

## 10 DECEMBER 2019 PLANNING COMMITTEE

6c PLAN/2019/0762

WARD: Byfleet And West  
Byfleet

LOCATION: West Hall Care Home, Parvis Road, West Byfleet, Surrey, KT14 6EY

PROPOSAL: Construction of 6 additional car parking spaces.

APPLICANT: Mr Blaine Gess

OFFICER: James Kidger

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### **REASON FOR REFERRAL TO COMMITTEE**

The application site is in excess of one hectare and consequently the application is treated as major development, which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

### **PROPOSED DEVELOPMENT**

Planning permission is sought for the construction of six additional car parking spaces to serve the existing care home.

### **PLANNING STATUS**

- Contaminated Land
- Green Belt
- West Byfleet Neighbourhood Area

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The site is occupied by a care home for elderly people (use class C2) composed of four main buildings and associated infrastructure and initially granted consent in 2009. It is wholly within the Green Belt and bound by the River Wey to the south and east.

### **PLANNING HISTORY**

- PLAN/2008/1141 – Redevelopment of site to provide 99 bed care home with associated works – approved 1<sup>st</sup> September 2009.
- PLAN/2010/0452 – Redevelopment of site to provide 117 bed care home with associated works – approved 20<sup>th</sup> August 2010.
- PLAN/2015/1376 – 5 parking spaces – approved 10<sup>th</sup> March 2016.
- PLAN/2019/0909 – Erection of 2no. log cabins – currently under consideration.

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### **CONSULTATIONS**

Arboricultural Officer – No response received.

Contaminated Land Officer – No response received.

Highway Authority – No objection.

West Byfleet Neighbourhood Forum – No response received.

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICY**

#### National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 13 – Protecting Green Belt land

Section 15 – Conserving and enhancing the natural environment

#### Development Management Policies DPD (2016):

DM2 – Trees and landscaping

#### Woking Core Strategy (2012):

CS6 – Green Belt

CS13 – Older people and vulnerable groups

CS18 – Transport and accessibility

CS21 – Design

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

#### West Byfleet Neighbourhood Plan (2015):

OS3 – Trees and Hedges

#### Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

### **PLANNING ISSUES**

1. The main planning consideration material to this application is the impact of the proposed development on the Green Belt.

#### Principle of development

2. Policy CS13 of the Woking Core Strategy provides general support for the development of specialist accommodation for older people. The applicants have stated that the existing car parking provision on site is inadequate and the case officer observed a significant number of vehicles parked at the roadside when visiting the site. The proposed development is therefore considered acceptable in principle subject to its impact on the Green Belt.

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### Green Belt

3. Paragraph 146 of the National Planning Policy Framework (NPPF) establishes that engineering operations (such as the proposed development) are not necessarily inappropriate within the Green Belt provided that they preserve its openness and purpose.
4. The proposed parking spaces would be located adjacent the access driveway and opposite an existing group of six spaces. The addition to the existing tarmacked area would be minor and no significant greenery would be lost. In these circumstances the impact on the openness of the Green Belt is considered negligible and the proposal would not be out of character with the immediate vicinity.
5. Paragraph 134 of the NPPF defines the purposes of the Green Belt as follows:
  - a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;
  - d) to preserve the setting and special character of historic towns; and
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
6. The proposed development would neither negate nor frustrate any of these purposes and, taken together with its negligible impact on openness, would not constitute inappropriate development within the Green Belt.

### Transport

7. The Parking Standards SPD recommends a maximum provision of one space per two residents for class C2 residential institutions. There are 11 existing spaces and the proposed development would add another 6 for a total of 17. The care home accommodates considerably more than 34 residents (planning permission was granted for over 100 beds) and therefore the resulting parking provision would be well within the recommended maximum.

### Other matters

8. The site is potentially contaminated. A condition will be added requiring a remediation strategy should contamination be found.

### Local Finance Considerations

9. No new residential or retail floorspace would be created and thus the development would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

## **CONCLUSION**

The proposed development is considered acceptable in principle and would not be inappropriate within its Green Belt context. The application is therefore recommended for approval.

## **BACKGROUND PAPERS**

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Site Photographs dated 16<sup>th</sup> October 2019.

### **RECOMMENDATION**

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development for which permission is hereby granted shall be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

2 – Proposed Car Parking Spaces – received 30<sup>th</sup> July 2019

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed. The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

### **Informatives:**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. The applicant is advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.