

## PLANNING APPLICATION NUMBER: P11/1460

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Mr Jim Keown, Camphill Village Trust
Location:	<b>CAMPBILL VILLAGE TRUST, 52, BOWLING GREEN ROAD, STOURBRIDGE, DY8 3RZ</b>
Proposal	<b>CHANGE OF USE FROM C2 (RESIDENTIAL INSTITUTION) TO D1 (NON-RESIDENTIAL INSTITUTION)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The application site is 0.07 hectares and comprises a 2 storey, detached house and its curtilage. The existing house (Arden) was until recently occupied by members of Camphill Houses Stourbridge (a part of the Camphill Village Trust) which is a registered charity providing life sharing facilities for and supporting adults with learning disabilities. The building currently contains 7 individual bedrooms with communal living and dining rooms providing life sharing facilities as a start towards more independent living.
2. The house is rendered at first floor, with a gabled projecting forward element and feature porch. The roof is hipped on one side (on the north east elevation). The site is enclosed by a hedge to the highway and a retaining wall to a garage court serving a 3 storey block of flats (no. 54 Bowling Green Road). The property to the east is a bungalow (with feature glazed element) (Kalina).
3. The site is within Stourbridge's Old Quarter. The houses on the opposite side of Bowling Green Road are large, mainly part rendered detached and semi-detached houses (early 20<sup>th</sup> Century). The site is approximately 600 metres from the town centre. The character of the area is inner suburban.

## PROPOSAL

4. This application is made by Camphill Village Trust and seeks approval for a change of use of from C2 (residential institution) to a building used for one to one counselling sessions for people with learning disabilities to assist them towards self-supported living (D1).
5. Supporting information has been submitted outlining that;
  - No more than 3 therapists would carry out sessions at any one time
  - Proposed hours opening:
    - i. 9.00am to 7.00pm Monday to Friday
    - ii. 9.00am to 4.00pm on Saturday
  - 6 parking spaces are shown on the layout plan.

## HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
P10/0520	Demolition of existing two storey dwelling and construction of life sharing facilities comprising of 4 en-suite bedrooms, communal facilities and 2 no. bedroom flat.	Approve with conditions	22/06/10
SB/72/475	Change of use to house for handicapped people	Approved	19/10/72

## PUBLIC CONSULTATION

6. Direct notification was carried out to 20 adjoining and adjacent premises as a result of which 3 letters of objection have been received, summarised as follows;
  - D1 use class is too wide, incorporating a wide range of use not suitable for residential area.
  - Any planning approval should specifically tie the use specified in the planning application – one to one counselling for people with learning disabilities
  - Extra traffic, posing significant hazards for people and property

- Additional parking would not reduce traffic approaching, parking nearby or entering/leaving the premises. Contradicts statement from applicant that the counselling rooms would never be all used at once.
- Reduction in on-street parking.

## OTHER CONSULTATION

7. Head of Environmental Health and Trading Standards: No objections
8. Group Engineer, Development: No objections subject to conditions limiting number of therapists on site and restricting D1 use.

## RELEVANT PLANNING POLICY

9. Black Country Core Strategy
  - CSP2 – Development outside the Growth Network
  - CSP4 – Place Making
  - HOU5 – Education and Health Care Facilities
  - TRAN2 – Managing Transport Impacts of New Development
  - TRAN5 – Influencing the Demand for Travel and Travel Choices
10. Saved UDP policies (2005)
  - DD4 – Development in Residential Areas
11. Supplementary Planning Documents
  - Parking Standards and Travel Plans

## ASSESSMENT

12. The key issues in determination of this application are the impact upon;
  - the principle of the D1 use and impact character and appearance of the area
  - Residential amenities of nearby occupiers
  - Highway safety and;
  - Whether provision is made for a Planning Obligation

The principle of the D1 use and impact character and appearance of the area

13. BCCS Policy CSP4 states that the Black Country's transformation will be supported by buildings providing a range of functions, tenures, facilities and services to support its diverse local communities.
14. BCCS Policy HOU5 – Education and Health Care Facilities states that health care facilities should be well designed and well related to neighbourhood services and amenities, well related to public transport infrastructure. Proposals involving the loss of a health care facility will be permitted only where adequate alternative provision is available to meet the needs of the community served by the facility.
15. By way of background the applicant has provided a brief overview of the proposed use;
  - The building would be used for one to one counselling sessions for people with learning disabilities to assist them towards self-supported living.
  - Therapists that undertook sessions have different techniques for counselling, therefore they would pick a room that worked best for them and dependent on the patient's learning difficulty.
  - Because of the need for familiar surroundings each person will always be seen in the same room. This, together with the fact that quiet is needed during the counselling sessions, means that the counselling rooms will never all be used at the same time, counselling could take in any room dependent on the nature of learning disability.
  - Each session would last approximately 3 hours long.
  - Therapists would come and leave after each session
16. Whilst the proposal results in the loss of a residential institute (C2), it would offer a facility and service that was previously undertaken at the premises, as residents would have had visiting therapists.
17. Camphill Village Trust have several properties within the local area that would continue to provide specialist residential accommodation, and therefore alternative provision is available. A number of potential users of the facility live within close proximity, and due to the nature of their learning disability are likely to walk to the premises.
18. The frequency of vehicular movements to/from the site would be similar in nature to the former use. Whilst there would be therapists attending sessions, given the

number would be restricted to no more than 3 at any one time, it is not considered to harm the character and appearance of the surrounding area.

19. Previous planning application P10/0520 approved the demolition of this building and construction of a replacement. At that time objections were raised by local residents about the loss of 52 Bowling Green Road. Whilst the Council recognised that it had a degree of conservation merit, it could not prevent demolition as it was not a Listed or Locally Listed building, and was not in a Conservation Area. The retention of the building removes any concern about this issue.
20. In principle the use would be compatible within this residential location, as it would not have an adverse impact upon the character and appearance of the surrounding area and would therefore comply with BCCS Policy HOU5 and Saved UDP Policies DD4.

#### Residential amenities of nearby occupiers

21. There is a garage court to the flats at 54 Bowling Green Road adjoining the site along the rear and western boundaries. The occupiers residing at Kalina (no. 50), the neighbouring property which adjoins the application site, have already co-existed with the residential institution run by Camphill Village Trust. It is not considered that the nature and intensity of the site for one-to-one counselling is likely to harm their residential amenities. In fact given that it would only operate until 7.00pm weekdays and 4.00pm Saturdays means that there would be a reduced impact in evening hours.
22. The Head of Environmental Health and Trading Standards has raised no objection, confirming that the use of the building is not expected to have any greater impact on surrounding residents than the previous C2 residential care use.
23. Mindful of the concerns raised by neighbours about an unrestricted D1 use, a condition is proposed to specifically limit the use of the building to offer one-to-one counselling rather than a general D1 use.
24. It is considered that the change of use would not harm the residential amenities of the neighbouring properties and therefore Saved UDP Policy DD4 is complied with.

### Highway safety

25. The main source of vehicle generation would be from therapists arriving and leaving counselling sessions. As these would be one-to-one sessions and each would last for approximately 3 hours the number of both staff and patients on site at any one time would be reduced. The Group Engineer (Development) recommends a condition to limit the number of therapists to 3 at any one time.
26. There may be occasion when a patient attends the facility for the first time or has a new referral when they would be accompanied by parents or partners, but as the majority of patients live within walking distance, the 6 parking spaces shown will be adequate to prevent significant overspill parking.
27. The proposed use is within a location which is relatively close to Stourbridge Town Centre and the facilities offered there including the availability of alternative transport modes.
28. The proposed change of use would not have an adverse impact upon highway safety, and therefore BBCS policies CSP4 and TRAN2, and Saved UDP Policy DD4 has been complied with.

### Planning Obligations

29. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
30. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
31. In addition to applying Policy DEL1 and the SPD, in identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
  - (g) necessary to make the development acceptable in planning terms;
  - (h) directly related to the development;
  - (i) fairly and reasonably related in scale and kind to the development.

32. The applicant has demonstrated that the proposed use is unlikely to generate additional trips to and from the site given that;

- Visiting therapists were already attending these premises when it operated as a residential institution.
- As there is no residential element, it is likely that there would be fewer visitors, such as family members, throughout the day
- Patients live in close proximity to the premises and are therefore likely to walk to the site.

33. In consideration of the above, proposed D1 use would not generate significant travel demand, as it would result in a number of vehicular trips similar to the existing pattern. It is not therefore considered necessary to require a contribution for Transport Infrastructure Improvements. The proposal would be compliant with BCCS Policy DEL1 and the Councils Planning Obligations SPD.

## CONCLUSION

34. In principle the use would be compatible within this residential location, as it would not have an adverse impact upon the character and appearance of the surrounding area and it would not harm the residential amenities of the neighbouring properties. With adequate on-site parking, and a location that supports sustainable modes of travel it is not considered that any adverse impact upon highway safety would arise. The proposed D1 use would not generate significant travel demand, as it would result in trips similar to the existing pattern. It is not therefore considered necessary to require a contribution for Transport Infrastructure Improvements. The proposal would comply with Black Country Core Strategy policies CSP2 – Development outside the Growth Network, CSP4 – Place Making, HOU5 – Education and Health Care Facilities, TRAN2 – Managing Transport Impacts of New Development, TRAN5 – Influencing the Demand for Travel and Travel Choices, Saved UDP policy DD4 – Development in Residential Areas and the Parking Standards and Travel Plans Supplementary Planning Document.

## RECOMMENDATION

35. It is recommended that this application be approved subject to the following conditions;

### ***REASON FOR GRANT OF PLANNING PERMISSION***

In principle the use would be compatible within this residential location, as it would not have an adverse impact upon the character and appearance of the surrounding area. It would not harm the residential amenities of the neighbouring properties. With adequate on-site parking, and a location that supports sustainable modes of travel it is not considered that any adverse impact upon highway safety would arise. The proposed D1 use would not generate significant travel demand, as it would result in trips similar to the existing pattern. It is not therefore considered necessary to require a contribution for Transport Infrastructure Improvements. The proposal would comply with Black Country Core Strategy policies CSP2 – Development outside the Growth Network, CSP4 – Place Making, HOU5 – Education and Health Care Facilities, TRAN2 – Managing Transport Impacts of New Development, TRAN5 – Influencing the Demand for Travel and Travel Choices, Saved UDP policy DD4 – Development in Residential Areas and the Parking Standards and Travel Plans Supplementary Planning Document.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the Saved UDP (2011) and to all other relevant material considerations.

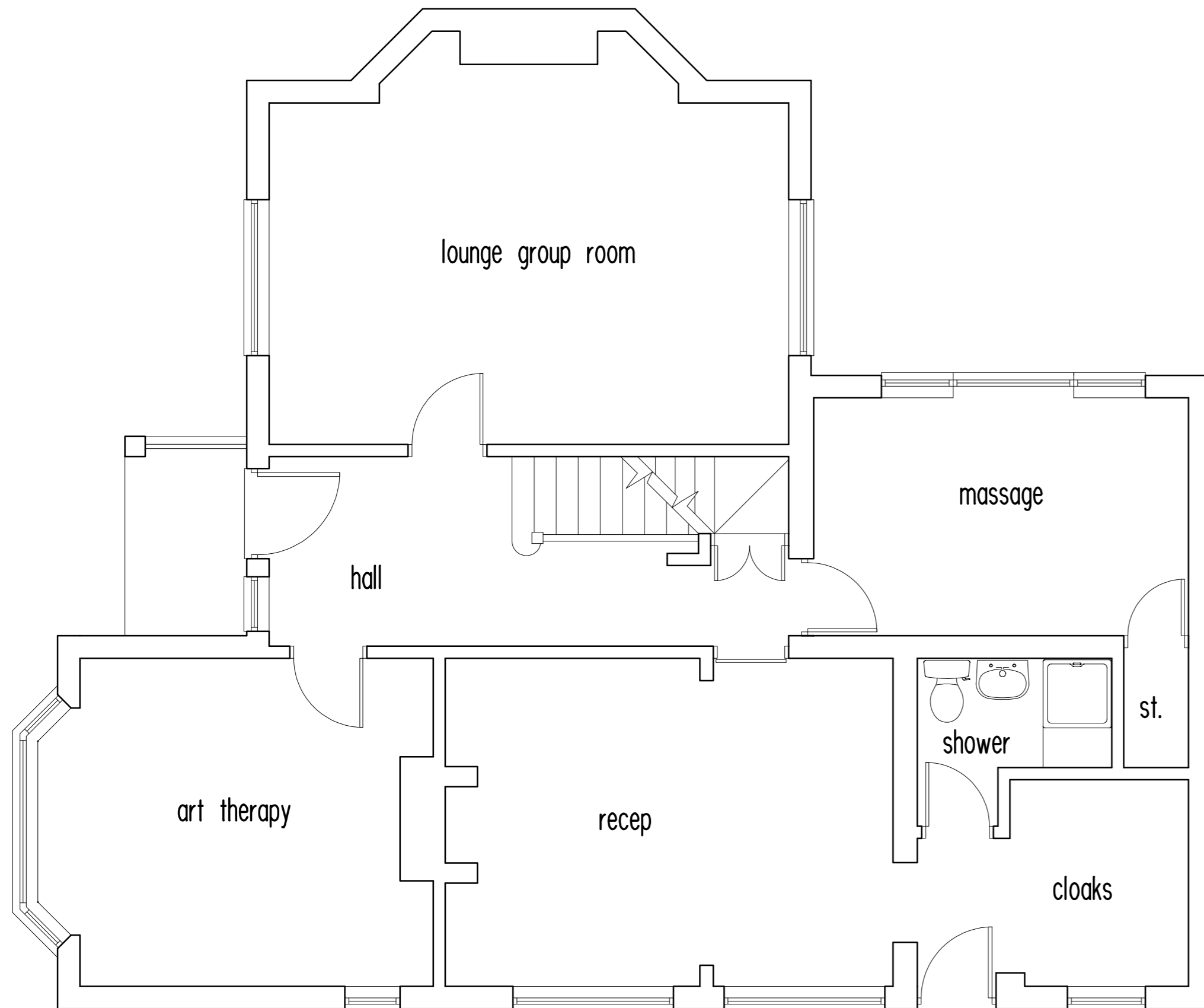
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.



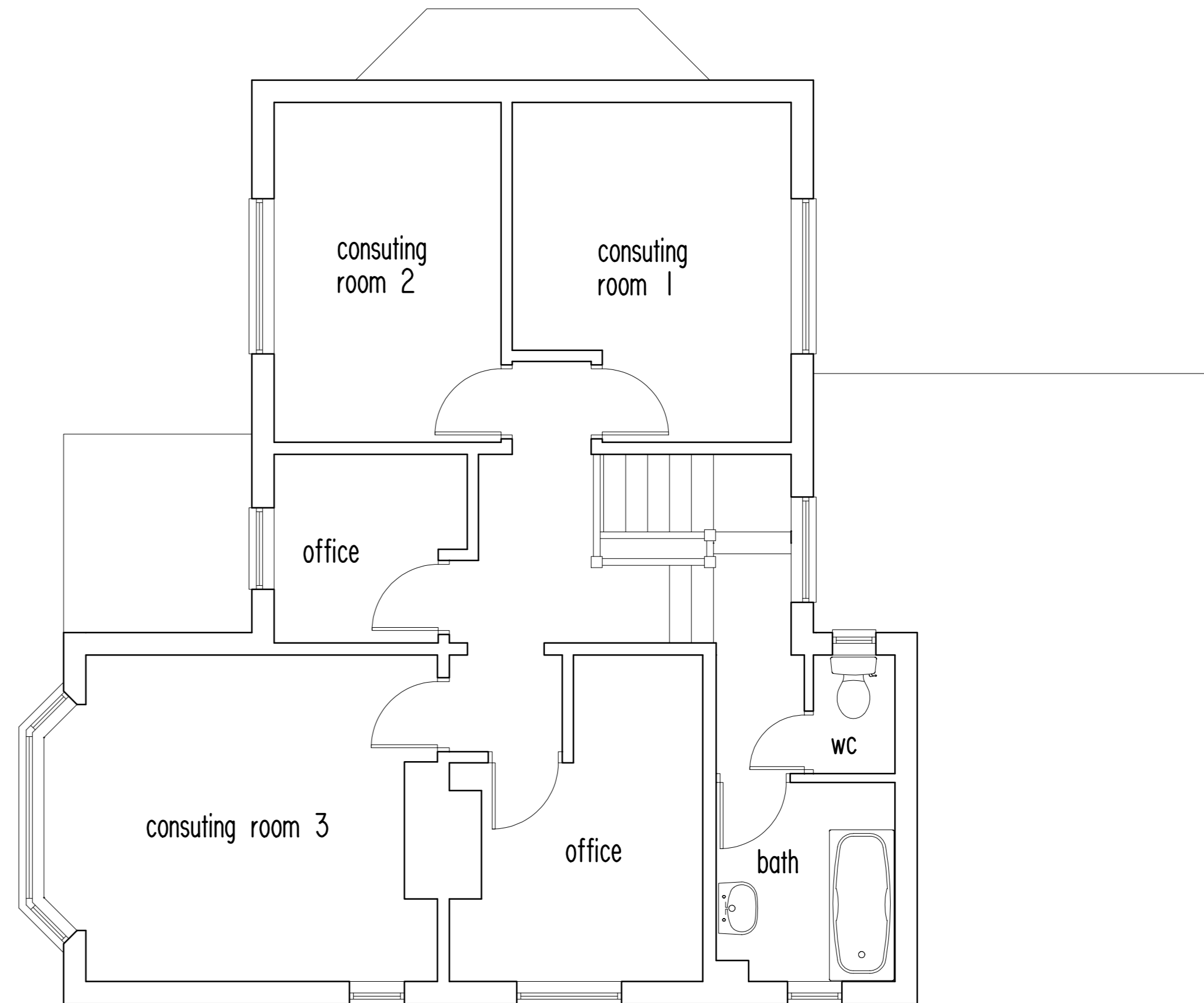
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The use hereby permitted shall only be for counselling and for no other purpose (including another purpose in Class D1 of the Town and Country Planning (use Classes) Order, 1987, or any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).
3. There shall be a maximum of 3 counselling sessions undertaken within the building at any one time.
4. The premises shall not be open to the public or used for therapy sessions before the hours of 09.00 hours nor after 19.00 hours Monday to Friday, before 09.00 hours or after 16.00 hours on Saturdays or at all on Sundays and Public Holidays.
5. The development hereby permitted shall be carried out in accordance with the following approved plan: 11:91:02A.

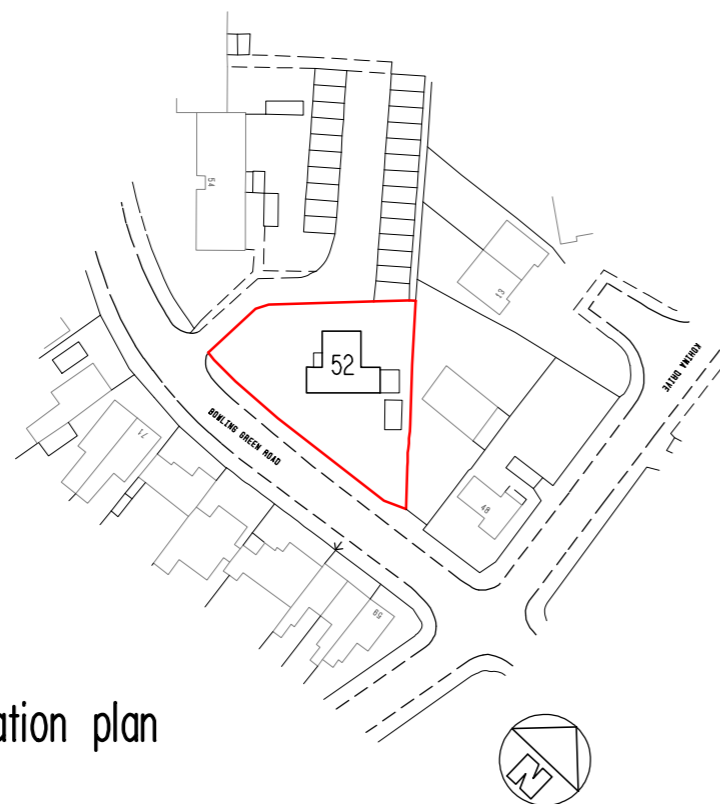
Do not scale. Figured dimensions only to be taken from drawing.  
The contractor is to visit the site and be responsible  
for taking & checking dimensions relative to this work.



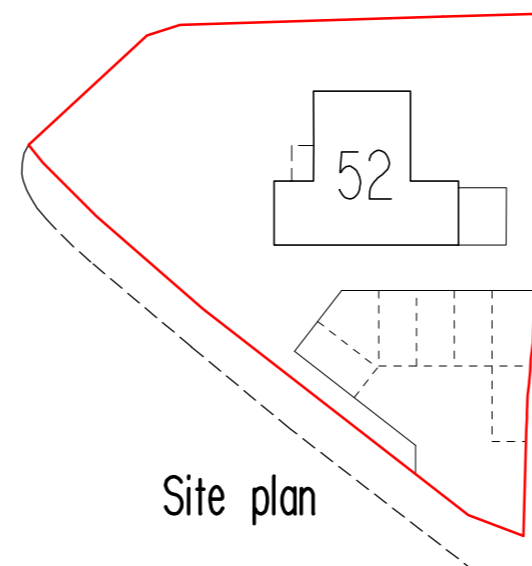
Ground floor plan



First floor plan



Location plan



Site plan

A : 07/12/11 : Site plan added.  
Revisions:

CAMPBILL VILLAGE TRUST  
PROPOSED CHANGE OF USE  
52 BOWLING GREEN ROAD  
STOURBRIDGE

PROPOSALS

11:91:02A

Scale 1:50 1:1250  
Date November 2011

**MFL Design**

Architectural Design Service  
5 Glynn Crescent,  
Halesowen,  
West Midlands,  
B63 2PZ  
Tel. 01384 561334

