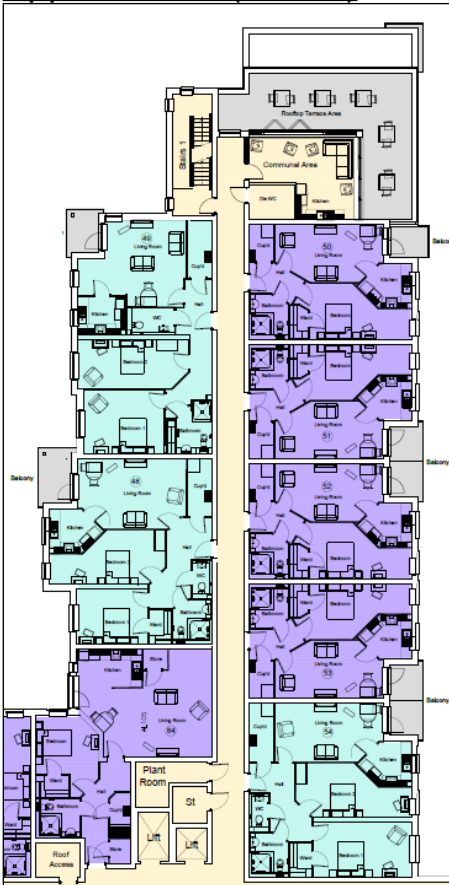
Approved SF (Rev D)



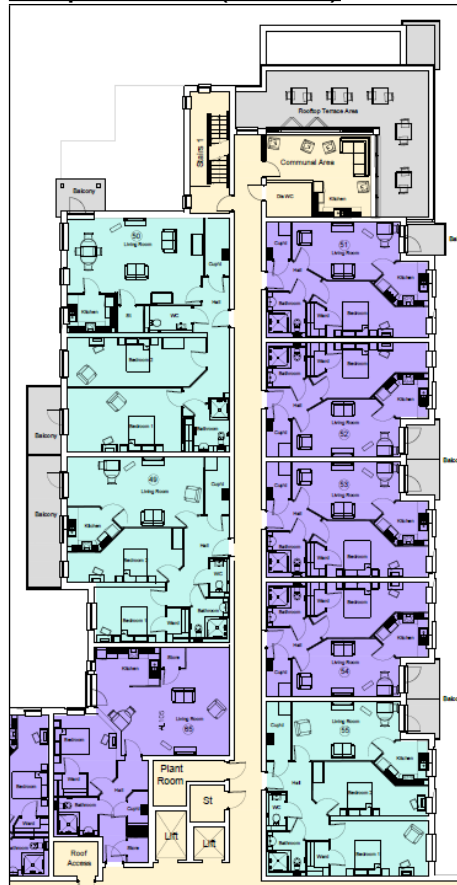
Proposed SF (Rev F)



Approved TF (Rev D)



Proposed TF (Rev F)



Approved West Elevation (Rev D)



Proposed West Elevation (Rev F)



Approved East Elevation (Rev C)



Proposed East Elevation (Rev D)



3.2 The alterations to the scheme do not materially affect the principle elevation of the development (Saltergate frontage), and the modest changes to the reconfigured layout have minimal impact upon the

appearance of the east and west elevations. The impacts of the development upon the closest neighbours which have already been closely considered retain the same relationship as previously agreed and are considered to be acceptable.

3.3 The site layout changes amend the layout of the access road to be taken off Saltergate to provide a formed access into the adjacent future development site; as well as reconfiguring the car parking layout serving the development. 34 no. car parking spaces are retained despite the reconfiguration and this is acceptable.

3.4 Having regard to the developments proximity to the protected trees which are located on the periphery of the application site boundary it is not considered that the changes proposed will have any greater impact upon the rooting environment of these trees. Conditions 17, 18 and 19 of the original recommendation remain unaltered and the tree protection details which are required in accordance with these conditions will need to reflect the latest proposals. The **Tree Officer** has confirmed he is satisfied the original conditions address any outstanding matters he had previously raised and therefore the changes are acceptable to him. The removal of the tarmac around the existing substation and its replacement with grasscrete is also in principle acceptable, but this will need to be employed with an above ground construction method of construction and this methodology can be managed through condition 17, 18 and 19 as well.

3.5 The **Urban Design Officer** has also reviewed the amended proposals and offered the following comments:

‘Overall, the proposed design changes are not considered to adversely impact the appearance of the building in comparison with the design that was previously considered by the Planning Committee. Provided that the privacy measures previously required to maintain neighbour amenity are implemented, the amenity of occupiers of the adjacent development should also be preserved to an acceptable standard.

One inappropriate alteration relates to the layout of the entrance road and the introduction of 3 parking spaces at the end of the driveway/road. It is unclear whether these spaces are intended to serve the proposed care facility or the adjacent site identified for

future redevelopment? It would be helpful if this could be clarified by the applicant.

These parking bays result in the terminating vista at the end of the proposed new street being defined by the presence of parked cars, which is generally poor practice. Furthermore the first parking bay (on the left as viewed from Saltergate) would require vehicles entering or leaving the space to overrun the pedestrian footpath. This represents a conflict with pedestrian and buggy movements at the nearby pedestrian access gate. In light of the above comments, it is recommended that:

- 1. The first parking bay is omitted from the end of the access road and replaced by landscaping.*
- 2. That a suitable hard surfaced path is provided along the outside edges of each remaining parking bay to prevent any adjacent soft planting from being trampled. This will enable users to enter and leave parked cars without the need to walk on planted areas, which is both impractical and results in damage to landscaped areas designed to enhance the amenity of the scheme.*
- 3. A landscape margin should be introduced between the end of the parking spaces and the boundary wall with taller shrubs planted to provide a more appealing terminating vista at the end of the new street/access road, that can be seen above any parked cars. This could be achieved by reducing the footway around the turning head to a simple/narrow service margin to free up a strip of land that could be used for soft planting.*

The entrance into the building itself and the car park arrangement are less well resolved than previously proposed and the more formal entrance threshold/space is somewhat diminished, although this in itself is not considered sufficient grounds on which to raise an objection.

Subject to the amendments recommended above, there is no fundamental objection on urban design grounds to the suggested alterations to this development. The conditions previously recommended should also be applied to this proposal in the event that permission is recommended for approval.'

3.6 Having regard to the comments of the UDO above, the applicant has been provided with a copy of the comments made above and the issues in respect of the three car parking spaces located at the end of the access road currently remain unresolved. It is however considered that this matter can be resolved by ongoing negotiation (whilst the S106 is resolved – delegated to officers) and by suitably worded condition if the S106 is signed without resolution (it is noted the access road and three parking spaces are being influenced by the adjacent landowner – rather than the developer of this scheme).

4.0 **RECOMMENDATION**

4.1 That the revisions to the scheme as detailed are accepted and the application is approved subject to the progression of the S106 agreement / negotiations and the list of conditions as previously recommended are imposed with the exception of the approved plans condition 2 which should be revised as follows:

02. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.
 - NW 2425 01 AC 001 Rev B – Location & Context Plan
 - NW 2425 01 AC 002 – Street Scene
 - NW 2425 01 AC 003 – Perspective View From Saltergate
 - NW 2425 01 AC 004 Rev C – Site Layout
 - NW 2425 01 AC 005 Rev D – Elevations 1 of 2
 - NW 2425 01 AC 006 Rev F – Elevations 2 of 2
 - NW 2425 01 AC 007 Rev F – Ground Floor and First Floor Plans
 - NW 2425 01 AC 008 Rev F – Second and Third Floor Plans
 - NW 2425 01 AC 009 Rev C – Roof Plans
 - NW-2425-01-LA-001 Rev B – Landscape Layout
 - 030117JC-01 - Site Survey
 - SK1000 P1 - Preliminary Drainage Strategy
 - Planning Statement
 - Design & Access Statement
 - Statement of Community Involvement
 - Transport Statement
 - Arboricultural Report
 - Heritage Statement
 - Phase I and Phase II Ground Reports

Phase I Extended Habitat Report

Reason - In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009.