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| Committee Date: | 06/08/2015 | Application Number: | 2015/03664/PA |
| Accepted: | 08/05/2015 | Application Type: | Full Planning |
| Target Date: | 07/08/2015 | | |
| Ward: | Weoley | | |

Bournville Care Village, Bristol Road South, Northfield, Birmingham, B31 2AJ

Erection of health and wellbeing centre including pharmacy, optician, clinical consulting rooms for the Royal Orthopaedic Hospital, GP Surgery and Discharge to Assess accommodation for the NHS, car parking, landscaping and ancillary works

Applicant: Bournville Village Trust
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Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. Planning permission is sought for the erection of a health and wellbeing centre including pharmacy, optician, clinical consulting rooms for the Royal Orthopaedic Hospital, GP Surgery and Discharge to Assess accommodation for the NHS, car parking, landscaping and ancillary works on the remaining plot within Bournville Care Village, on the site of the former Bournville College.
- 1.2. The building would be 'L' shaped with the corner of the 'L' fronting Bristol Road South and new site access and would be part 4 storeys in height and part 2 storeys. The 'L' shaped building would measure a maximum 32.2m in depth fronting the access road, 35.6m in width fronting Bristol Road South and would be 14m in height for four storeys and 7m in height for the two storey element.
- 1.3. The ground floor would comprise an optician, pharmacy, café, toilets, 5 clinical rooms (primarily for use by the Royal Orthopaedic Hospital (ROH)), a waiting room, bookable activity room and a ROH gym along with supporting areas including storage, reception and staff areas. A large plant room would also be located on the ground floor away from public areas.
- 1.4. The first floor would comprise the proposed GP surgery including a large staff area of offices, training rooms, administration areas, kitchen and meeting room; waiting area and reception; 7 consulting rooms; two treatment rooms, stores, Records room and toilets. The surgery would combine the current Bunbury Road and Griffins Brook Medical Practices into one surgery.

- 1.5. The second and third floors would comprise the discharge to assess accommodation with 11 units located on each floor along with a shared communal lounge. The units vary in size from 20.8sq.m to 31.6sq.m and comprise bedroom, lounge with kitchenette and bathroom. The majority of the units accommodate a double bed with one unit on each floor accommodating a single bed.
- 1.6. The 'discharge to assess' units would provide intermediate living accommodation for patients who require medical treatment and surveillance for periods ranging from 1 night to a maximum of 8 weeks. The type of patients will vary depending on the individual circumstances, but a typical patient will consist of someone who has just come out of surgery and requires flexible living space with accessible medical care. Once discharged, patients will either go home or re-locate to another phase of the Care Village.
- 1.7. 11 visitor (discharge to assess) car parking spaces, 44 patient/customer (surgery, optician and pharmacy) spaces, 3 ROH staff spaces and 12 staff spaces for the surgery are proposed. 22 cycle parking spaces and 6 motorcycle spaces are also proposed. A small bin store adjacent to the north eastern boundary would also be provided next to an existing sub-station located outside of the application boundary.
- 1.8. A green roof is proposed on the two storey element of the proposal.
- 1.9. The application is accompanied by a Design and Access Statement, Planning Statement, Flood Risk Assessment, Transport Statement, Travel Plan, Tree Survey, Air Quality Assessment, Ecological Appraisal and a Noise Impact Assessment.
- 1.10. Site area: 0.34Ha.
- 1.11. [Link to Documents](#)

2. Site & Surroundings

- 2.1. The site forms part of the land formerly occupied by Bournville College of Further Education and its associated playing field. The College relocated to Longbridge some time ago and the site has been cleared for redevelopment. Work is now well underway on the three previously approved phases of the new Bournville Care Village development, of which this proposal would form part.
- 2.2. The main frontage to the care village site is to the north-west of Bristol Road South, from which there are two vehicular access points. This application relates to the remaining plot fronting Bristol Road South adjacent to the main extra care facility and adjoining rear gardens of houses on Middle Park Road.
- 2.3. The surrounding area is predominantly residential in nature, with traditional semis and detached properties to the north and an estate of mainly 3 storey maisonettes to the west.
- 2.4. Mature trees mark the boundaries with existing residential properties. There is also a substantial belt of trees on the Bristol Road South frontage. There is a significant fall in levels from the north-western corner to the southern tip (approximately 13m difference).

[Site Location Map](#)

3. Planning History

- 3.1. 16 March 2009. 2008/06331/PA. Outline planning permission granted for the demolition of existing structures and redevelopment to provide approximately 99 residential units (Use Class C3) and associated access arrangements. The outline approval was subject to a S106 agreement to secure public open space, affordable housing and a £200,000 contribution towards improvement of existing pitches in the Weoley Ward.
- 3.2. 23 April 2012. 2012/00513/PA. Planning permission granted for the development of a care village comprising a 208 bed extra care facility, a dementia care home, a nursing home, and a health and well-being centre (C2/D1), with 224 car parking spaces, 51 cycle spaces, servicing and open spaces (outline application with consideration of access, layout and scale). Application approved subject to a S106 agreement to secure a financial contribution of £200,000 towards improvement and maintenance of sports, recreational and community facilities within the Weoley Ward and/or adjoining Wards and provision of the on-site area of open space and retention of access to the general public.
- 3.3. 13 June 2012. 2012/01952/PA. Application to extend the time of extant planning application 2008/06331/PA for the demolition of existing structures and redevelopment to provide approximately 99 residential units (use class C3) and associated access arrangements – approved subject to a S106 agreement to secure public open space, affordable housing and a £200,000 contribution towards improvement of existing pitches in the Weoley Ward.
- 3.4. 23 November 2012. 2012/05877/PA. Planning permission granted for the development of extra care facility comprising 212 apartments with 135 car parking spaces, associated landscaping and service areas and village green. Permission granted subject to a S106 agreement to secure a financial contribution of £200,000 towards improvement and maintenance of sports, recreational and community facilities within the Weoley Ward and/or adjoining Wards, provision of the on-site area of open space and retention of access to the general public, and provision of affordable housing.
- 3.5. 21 March 2013. 2013/00177/PA. Temporary advertisement consent granted for the display of 6 no. temporary flagpole signs and 12 no. non-illuminated temporary advert hoardings.
- 3.6. 17 July 2013. 2013/03617/PA. Planning permission granted for the erection of sub-station.
- 3.7. 31 October 2013. 2013/05870/PA. Planning permission granted for the development of 80 bed dementia care and nursing home (Phase II) at Bournville Care Village, Bristol Road South.
- 3.8. 21 August 2014. 2014/04245/PA. Planning permission granted for the erection of 35 independent living units (C2) associated with Phase III of the Bournville Care Village, including car parking and landscaping.

4. Consultation/PP Responses

- 4.1. Local residents, Ward Councillors, MP and resident associations notified. Site and Press notice posted. No response received.

- 4.2. Regulatory Services – no objection subject to safeguarding conditions relating to contaminated land, external plant noise, noise insulation and extract and odour control.
- 4.3. Transportation – no objection.
- 4.4. Environment Agency – site is located in Flood Zone 1, no comments to make as the site falls within the remit of the Lead Local Flood Authority.
- 4.5. Lead Local Flood Authority – No objection subject to SuDS safeguarding condition.
- 4.6. West Midlands Fire Service – comments awaited.
- 4.7. West Midlands Ambulance Service – comments awaited.

5. Policy Context

- 5.1. NPPF; UDP 2005; Draft Birmingham Development Plan; Places for All SPG; Car Parking Guidelines SPD; Nature Conservation Strategy SPG.

6. Planning Considerations

Background

- 6.1. Your Committee approved an outline application in April 2012 for the redevelopment of the former Bournville College site on Bristol Road South as a 'care village' (no. 2012/00513/PA). This proposal included a 208 bed extra care facility, a dementia care home, a nursing home and a health/well-being centre.
- 6.2. The first phase of this development – the extra care apartments and adjacent village green – was approved by your Committee in November 2012 (application no. 2012/05877/PA) and is currently under construction. The second phase was approved in October last year (under 2013/05870/PA) and is also under construction.
- 6.3. This second phase proposal deviated from the indicative scheme approved at the outline stage, in that it provided a combined nursing home and dementia care facility. The latter was originally intended to be provided as a separate unit (as phase 3) on the land the subject of this current application. This change was in response to the intended operator's requirements.
- 6.4. The third phase, approved by your committee under application reference 2014/04245/PA was for 35 independent living units. The proposal developed as a result of discussions between the applicant, the City Council and Mencap, which demonstrated a need to provide housing for people with learning difficulties that had some shared facilities but were essentially independent with their own front door.
- 6.5. This application is for the final, fourth, phase of development comprising of a health and wellbeing centre concluding the 'Village' approach to the care facility as a whole.

Policy

- 6.6. The NPPF includes a presumption in favour of sustainable development, requiring consideration of economic, social and environmental matters. It encourages the re-

use of previously developed land, requires that full advantage should be taken of sustainable locations (with access to public transport, walking and cycling) and refers to the promotion of a wide choice of high quality homes, and the need for high quality design. Paragraph 24 identifies a requirement for main town centre uses to be located in town centres.

- 6.7. The UDP encourages the redevelopment of previously developed sites.
- 6.8. Policies 3.14 A-E of the UDP relate to the design of new development, the key principles for consideration being:
- impact on local character,
 - scale and design of new buildings and spaces (to respect the surrounding area),
 - the need for free, easy and safe movement, and importance of links,
 - the encouragement of mixed uses in centres and areas where they can contribute towards meeting an identified local need,
 - creation of safe, pleasant and legible places,
 - the requirement for integral landscaping,
 - retention of trees and new tree planting.
- 6.9. Policy 3.16A emphasises the importance of landscaping and provides a commitment to tree protection.
- 6.10. 'Places for All' also emphasises the importance of good design, high quality environments, again with an emphasis on context.

Principle of Development

- 6.11. The application site is previously developed land located in a predominantly residential area, with good links to public transport and local services. The principle of the redevelopment of this site as a health and wellbeing centre within the overall site master plan for a care village was established through the outline application. As such, the principle of development has previously been established and the proposed development is in accordance with the outline approval. I note the inclusion within the proposed health and well-being centre of a pharmacy, optician, café and GP surgery, all of which would also be open to the wider general public. I consider their inclusion within the care village to be in accordance with the aims and objectives of the NPPF as the village as a whole provides for the needs of its residents alongside that of the wider local community. As such, whilst not located in an identified centre, the 'village' as a whole provides for the needs of its residents and in this instance, the needs include that of a Surgery, Optician and Pharmacy. In providing this within the village, the need to travel further afield is reduced and the site sustainable.

Transportation

- 6.12. The proposed development would provide a total of 70 parking spaces, 22 cycle spaces and 6 motorcycle spaces. A Transport Statement and Travel Plan formed part of the application submission. The proposed development would utilise the consented access arrangement for the site from the Bristol Road. The existing exit has been widened to enable it to become the main entrance/exit for the care village as a whole.
- 6.13. Service access to the site would be via Bristol Road South and tracking plans indicate that vehicles can be safely accommodated within the proposed layout. The

transport statement identifies that 1-2 vehicles per day would be associated with this development and would primarily comprise laundry services, refuse collection and food deliveries.

- 6.14. The proposed trip generation for the development would be broken down as follows:
AM Peak – 53 arrivals and 27 departures; and
PM Peak – 22 arrivals and 36 departures.
The statement concludes that the proposed development and the Care Village as a whole would result in a net reduction in vehicular traffic when compared to the previous College use, particularly in the AM peak hour. As such, the proposed development would have no material adverse impact on the safety or operation of the highway network.
- 6.15. Your Transportation Officer raises no objection to the proposals. The likely level of traffic generated would not be significant and any impact on the operation of the highway network would be negligible. Parking provision falls within the scope of the outline application. The submitted Travel Plan is the Framework document (2012) within which it concludes that as the site becomes occupied discussions are to be undertaken with the Smarter Choices. Transportation has recommended that a condition be attached to any approval requiring the Travel Plan to be updated. This condition is recommended below.

Design and Landscaping

- 6.16. Design advice was provided by your City Design Officer during pre-application discussions and this is reflected in the current submission. The outline application set out principles for layout, massing, scale, landscape and access. A Master Plan Design Guide was produced to ensure that a consistent, coherent and high quality development is achieved across all areas of the care village.
- 6.17. The proposal adheres to the principles established at the outline stage and responds positively to the site constraints and context. The development would have an acceptable relationship to the existing houses that back onto the site, with existing landscaped buffers maintained and enhanced where space is available to do so. The building proposes the two storey element to be nearest existing dwellings and this would be sited approximately 19m from the site boundary.
- 6.18. A landscaped garden would be provided to the rear of the building adjacent to the car park, through which access to the building would be provided. The car parking areas are located tight to site boundaries and as such, space for landscaping is limited. Specimen trees are proposed in front of the main entrance to the building adjacent to the access road and 6 are proposed to separate the patient car parking from the staff car parking area.
- 6.19. The key tree issues (mostly the successful retention of the belt of mature trees fronting Bristol Road) have been studied in detail with relation to the bulk of the Bournville Care Village site and have been addressed during the wider site redevelopment. The details of tree protection and methods will, however, need to be made specific to the application site and as such, my arboricultural officer has recommended a condition relating to the submission of an arboricultural method statement. I concur with this view and a condition is recommended below.

Flood Risk

- 6.20. A Flood Risk Assessment has been submitted in support of the application. The assessment identifies that the site sits within Flood Zone 1 and the development is of an appropriate use for the flood zone. The FRA has reviewed all sources of flood risk to both the proposed development and to the existing adjacent development as a result of the proposals including fluvial, tidal, pluvial, groundwater, sewers and flooding from artificial sources. The 1 in 100 year and 1 in 1000 year events do not extend into the application site.
- 6.21. Based on the ground conditions identified within the assessment, it concludes that infiltration drainage is unlikely to provide a suitable means of surface water disposal for the flows generated by the proposed development. It is proposed that the surface water flows generated are to discharge to the shared attenuation tank to the south of the proposed building with all flows stored/retained on site.
- 6.22. The Environment Agency has raised no objections to the development and Mains Drainage considers the proposal acceptable subject to a safeguarding condition. I concur with their view and consider that the proposal would have no impact on drainage/flood risk and the relevant safeguarding conditions are recommended below.

Ecology

- 6.23. An ecological appraisal has been submitted in support of the application. The report identifies that a Phase 1 Habitat Study was undertaken in March 2015. The study identified that the site comprises an area of disturbed bare ground currently forming the site compound and storage area. A small number of scattered trees are present along the north eastern boundary with additional trees overhanging the site boundary on the north eastern and south eastern sides.
- 6.24. The site provides negligible habitats for notable and protected species. The trees and other vegetation around the wider site provide foraging habitat and a commuting corridor for bats, and the trees also provide suitable nesting habitat for common garden birds. The site's suitability for other protected species (e.g. badger, great crested newt, reptiles) is assessed as poor. The boundary trees would be retained as part of the current proposals.
- 6.25. The ecological report sets out a number of recommendations for mitigation and enhancement, including:- provision of insect boxes in suitable locations; provision of bat boxes and bird nest boxes on buildings/trees; sensitive car park lighting; measures to avoid badgers/other mammals becoming trapped during excavation; and landscape planting to include native and 'wildlife-friendly' species. Your Ecologist has no objection to these recommendations; their implementation should be secured by condition along with details of the green roof. I concur with this view.

Residential Amenity

- 6.26. Specific Needs Residential Uses SPD requires that proposals "should not cause demonstrable harm to the residential amenities of occupiers of nearby properties by reason of noise and disturbance nuisance". The application is for a purpose-built facility, to form part of a wider development for an extra care village. There is substantial planting to boundaries with the closest residential properties and I would not anticipate any significant disturbance from a use of this nature. The proposed 'Discharge to Assess' accommodation ranges in size from 20.8sq.m to 31.6sq.m and would have either single or double bedrooms within. Given the stay would range

from 1 night up to a maximum of 8 weeks, I consider this size of accommodation to be acceptable.

Noise and Air Quality

- 6.27. An Air Quality Assessment has been undertaken and submitted in support of the application. This assessment identifies that the site is located in an Air Quality Management Area (AQMA) and on a busy A-road. The report identifies that there would be no significant emissions associated with the proposed development and that future residents of the site as a whole are unlikely to be exposed to unacceptable air quality. Regulatory Services have raised no objection to the proposal in relation to air quality and I concur with this view.
- 6.28. A noise assessment has been submitted that assesses the potential noise impact to and from the proposed development. The results indicate that a level of noise protection would be required for the Discharge to Assess accommodation and a number of measures are proposed. Regulatory Services have raised no objection to the proposal on noise grounds subject to appropriate safeguarding conditions which are recommended below. I concur with this view.

7. Conclusion

- 7.1. The application site is previously developed land located in a predominantly residential area, with good links to public transport and local services. The principle of the re-development of the site as an extra care village was established through the approval of outline application no. 2012/00513/PA in April 2012 and the provision of a health and well-being centre is in accordance with the outline approval.
- 7.2. The outline application included consideration of design principles to be adopted, along with parameters (floor areas/building heights) in respect of the various elements, and the current proposals broadly reflect the principles accepted at the outline stage. The detailed design has been developed in consultation with City Design and the resulting scheme is considered to be of a high quality design that would sit comfortably within its surroundings.
- 7.3. I note that the key principle in the NPPF is the presumption in favour of sustainable development and this is identified as having three stems of economic, social and environmental. I consider that the proposal would continue to support the wider site redevelopment with its associated significant economic and social benefits and would have a positive and significant environmental benefit. The proposal would also support the provision of further local employment in both construction and support employment within the building whilst supporting the provision of medical services within the City and specifically locally at the Royal Orthopaedic Hospital. As such, I consider the proposal to be sustainable development and on this basis, should be approved.

8. Recommendation

- 8.1. That planning permission is approved subject to the conditions listed below.

1 Requires the scheme to be in accordance with the listed approved plans

2 Requires the agreed mobility access to be maintained

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- 3 Requires the prior submission of a contamination remediation scheme
 - 4 Requires the prior submission of a Sustainable Drainage Assessment and Sustainable Drainage Operation and Maintenance Plan
 - 5 Requires the prior submission of a scheme for ecological/biodiversity/enhancement measures
 - 6 Requires the prior submission of extraction and odour control details
 - 7 Limits the noise levels for Plant and Machinery
 - 8 Requires the prior submission of hard and/or soft landscape details
 - 9 Requires the prior submission of boundary treatment details
 - 10 Requires the prior submission of details of green/brown roofs
 - 11 Requires the prior submission of a construction method statement/management plan
 - 12 Requires the prior submission of sample materials
 - 13 Requires the prior submission of a commercial travel plan
 - 14 Requires the prior submission of an Arboricultural Method Statement
 - 15 Limits the approval to 3 years (Full)
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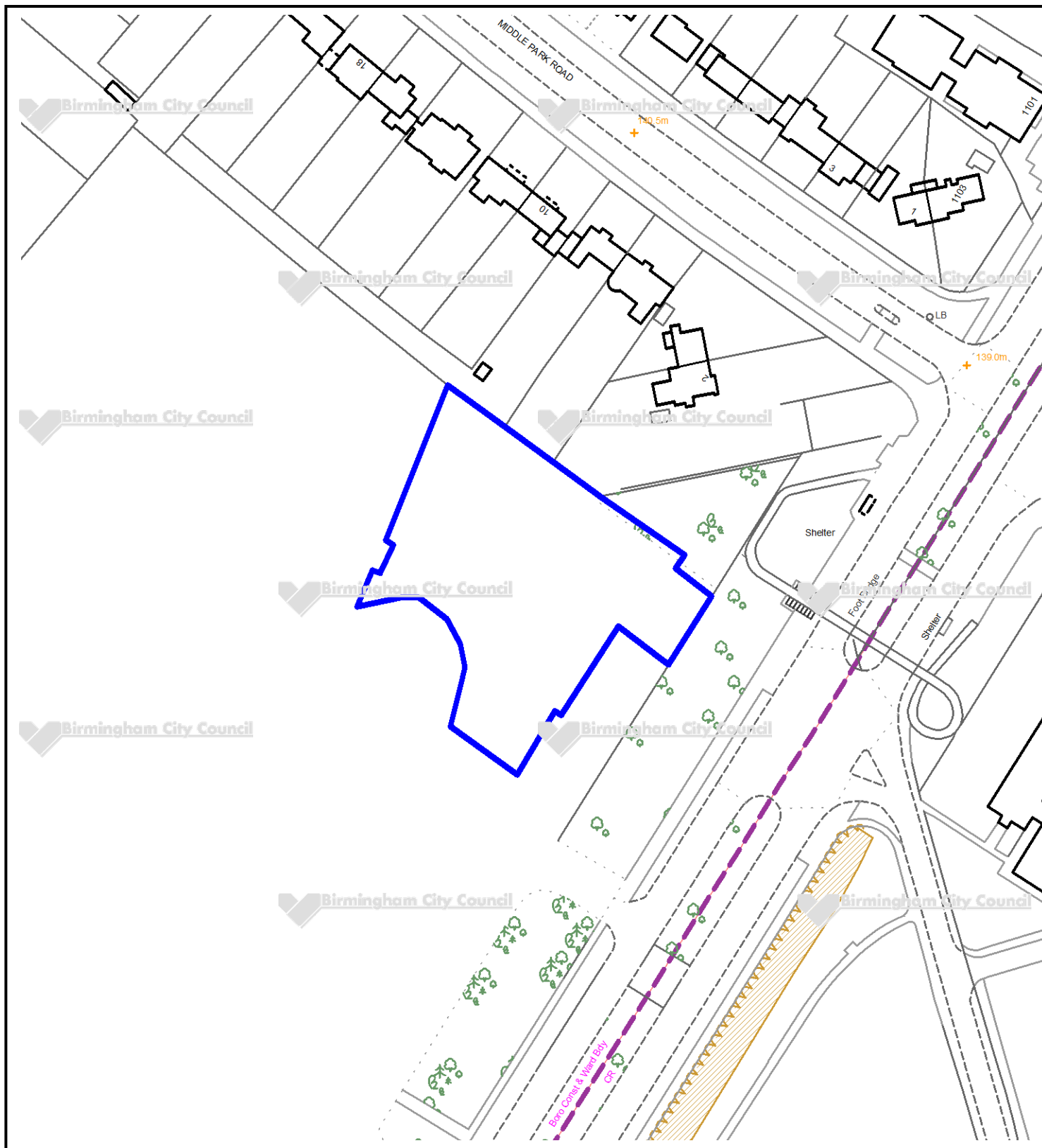
Case Officer: Pam Brennan

Photo(s)



View of site from new access road – Phase 1 under construction on left of photograph.

Location Plan



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