PLANNING REPORT IN SUPPORT OF NEW FACILITIES AT THE WOODHOUSE NURSING COMPLEX, LOCKWOOD ROAD, NEAR CHEADLE

Planning Application submitted on behalf of

Acorn Care Ltd

JULY 2008

08/01277/FUL - 8 JUL 2008 - SMD

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1.0 INTRODUCTION

1.1 This Planning Supporting Statement has been prepared on behalf of Acorn Care Limited in support of a full planning application for the final phase in the redevelopment of The Woodhouse Nursing Complex, Cheadle.

1.2 The development proposals have been the subject of significant correspondence with the local planning authority as part of pre-planning application discussions. Unfortunately, it has not been possible to arrange a pre-application meeting despite the desire of the applicant to meet with the council. Notwithstanding this, written correspondence was received from the council which has led to the provision of supplementary information to address the council's main concerns regarding the development. This includes:

- A statement of need, explaining the reasoning for the development requirement (see letter from Acorn Care dated 30 May 2008).
- A detailed landscape and visual appraisal which looks at the acceptability of the proposals.
- A tree survey and constraints report, identifying the trees which may be affected by the development proposals and their status.

1.3 This document will also provide a contextual assessment of the site and its surroundings, setting out the design principles that have been adopted in the development of the scheme.

1.4 It also includes consideration of planning policy relevant to the proposal and makes reference to the planning history, which includes previous applications for renovation works for nursing facilities. A breakdown of the relevant history is given in section 4.

1.5 It will be demonstrated within this statement that this proposal is compatible with the aims and objectives of the Development Plan and also National Planning

Policy. The Development Plan for the area includes the Staffordshire Moorlands Local Plan, September 1998, the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (Saved Policies – September 2007) and Regional Spatial Strategy for the West Midlands (January 2008). As such it will be requested that planning permission is granted.

1.6 An accompanying Design and Access Statement is also provided.

2.0 SITE LOCATION AND CONTEXT

2.1 The Woodhouse Nursing Complex is situated to the north-east of Cheadle, off Lockwood Road. The site comprises a number of buildings, originally as a farm but over time, this has gradually transformed into what is now an established nursing facility. A number of the original buildings have been converted or replaced in the last decade, whilst some appropriately sited extensions have been completed in order to provide necessary facilities for the users.

2.2 The existing buildings are of varied style and material construction. Lockwood and Hawksmoor House are part rendered buildings, whilst the remainder of the buildings to the north comprise a variety of red brick construction. The buildings are generally well screened by the presence of a number of trees within the site. The land immediately around the Woodhouse is predominantly in agricultural use with areas of woodland approximately half a mile to the east and south east.

2.3 The landscape around the Woodhouse Complex is rolling. There is a particularly steep drop to the east, towards the Churnett Valley, although views of the site are restricted by the valley sides and the vegetation around and within the site. Further details of this are contained within the enclosed landscape and visual appraisal.

3.0 BRIEF DESCRIPTION OF THE DEVELOPMENT

3.1 Acorn Care has been providing nursing care for people with learning disability at The Woodhouse, Cheadle for approximately 12 years. After significant investment and alterations to the existing buildings, in addition to some new development, the site now provides an important business for the local area, in terms of both service provided and employment generated.

3.2 There is a genuine need for additional facilities as explained in the supplementary letter from Kevin Tunnicliffe of Acorn Care in order to provide the critical services that its current and future patients require. The current buildings are dedicated to specific parts of the rehabilitation process, as highlighted, but there is a missing link in the step-down approach, again highlighted in the letter, which relates to the final stage in a patient's recovery. As such, our client wishes to apply for the following development;

- A two-storey extension to the building to the south-east of the visitor car park, to provide a reception area, visitors room and office;
- Replacement of an existing, disused house along the site boundary at Lockwood Road, with a new 4 bed unit and the provision of an educational facility and one further 4 bed unit. These shall all be of a similar footprint to the existing dwelling.

3.3 The supplementary letter referred to mainly focuses on the second bullet point (above). It was noted that, in Jane Curley's letter of 17th January 2008, there was a query over the need for the extension to the reception/visitor building. This was subsequently addressed in a letter dated 28 February to Jane Curley. For clarification purposes the need was explained as follows:

"In order for patients to be treated with dignity and respect (and according to their individual needs) the hospital must add an additional reception and visitor room to increase the opportunity for patients and visitors to have a comfortable

and dignified area in which to visit. The hospital is not allowed to admit any visitors under the age of sixteen years because of government policy and such visits have to take place in separate visitor accommodation. If we are unable to develop this important facility there is a danger that patients may have to be denied visits from their children or younger siblings. It is a requirement to provide separate visitor facilities of this nature. Irrespective of the proposed development, the extension will therefore ease pressure on the current facilities."

3.4 The detailed design and access statement contains information on the design rationale for the building. In summary, the new units shall be of a similar construction to the recently finished buildings on the site. The materials used shall blend as closely as possible with the older sections of the building complex as has been achieved successfully elsewhere onsite. This includes the use of Blue Staffordshire Blue Hawkins Territ tiles, western cedar red timber cladding, clay facing brickwork and a good quality cream render. The buildings shall all be 2 storeys which creates a step down from the taller buildings in the centre of the site. As a result it is considered that the buildings shall blend appropriately with their settings.

3.5 A landscape and visual appraisal and separate tree survey were carried out, the detailed findings of which can be drawn from the individual reports. In summary, each of these concludes that the development can proceed without significant harm to trees of any significance or to the landscape of the site and the surrounding area. Furthermore, considerable landscape improvements have been proposed that will benefit the whole site.

3.6 Accordingly, it is considered that the proposals are acceptable in terms of the need for the development and in terms of their design, siting and appearance.

3.7 Lastly, the proposal does not require any additional staffing and the additional bed spaces are unlikely to generate regular trips as the users, much like the

existing patients, are unlikely to be able to drive. The only additional trips will be from patients' visitors which will be on an infrequent basis.

4.0 RELEVANT PLANNING HISTORY

4.1 The planning history pertaining to the proposal is as follows:

1. SM.13972 – Change of use to Methodist centre with a degree of residential use – **Approved**

2. SM.87-00728 – Removal of condition 4 of approval SM. 13896 – **Approved**

3. SM.89-0835 – Erection of a building and extension to provide elderly persons rest home for Methodist purposes - **Approved**

4. SM.90-0236 – Conversion of existing building within grounds of The Woodhouse to staff accommodation - **Approved**

5. SM.93-0143 – Change of use to residential homes (Class C2). **Approved**, subject to Legal Agreement restricting number of residents and staff to 35

6. SM.96-0448 – Single storey extension to residential home for people with learning difficulties and challenging behaviour - **Withdrawn**

7. SM.96-0638 – Extension to residential home and conversion of existing outbuildings for people with learning difficulties and challenging behaviour - **Approved**

8. SM.97-0171 – Enclosure of external staircase - **Approved**

9. SM.98-0905 – Single storey domestic extensions and alterations to farmhouse - **Approved**

10. SM.99-00610/FUL - Single storey domestic extensions and alterations to farmhouse - **Approved**

11. SM.99-01166/OUT – Extension to residential home. Refused. **Allowed** on appeal but limited to single storey

12. 01/01363/FUL – Change of use from guest house (C1) to residential institution (C2). This application refers to the Woodhouse Farmhouse and outbuildings excluding Woodhouse Cottage – **Approved**

13. 02/00772/FUL – Extension to care home - **Approved**

14. 04/00886/OUT – Extension to nursing home facility. **Withdrawn**

15. 05/00519/REM - Extension to nursing home - **Approved**

16. 06/00498/FUL - Demolition of party wall, erection of nursing home building and storage hut - **Approved**

5.0 POLICY CONTEXT

5.1 In order to demonstrate the acceptability of the proposal, it is important to ensure that the development is consistent with the Development Plan. The Development Plan for the area includes the Staffordshire Moorlands Local Plan, September 1998, the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (Saved Policies – September 2007) and Regional Spatial Strategy for the West Midlands (January 2008). Also of material consideration is National Planning Policy.

Staffordshire Moorlands Local Plan, September 1998

5.2 It is important to note that the proposal should not be confused with the provision of residential dwellings. None of the patients at the hospital are able to drive and are therefore restricted to the site unless taken on day group outgoings.

5.3 Under previous applications for this site, it was accepted that the site was classed as a nursing home (also confirmed by the Inspector in a previous planning appeal; reference APP/B3438/A/00/1041280 see **Appendix 1**). The proposal should therefore be considered particularly against Policy H17 of the Staffordshire Moorlands Local Plan, September 1998. The other policies considered relevant by the Inspector shall also be considered in this case.

Policy H17

5.4 Policy H17 states, inter-alia that; extensions to existing nursing homes, in the countryside will be allowed but only "*....where the extension is modest in relation to the original building....and where the extension is well designed....*" The Adopted Local Plan contains no definition of what is "modest". Therefore it seems appropriate to refer to the Inspector's definition when determining the

aforementioned appeal (above), as this carries sufficient weight. The Inspector stated in paragraph 8;

"In my opinion, the critical matter is whether the actual effect of the proposed development would be modest taking into account factors such as the siting of the proposed extension characteristics of the site, existing development and the surrounding area." (**See Appendix 1**).

5.5 The Inspector therefore felt it appropriate that proposals relevant to Policy H17 should be assessed against their impact on the character and appearance of the area, and whether the potential impact would be so "significant" as to harm the area's character and appearance.

5.6 TEP Landscape Consultants were commissioned to assess the impact of the proposal on its surroundings. Their report is enclosed separately within this application. As can be seen from the survey, the majority of the site is well concealed in most near distant views by existing groups of mature trees, particularly to the north-east of The Woodhouse, which joins with an arc of further vegetation along Lockwood Road. The southern part of the site is visually enclosed by tree belts and high hedgerows along the lane and within the site. Therefore, the majority of the complex is screened when viewing from the east. Similarly, the south-western aspect is concealed by extensive, existing vegetation. It is concluded that the only area where there would be some impact would be when viewed from the immediate north-east, viewing the barn building where there would be some limited, filtered views of the barn building from the short stretch of Lockwood Road along the property boundary. However, this would be minimal and the proposed landscaping scheme will more than compensate for this. As such, the proposed extension to The Woodhouse is consistent with policy H17.

5.7 The site is also within the open countryside and the Special Landscape Area and the relevant policies will also now be assessed in this respect.

Policy E6

5.8 Policy E6 was used by the Inspector in the determination of the appeal involving extension/replacement of The Woodhouse and is therefore relevant to this proposal also. It states that the expansion by firms of their existing premises in the open countryside will be permitted provided that the proposed development will not be intrusive in the landscape or to local residents by virtue of its use or appearance. This policy does not restrict development to conversion or replacement buildings.

5.9 The proposal is a relatively small addition to the scale of the existing development overall. Furthermore, it comprises sites which have specifically been chosen so as not to be intrusive into the landscape or cause harm to the amenity of neighbouring residents as reinforced by the landscape and visual appraisal. The proposal is therefore consistent with policy E6, and is accordingly an appropriate form of development in the open countryside.

Policy N8

5.10 In the Special Landscape Area, which this site falls within, there is a stronger emphasis on the restriction of development which would detract from the quality of the landscape. The proposed development has been prepared so as to respect the quality of the landscape surrounding the site. Accordingly, careful consideration was given to the site's characteristics, such as existing buildings and vegetation, topography of the land, views into the site from public vantage points and, importantly the relationship between the most sensitive part(s) of the Special Landscape Area and the site itself. This approach is consistent with the Inspector's consideration when determining the proposed extension/replacement of The Woodhouse. In that case, paragraph 8 (referred to previously) of the Inspector's decision letter states:

"In my opinion the critical matter is whether the actual effect of the proposed development would be modest taking into account factors such as the siting of the proposed extension characteristics of the site, existing development and the surrounding area."

5.11 It is considered that the Churnett Valley, situated to the south-east, is of "high quality" in this landscape designation, as was also considered in paragraph 4 of the Inspector's decision letter. To this extent, our assessment of the application site, including the landscape and visual appraisal, reveals that it is not prominent from the Churnett Valley. Having regard to the overall characteristics of the application site and surrounding area, it is apparent that the proposal will not materially detract from the "high quality of the landscape". Indeed, the Landscape and Visual Appraisal comments in relation to the impact on distant views and the Special Landscape Area that "An imperceptible change in these views is anticipated as a result of the development." Therefore, the proposal is considered to be consistent with Policy N8 of the Local Plan.

Policy N9

5.12 In accordance with Policy N9, the proposed development will comprise especially high standards of design, reflecting the character of the existing buildings on site along with nearby Cheadle. The use of materials has been considered particularly carefully as has been the case in the previous redevelopment of the site. Accordingly, the impact of the development shall be low key and sympathetic to its surroundings.

Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (Saved Policies)

5.13 A number of policies have been saved in perpetuity. Relevant to the proposal are the following.

Policy NC1

5.14 This policy sets out inter-alia that development should respect the character of the countryside and maintain or improve the environment. Where there are overriding economic or social interests that outweigh the need for environmental maintenance or improvement, development proposals should include measures for adequate mitigation of, or compensation for, adverse environmental impacts.

5.15 As demonstrated earlier in the policy analysis and within the landscape and visual appraisal document, the proposals do respect the countryside. Notwithstanding this, as set out in the letter from Kevin Tunnicliffe of Acorn Care, there is an overriding need for the facilities proposed in order to provide the full range of care that the current and prospective residents of The Woodhouse require. Failure to do so is likely to prohibit the discharge of patients and their successful reintegration into society and runs counter to Government Policy to give people a meaningful and integrated life within the local community.

Policy NC2

5.16 This policy seeks to ensure that development proposals are informed by their landscape setting. It shall assess their impact and also seek to mitigate and improve the impacts on the landscape. Consideration is given to this policy in particular in the landscape and visual appraisal. In summary, the appraisal confirms that the development will not significantly detract from its setting and therefore, may proceed subject to some additional landscaping proposals, which will benefit the whole site.

Regional Spatial Strategy for the West Midlands (January 2008)

5.17 The Regional Spatial Strategy for the West Midlands has been adopted and subsequently, partially reviewed and republished in January 2008. Relevant to

this proposal is Policy QE1; Conserving and Enhancing the Environment. In particular the following is noted.

"A. Environmental improvement is a key component of the Spatial Strategy in order to underpin the overall quality of life of all areas and support wider economic and social objectives.

B. Local authorities and other agencies in their plans, policies and proposals should:

i) ***support regeneration, by restoring degraded areas, conserving existing environmental assets, including the reuse of redundant and under-used buildings of merit, and creating new, high quality, built and natural environments****, particularly within the MUAs;"* (our emphasis).

5.18 Clearly, there is support for the regeneration of the eastern section of the site which will bring the site back into use, provide new and good quality buildings and improvements to the landscape.

Planning Policy Statement 1 (PPS1); Delivering Sustainable Development (2005)

5.19 PPS 1 sets out the Governments policies on sustainable development. Paragraph 18 sets out that:

"The condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built environment brings social and economic benefit for local communities. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space."

5.20 This paragraph is particularly relevant to what the applicant is trying to achieve in that the environment that the patients of The Woodhouse live within is critical to their rehabilitation. Therefore, creating and maintaining a good quality, attractive environment is essential to the success of the facility. This means creating well designed and laid out buildings and ensuring they are landscaped appropriately. The proposal achieves this and therefore accords with this policy.

Planning Policy Statement 7 (PPS7); Sustainable Development in Rural Areas (2004)

5.21 Whilst the proposal includes an element of new build, as with previous applications at the site, it also includes the replacement of existing buildings for which there is Government support. Paragraph 19 sets out;

The Government is also supportive of the replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes. The replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion, for example, where the replacement building would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape.

5.22 The existing cottage on the site boundary is not designed to meet the needs of the prospective residents, therefore, the replacement of the building will enable a use to take place rather than for the existing building to deteriorate further. Its demolition will also enable the replacement building to be relocated slightly further from the boundary edge, which means that the landscaping can be improved along the roadside to provide further screening benefits.

6.0 CONCLUSION

6.1 This planning statement along with the supporting documentation has provided justification for the proposed development at The Woodhouse, Cheadle, Staffordshire. Accordingly, it has been demonstrated that the proposal;

- Is necessary for the proper continued functioning of the existing facility
- Will provide visual and environmental improvements to a derelict part of the site
- Will not harm the existing landscape and will provide landscape improvements
- Is consistent with the objectives of sustainable development
- Is consistent with relevant national planning guidance
- Is compatible with regional and local planning policy

6.2 In light of the above information, it is respectfully concluded that the planning application should be considered favourably and it is therefore requested that the local planning authority approves the application.

APPENDIX 1:

Appeal Case (APP/B3438/A/00/1041280)

Appeal Decision

Hearing held on 1 August 2000

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Paul Spivey BSc DipTP ARICS MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date:
21 AUG 2000

Appeal Ref: APP/B3438/A/00/1041280
The Woodhouse, Lockwood Road, Cheadle.

- The appeal is made under Section 78 of the Town and Country Planning Act against a refusal to grant planning permission.
- The appeal is brought by Acorn Care Limited against the decision of the Staffordshire Moorlands District Council.
- The application Ref. 99/01166/OUT, dated 27 September 1999, was refused by notice dated 16 December 1999.
- The proposed development is a new extension consisting of 14 en-suite bedrooms with day care and administration facilities, including the demolition of an existing timber extension.

Summary of Decision: the appeal is allowed and planning permission granted, subject to the conditions set out in the formal decision.

Preliminary Point

1. The application was for outline planning permission with all matters except siting and access reserved for subsequent approval. A plan indicating the layout of the proposed extension forms part of the proposal before me (Plan No. 3099/02 – 1C)

The Main Issue

2. Having considered all representations and having visited the site, I consider the main issue to be the effect of the proposed development on the character and appearance of the original building and its surroundings.

Planning Policies

3. The site is within an area designated as a Special Landscape Area. The development plan includes the Staffordshire Structure Plan 1986-2001 and the Staffordshire Moorlands Local Plan (1998). I consider the following policies relevant to this appeal:

   Structure Plan Policy 101 and **Local Plan Policy N8,** in essence, seek to prevent development in Special Landscape Areas which would detract from the quality of the landscape.

   Local Plan Policy N9 goes on to say, amongst other things, that in Special Landscape Areas the Local Planning Authority will require especially high standards of design.

   Local Plan Policy H17 is specific to extensions to care homes in the countryside and includes that these will only be allowed where, amongst other things, the extension is modest in relation to the original building and does not result in a loss of its identity.

Local Plan Policy E6 indicates that the expansion by firms of existing premises, or the redevelopment of existing sites, will be permitted provided that the development will not, amongst other things, be intrusive in the landscape by virtue of its appearance.

Reasons

4. The appeal site forms part of an isolated group of buildings in open countryside with views of the picturesque Churnet Valley to the southeast. The site is accessed by way of a single-carriageway metalled track which leads to Lockwood Road, a country lane of variable width. The western boundary is with a former radio listening station complex and consists of an earth bank above which is security fencing with a screen of recently planted leylandii to a combined height of approximately 3.5 metres above the general level of the appeal site. The northern boundary consists of building and substantial brick walling to Woodhouse Farm which is used as a guest house. Substantial hedges and mature trees along the access road and Lockwood Road screen the site to the south and east.

5. The property is a substantial two-storey Georgian style rendered building with some accommodation in the roofspace which is lit by dormer and velux style windows to the roof and small windows in the end gables. Of note are decorative parapet walls to the end gables, full height bay windows to the northern end of the front elevation and a single storey boxed french window to the south. There is a recently constructed enclosed fire escape to the northern elevation and a single storey timber extension with a pitched tile roof to the rear. To the northwest are a number of former agricultural buildings which have been converted to provide accommodation and ancillary storage in connection with the home but which still retain a rustic character. When approaching from the site entrance, the rear and side elevations of the main building together with the rear extension are viewed rather than the front elevation.

6. The property is used as a nursing home for adults with learning difficulties. It was explained at the hearing that there is only one other facility in the county which offers the same high degree of supervision required by these patients. I understand that the facility caters for 14 patients. A Planning Obligation limits the number of residents and staff living at the premises to 35 at any one time. It is proposed to demolish the existing single-storey rear extension and relocate all the bedrooms together with reception area, therapy room and a day room into a new 'T' shaped rear extension. The development would provide all patients with en-suite facilities in a secure and manageable layout which is not possible within the existing accommodation. The existing main building would be used to provide dining facilities and day rooms at ground floor with administrative uses above. The number of patients would not be increased as a result of the proposed development.

7. The preamble to Local Plan Policy H17 says that many former houses in the countryside have been converted and extended to form nursing homes where such development would otherwise be undesirable. Large extensions to these homes are not considered appropriate in designated Special Landscape Areas. The policy allows for modest extensions to existing facilities but what is meant by a 'modest' in this context is not defined. At the hearing the Local Planning Authority stated that a limit of 30% of the floorspace of the original building was normally used as a limit for 'modest extensions' to residential property and that the same limit should be applied in this instance. The proposed extensions would increase floorspace by 337 m^2, or approximately 49% of the floorspace of the existing building.

8. In my opinion, the critical matter is whether the actual effect of the proposed development would be modest taking into account factors such as the siting of the proposed extension characteristics of the site, existing development and the surrounding area. This is an outline application and matters of detailed design are not before me. However, the proposed layout would largely determine a 'building envelope' and, in so far as the principle of the proposal would affect the character and appearance of the existing buildings and its wider setting in the landscape, the matter is for my concern. The proposed extension would be to the rear of the existing building and any views into the site would be limited to distant views across the valley to the southeast. From this direction, any view of the extension would be partial and seen against a backdrop of rising ground and the site of the former listening station complex.

9. The Local Planning Authority considers that any extension should be two-storey and should occupying a reduced footprint. Although in part a replacement building, the proposed extension would extend the footprint of the building and, as the new extension would face the entrance to the site and would contain the main reception area, it would assume some importance. However, only parts of the extension could be viewed at any one time and, in my opinion, the visible elevation of the proposed single-storey extension would be perceived as being subservient to the main building and, in design terms, modest. In contrast, I consider that a two-storey extension, although possibly occupying a smaller footprint, would be more likely to compete with the retained main building particularly because the existing building faces away from the site entrance. The proposed extension would require a high quality of design but I see no reason why a functional internal layout should result in a utilitarian external appearance which could be harmful to the character and appearance.

10. Therefore, I am of the opinion that, due to the siting of the proposed extension and the high level of screening to the site, the proposed extension would have a negligible and therefore modest effect on the Special Landscape Area. I am also of the opinion that the proposed extension would be perceived as modest in its relationship to the retained buildings and would not result in a loss of identity to the existing main building. I therefore conclude that the proposed development is not contrary to Structure Plan Policy 101 and Local Plan Policies N8, E6 and H17 and I have no reason to assume that a high quality of design cannot be achieved and therefore find no conflict with Local Plan Policy N9.

Other Considerations

11. The appellant has compared the proposed development with a scheme for a two-storey extension based on a larger footprint than now proposed which was granted permission in 1990. Whilst this scheme would have been undoubtedly of a greater volume, this decision predated the policies of the current Local Plan and, although I was informed that some ground preparation works were carried out, the appellant has not sought to argue that this permission is capable of implementation. I have therefore given limited weight to this previous planning permission. Representations from neighbours seem to me to relate to the existing use of the premises rather than the proposed extension. There would be no increase in the number of patients as a result of the proposed development and in my opinion, neither property would be materially affected by the proposed development. I have taken account of all other representations made to me, but these do not outweigh my reasoning on the main issue above.

Conditions

12. The Local Planning Authority has suggested that conditions concerning the reserved matters be attached should the appeal be successful. I agree that such conditions are reasonable and necessary.

Conclusion

13. For the reasons given and having considered all other matters I conclude that the appeal should succeed.

Formal Decision

14. For the reasons given above, and in exercise of the powers transferred to me, I allow the appeal and grant planning permission for a new extension consisting of 14 en-suite bedrooms with day care and administration facilities, including the demolition of an existing timber extension at The Woodhouse, Lockwood Road, Cheadle, in accordance with the terms of planning application Ref. 99/01166/OUT, dated 27 September 1999 and the plans submitted therewith, subject to the following conditions:

    1. The development hereby approved shall be limited to a single storey.
    2. Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
    3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
    4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Information

This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent which may be required.

Condition 2 requires further matters to be agreed by the Local Planning Authority. There is a right of appeal to the Secretary of State if the Local Planning Authority refuses any such application, fails to give a decision within the prescribed period or grants a conditional approval.

A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within six weeks from the date of this decision.



INSPECTOR