

DELEGATED DECISION REPORT

SMD/2024/0063
Valid 14/02/2024

HAREWOOD PARK
NURSING HOME LEEK
ROAD
CHEADLE

ERECTION OF THREE UNITS
OF ACCOMMODATION FOR
SEMI-INDEPENDENT LIVING
IN CONJUNCTION WITH
SUPPORTED LIVING
SERVICES PROVIDED.

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Impact on Character and Appearance of the Area

DESCRIPTION OF SITE

Harewood Park was established in 1986 as a care home with nursing. Situated in its own parkland grounds, on the outskirts of Cheadle town, it is located within the Green Belt.

The site presently comprises two types of accommodation for residents - the main house, comprising 27 bedrooms; and the cottages, comprising 7 bedrooms. Harewood Park specialises in the rehabilitation of and provision of care to ambulant younger adults (18+) who have complex needs including enduring mental health issues, acquired brain injuries and / or mild learning difficulties.

To the north of the buildings there is a walled garden enclosed on two sides by high brick wall (2.9m high) and one side by a linear run of brick farm outbuildings. There are two freight containers within this area positioned against the wall.

PROPOSAL

The proposals comprise the provision within the walled garden of three converted shipping containers as further accommodation to that provided by the applicants to assist in the rehabilitation of residents preparing to move back into the community. The converted containers would provide a bathroom, kitchen and living accommodation and bedroom.

The container units would be clad with boarded timber and have a central front door. The three units would replace the existing two containers that would be removed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

08/02011/FUL First floor addition to provide 2 wet rooms. Approved.
12/00738/FUL Grnd flr extension to form entrance office. Approved.
SMD/2015/0212 First Flr addition to provide 2 wet rooms at annexe. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/03/2024
Neighbour consultation period ends: 22/03/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheadle Town Council: No Objection

Waste Collection

No Issues

Staffordshire County Council Highways

No Objection. Site is an existing supported living complex. Access is existing and in current and regular use. Site is approximately 1km from Cheadle town centre. Footways of varying standard are present. Streetlighting is present. Overall site already has 36 beds. 2 additional staff are proposed for the additional accommodation. Application form states that there is no parking available within the site which is clearly incorrect. Parking is available within the site. Technically two additional spaces are required by the application. There is adequate space within the site for parking and space to provide additional parking should it become necessary. It is unlikely that vehicles will park on the A522. 2 additional staff are unlikely to have a severe effect on the highway.

Severn Trent

No objection subject to drainage condition.

OFFICER COMMENTS

Impact on the Green Belt

The site lies within the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear on the closed lists at paragraphs 154 and 155 of the NPPF. Local Plan Policy SS10, strategy for other rural areas, states that where the rural areas coincide with the Green Belt

strict control will be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined in the government policy (the NPPF).

One such exception at 154 g) is the limited infilling of previously developed land which would not have a greater impact on the openness of the Green Belt than the existing development.

The converted containers would be located within the curtilage of the main Harewood Park buildings complex within close proximity of their footprint. For the purposes of the NPPF the site would be defined as previously developed land. The container units would partially infill space within that land that is entirely enclosed by a high surrounding brick wall and the edge of the out buildings.

There are both spatial and visual dimensions to Green Belt openness. The container units will not be visible from outside of the walled garden or from wider parts of the surrounding Green Belt. Spatially, the units would consume only very limited areas of the walled garden, two existing ancillary containers would be removed offsetting some of the footprint. Overall, the introduction of the containers would not have a greater impact on the Green Belt and the development, therefore, would not be considered inappropriate.

Approach to development within an 'Other Rural Area'

Local Plan Policy SS10 provides only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas.

In terms of providing for housing the policy restricts new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1. Policy H1 provides for affordable housing which cannot be met elsewhere and a new dwelling that meets an essential local need, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.

The application presents a need for a very specific type of accommodation that would be associated with the long established care facility on site. It is logical to conclude that the accommodation essentially needs to be provided with the adjacent facility and therefore within the other rural area.

There would also be some benefit to the rural economy by enabling the limited expansion of the nursing business.

Impact on Character and Appearance of the Area

The units would be simple in form and structure with a notably low profile that would not breach the height of the surrounding wall. Timber board cladding would face the units to give them a cabin or garden summerhouse type appearance.

The enclosed location and the height of the walls means that the units would not have any effect on the wider area, not being visible from the wider area outside the existing enclosing boundaries around the immediate location. The proposals therefore would

not be intrusive in the countryside or harm landscape character. There would be no conflict with Local Plan Policy DC3 in these respects.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate development in the green belt, being infilling on previously developed land that would not have a greater impact on openness. The units would be concealed behind a high brick wall they would have no adverse impact on landscape character.

They are also shown to support employment in this rural area, as well as the provision of much needed health care facilities (housing to meet a specific need). Accordingly, the proposals are in accordance with the policies of the development plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 09/04/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council