

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	03/01/2018 <sup>9</sup>
Planning Development Manager authorisation:	SCE	04.01.18 <sup>9</sup>
Admin checks / despatch completed	<i>[Signature]</i>	04/01/19. <i>[Signature]</i>

**Application:** 18/01136/FUL **Town / Parish:** Thorrington Parish Council

**Applicant:** Mr Steven Mycock - Danshell Healthcare Ltd

**Address:** Land to The rear of The Orchards Station Road Thorrington

**Development:** Demolition of existing barn and garden room and construction of a new 12 bed supported living home to extend the existing 5 bed residential care home service currently on site which is to be retained.

### 1. Town / Parish Council

Thorrington Parish Council      No comments received

### 2. Consultation Responses

ECC Highways Dept      From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1 Prior to the first occupation of the proposed dwelling, the proposed vehicular access shall be constructed to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

2 The existing access or any part of an access (dropped kerb) rendered redundant or unnecessary by this development shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the re-instatement to full height of the highway verge/footway/kerbing to the specifications of the Highway Authority, immediately the proposed new accesses are brought into use.

3 No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary.

4 Prior to first occupation of the proposed development, a (communal) recycling/bin/refuse collection point shall be provided within 15m of the highway boundary or adjacent to the highway boundary and additionally clear of all visibility splays at accesses and retained thereafter.

5 Any gates erected at the vehicular access shall be inward opening only and shall be recessed a minimum of 6m. from the highway boundary.

6 The development shall not be occupied until such time as the car parking and turning area, has been provided in accord with the details

shown in Drawing Numbered 10031/201 Rev B. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development thereafter.

7 Prior to the occupation of the proposed development, details of the provision for the storage of bicycles sufficient for all employees and visitors and of a design this shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted within the site which shall be maintained free from obstruction and retained thereafter.

8 No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities

Tree & Landscape Officer

On the boundary of the application site with the highway there are two large Oak trees that make a significant and positive contribution to the local street scene and the amenities of the locality ' these trees are not directly affected by the development proposal. Nevertheless the applicant should show how they will be physically protected for the duration of the construction phase of any development that may be granted planning permission. This information should be in accordance with BS5837 2012 Trees in relation to design, demolition and construction: Recommendations.

The main body of the application site contains several trees and established shrubs situated in the area currently being used as a car park and the garden of the existing dwelling.

In the car park; to the front of the barn there is a short section of coniferous hedge and a group of trees comprising singles trees of Willow, Ash and Laburnum. None of these make such a significant contribution to the character and appearance of the area that they merit formal legal protection by means of a Tree Preservation Order.

Further back into the land there are a few trees that are early mature specimens. These trees make only a moderate contribution to the appearance of the area as they are set back into the land ' some distance from the highway. Whilst they are pleasing features in the existing garden they do not merit retention or protection by means of a Tree Preservation Order.

In terms of the visual enhancement of the development proposal it would be desirable to secure new soft landscaping including tree planting in the area between the front of the of the proposed building and the highway including the extended car park.

New tree planting could be incorporated into the car park itself by way of the creation of tree planting pits between car parking spaces: rows 7-11 and 12- 18 and in the area immediately adjacent to the building and annotated on the site layout plan as 'exact paths and landscaping