

Report

Report to:	Planning Committee
Date of Meeting:	14 November 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/0632
Proposal:	Erection of extensions to existing care home to create additional floorspace with associated external alterations
Site Address:	60 Wellhall Road Hamilton ML3 9DL
Applicant:	Balmer Care Homes
Agent:	UNUM Partnership
Ward:	17 Hamilton North and East
Application Type:	Full Planning Permission
Advert Type:	Not applicable
Development Plan Compliance:	Yes
Departures:	Not applicable
Recommendation:	Grant subject to conditions
Legal Agreement:	Not applicable
Direction to Scottish Ministers	Not applicable

1. Reason for Report

- 1.1. This application is being presented to the Planning Committee for determination as it has received more than 5 objections, as detailed in paragraph 3.5 (b) of the Decision Making Process April 2015.

2. Site Description

- 2.1. The site is located within Hamilton and access to the site is taken from Wellhall Road via Millar Grove. The site sits within an urban area and is enclosed by housing on all sides. The existing care home has a dedicated access, drop-off and parking area, and a small amount of outdoor space.

3. Description of Proposed Development

- 3.1. Planning permission is sought for the erection of a variety of two storey extensions to the existing care home building. The extensions would be located on all elevations of the existing building in order to permit internal alterations which would allow the facility to be upgraded to the required standards. These improvements include the provision of larger bedrooms and associated facilities. An additional terrace would also be formed at ground level whilst the extended bedrooms would have patio doors, providing access to private external terraces.
- 3.2. The overall ground floor footprint of the extensions would be approximately 240sq.m. Externally, the extensions have been designed to reflect the appearance of the existing building through using a similar palette of materials including anthracite roof tiles, render, fibre cement panels and cast stone features. The existing residents garden, parking and drop-off area would be retained, with an additional 12 parking spaces being formed.

4. Relevant Planning History

- 4.1. Planning permission (Ref HM/09/0418) was granted for a 34 bed care home at this location in 2009, with the care home opening in 2011.

5. Supporting Information

- 5.1. The applicant has submitted the following information to support the application:-

- ◆ Design and Access Statement
- ◆ Transportation Statement
- ◆ Preliminary Ecological Appraisal
- ◆ Planning Statement

6. Consultations

- 6.1. Roads and Development (Transportation) – No objection as they are satisfied that the parking provision on site will be increased to provide 24 spaces.
Response – Noted, this can be achieved through the imposition of conditions.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, a total of 10 representations have been received which object to the proposal. The issues raised are summarised as follows:-

Impact of Development

- ◆ Lack of adequate parking and that additional traffic will be generated.
- ◆ Overlooking/loss of privacy at nearby residential properties.
- ◆ Overshadowing of neighbouring residential properties.
- ◆ Water run-off may impact on neighbouring properties.

- ◆ Residents using the outdoor garden area will create noise disturbance at neighbouring properties.
- ◆ There is no need to install a pedestrian access gate on Hunston Avenue.
- ◆ There will be noise and disruption during the construction phase of the development.

7.2. The above issues will be considered in the assessment below and full copies are available to view on the planning portal.

8. Development Plan

8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 – Tackling the climate and nature crises
- ◆ Policy 2 – Climate mitigation and adaptation
- ◆ Policy 3 – Biodiversity
- ◆ Policy 4 – Natural places
- ◆ Policy 12 – Zero waste
- ◆ Policy 13 – Sustainable transport
- ◆ Policy 14 – Design, quality and place
- ◆ Policy 15 – Local living and 20 minute neighbourhoods
- ◆ Policy 19 – Heating and cooling
- ◆ Policy 22 – Flood risk and water management

8.3. South Lanarkshire Local Development Plan 2 (2021)

The South Lanarkshire Local Development Plan 2 (SLLDP2) was formally adopted on 9 April 2021. For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted SLLDP2. In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 1 – Spatial Strategy
- ◆ Policy 2 – Climate Change
- ◆ Policy 3 – General Urban Areas and Settlements
- ◆ Policy 5 – Development Management
- ◆ Policy 14 – Natural and Historic Environment

SLLDP2 Volume 2 Policies

- ◆ Policy SDCC3 – Sustainable Drainage Systems
- ◆ Policy DM1 – Design
- ◆ Policy NHE13 – Trees and Woodland
- ◆ Policy NHE9 – Protected Species
- ◆ Policy DM15 – Water Supply
- ◆ Policy DM16 – Foul Drainage/Sewerage Provision
- ◆ Policy SDCC7 – Low and Zero Carbon Emission from New Buildings

9. Guidance

- 9.1. NatureScot Developing with Nature Guidance is relevant to all local developments and provides advice and guidance on how to achieve Policy 3 Biodiversity of NPF4.

10. Assessment and Discussion

10.1. Principal of Development

Planning permission is sought for the extension and associated alterations of an existing care home. The policies contained within National Planning Framework 4 (NPF4) and the South Lanarkshire Local Development Plan 2 (SLLDP2) are the main considerations in this case, listed above, together with an assessment of any other material planning considerations.

- 10.2. The site is located within the general urban area of Hamilton, as defined by Policy 3 of SLLDP2. A variety of facilities are available within 1km or less of the site and there is also access nearby to public transport connections.

- 10.3. A care home is an appropriate type of use within an urban area and the proposals to extend the facility do not raise any land use issues. The site is consistent with local living and 20 minute neighbourhoods (NPF4 Policy 15).

- 10.4. Overall, it is considered that the principle of altering and extending an existing care home is acceptable on this site and the proposal complies with Policy 15 of NPF4 and Policy 3 of SLLDP2.

10.5. Climate Change

NPF4 Policy 1, NPF4 Policy 2 and SLLDP2 Policy 2 aim to ensure that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. SLLDP2 Policy SDCC 7 - Low and Zero Carbon Emission from New Buildings, also requires a further 10% reduction on emissions beyond that contained in the Building Regulations. NPF4 Policy 19 Heating and Cooling requires that buildings occupied by people ensure sustainable temperature management utilising passive methods where possible.

- 10.6. The site is well located for services within the existing settlement. The proposed extensions would be required to go through the Scottish Building Standards. A condition requiring further details relating to low and zero carbon technologies shall be imposed on any permission granted. It is not considered that the proposal would have a significant adverse impact on the water or soil environment, flood risk, air quality, biodiversity and/or green networks. Therefore, overall, the proposal is considered, on balance, to meet the terms of NPF4 Policy 1 and Policy 2 and SLLDP2 Policy 2 and SDCC7.

10.7. Layout, Siting and Design

NPF4 Policy 14 Design Quality and Place and SLLDP2 Policy 5 Development Management and Placemaking and Policy DM1 New Development Design seeks to ensure well designed development that makes for successful places and considers the impact on residential amenity.

- 10.8. The proposal consists of a variety of small extensions to an existing care home in order that it can meet current care inspectorate guidelines. The proposed extensions would utilise appropriate finishing materials to match the existing building and are of an appropriate scale and design to ensure that they would not detract from the overall appearance of the building.

- 10.9. Whilst the care home is located within a residential area, it is not considered that the extensions would result in a significant increase in use of the premises as they would only permit a maximum increase of 4 beds within the facility. The impact on the surrounding area, as a result of this increase, is likely to be minimal. Due to the relationship of the existing building and the surrounding residential properties, it is not considered that any unacceptable overshadowing or overlooking would occur.
- 10.10. NPF4 Zero Waste Policy 12 details that suitable bin storage inclusive of recycling bins shall be shown on site. There is suitable space within the development site to accommodate the extensions and also ensure that additional parking is provided, along with suitable bin storage. The proposal meets the terms of NPF4 Policies 12, and 14 and SLLDP2 Policies 5 and DM1.
- 10.11. Biodiversity, Trees and Protected Species
The application relates to an existing care home within an urban area and there are no protected species on site and the development would not impact on any trees. Therefore, the proposals raise no issues in terms of biodiversity, trees or protected species and the proposal meets the terms of NPF4 Policies 3 and 4 and SLLDP2 Policies 14, NHE9 and NHE13.
- 10.12. Technical Matters
SLLDP2 Policy SDCC 3 Sustainable Urban Drainage seeks to ensure suitable sustainable urban drainage. NPF4 Policy 22 Flood risk and water management details that proposals shall not increase the risk of surface water to others or themselves. Additionally, all rain and surface water should be managed through SUDS and form part of the proposed/existing, blue/green infrastructure and areas of impermeable surfaces are to be minimised. The site is not at risk from river or surface water flooding. Appropriate drainage can be provided and a suitable condition would ensure that a SUDs scheme is implemented. The proposal meets the terms of SLLDP2 Policy SDCC3 and NPF4 Policy 22.
- 10.13. SLLDP2 Policy DM16 Water Supply and Policy DM16 Foul Drainage seeks to ensure appropriate water supply and foul drainage arrangements. The application form details that no new connections would be required to be made to the existing public water and sewerage system. Therefore, the proposal meets the terms of Policy DM15 and DM16.
- 10.14. A suitable parking layout is proposed which includes the creation of an additional 12 spaces. Roads and Transportation Services have been consulted and have not raised any safety concerns.
- 10.15. Other matters raised by representations include the installation of a pedestrian access gate, noise from the garden area and disruption during construction. The site is located within an urban area and it is not anticipated that any unacceptable issues will arise due to noise from residents in the garden area or from the creation of a pedestrian access, which is to be kept locked unless required in an emergency. Appropriate conditions and advisory notes will be used to minimise any disruption from the development during the construction phase.
- 10.16. Conclusion
The proposal seeks planning permission to extend and alter an existing care home. The site is well located within Hamilton and is a suitable location for a care home. The design and layout of the proposal would be acceptable and it is not considered that it would have an unacceptable impact on the amenity of the surrounding area. Overall,

it is considered that the proposals comply with the provisions of the relevant policies within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2.

11. Recommendation and Conditions

11.1. The Committee is asked to agree the following recommendation:-

Grant Planning Permission Subject to the following Conditions:-

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That prior to any works starting on site an energy statement shall be submitted for the written approval of the Planning Authority. The development shall then be completed in accordance with the approved details.

Reason: To secure the timeous implementation of renewable and/or low carbon energy technologies.

03. That prior to any works starting on site, details of biodiversity measure(s) shall be submitted for the written approval of the Planning Authority. The biodiversity measure(s) shall thereafter be implemented prior to occupation or completion of the approved development, whichever occurs first.

Reason: In order to ensure the provision of biodiversity measures which restore and enhance the site and surrounding area.

04. Prior to the commencement of development, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and Soakaway Design Guidance - Technical Appendix May 2023 - and shall include signed appendices as required.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

06. That before the development hereby approved is completed or brought into use, 24 no. parking spaces shall be formed on site.

Reason: To ensure the provision of adequate parking facilities within the site.

07. That prior to the commencement of any works associated with the development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Council as Roads and Planning Authority and implemented thereafter. This document shall include details of access and a parking provision (including a parking plan) for staff and operatives, intended working hours, the management and storage of deliveries and the wheel washing facilities.

Reason: In order to retain effective planning control.

12. Reason for Decision

- 12.1. The application seeks detailed planning permission to extend and alter a care home. The proposal consists of a small-scale development well located within a settlement boundary. There is no significant adverse impact on amenity, public safety or the local environment. The proposal complies with Policies 1, 2, 3, 4, 12, 14, 15, 19 and 22 of National Planning Framework 4 (adopted 2023) and Policies 2, 3, 5, 14, SDCC3, DM1, NHE13, NHE9, DM15, DM16 and SDCC7 of South Lanarkshire Local Development Plan 2 (adopted 2021).

David Booth

Executive Director (Community and Enterprise Resources)

Date: 2 November 2023

Background Papers

Further information relating to the application can be found online:-

[P/23/0632 | Erection of extensions to existing care home to create additional floorspace with associated external alterations. | Well Hall 60 Wellhall Road Hamilton ML3 9DL \(southlanarkshire.gov.uk\)](https://www.southlanarkshire.gov.uk/P/23/0632)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

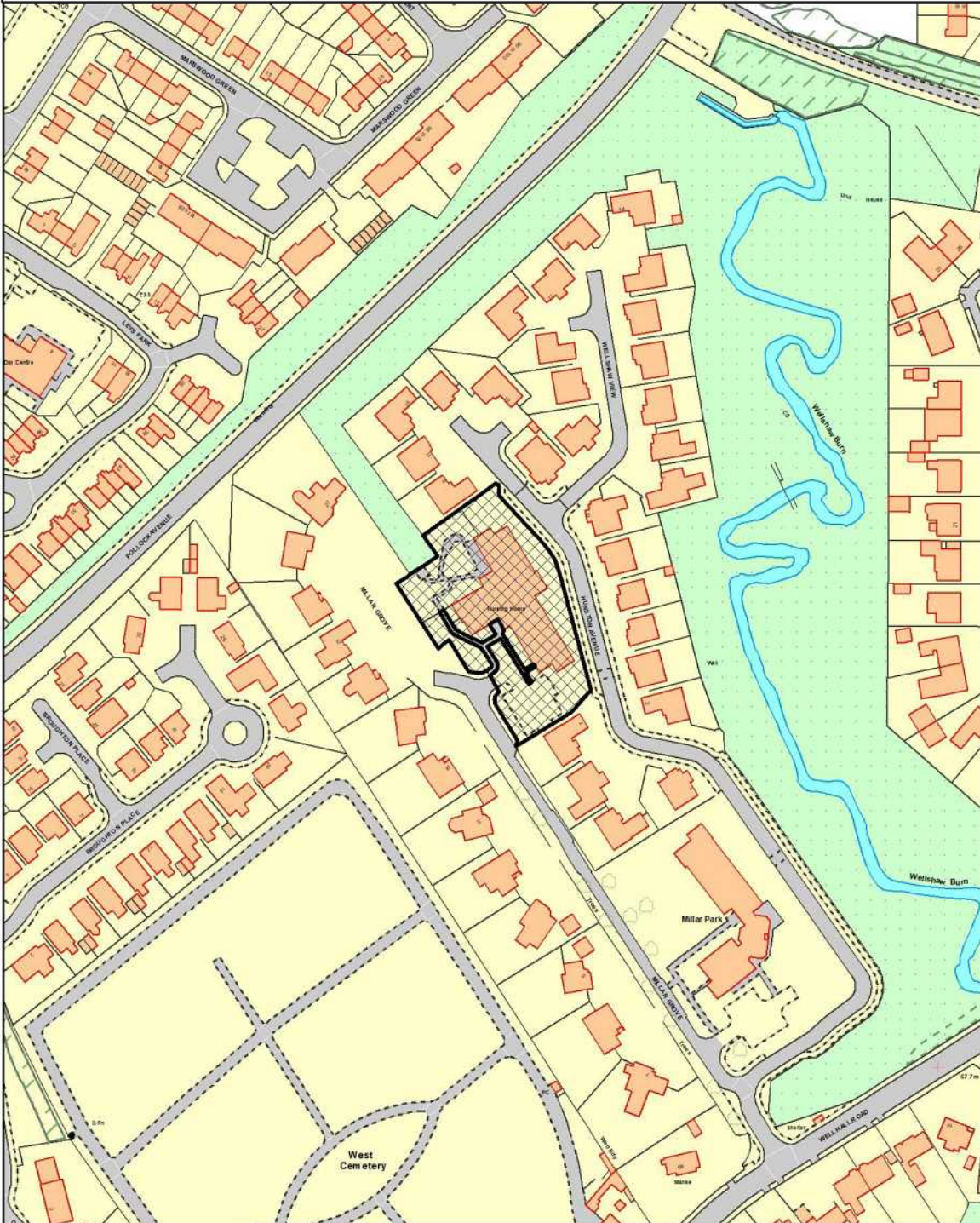
Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Scale:
1:2,000
Date:
01/11/2023



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