

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 12 June 2012

DC12/080: Erection of care home and associated works including car parking, landscaping and access road improvements at the former Argyle Works, Heather Avenue, Alexandria by Seddon Alexandria Ltd.

1. REASON FOR REPORT

- 1.1** This application relates to land over which the Council has a partial ownership interest. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application relates to a vacant 0.56 hectare site located adjacent to Heather Avenue, Alexandria. The site previously formed part of larger site which was used by Campbell's Commercials for commercial vehicle dismantling and was occupied by a large industrial shed. The site has recently been cleared and is currently lying vacant. It is bounded by Heather Avenue to the north, the Balloch to Glasgow railway line to the east, vacant land to the south and housing to the west. The existing access to the site is taken from Heather Avenue, where there is a short access road leading to the application site and vacant land beyond. The site is reasonably level although it sits below the level of Heather Avenue which rises to provide access over the nearby railway line.
- 2.2** Full planning permission is sought for the erection of a 60 bed care home and associated works including car parking, landscaping and access road improvements. The building would be two storey in height and have a floor area of approximately 3000m². The purpose of the facility is to provide residential care for the elderly and dementia sufferers. The existing access from Heather Avenue would be retained and upgraded to an adoptable standard. The building would have a large footprint and create a courtyard type development, with enclosed garden areas at the rear. The development would provide dedicated off street parking for up to 15 vehicles and include a turning area. Externally, finishing materials would primarily consist of facing brick, stone cladding, render and concrete roof tiles, resulting in a distinctive and varied development.
- 2.3** It is anticipated that the care home would generate in the region of 80 jobs comprising of 15 management and support staff, 15 nursing positions and 40 – 50 care staff which would be a mix of full and part time positions.
- 2.4** The development is on part of a former industrial site which was previously granted planning permission (DC07/438/FUL) for the erection of 36 houses and associated works to upgrade the access road. A separate planning application (DC12/037) for

the remainder of the site for a residential development comprising 20 units is also to be considered by the Planning Committee

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Service have no objection to the proposal subject to the access road being upgraded to an adoptable standard, traffic calming measures being introduced and a roads construction consent/bond being put in place.
- 3.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to piling and construction noise, hours of operation on site and contaminated land.
- 3.3** West Dunbartonshire Council Estates and Scottish Water have no objection to the proposal.
- 3.4** Network Rail has no objection to the development subject to the developer ensuring that construction work does not interfere with the adjacent railway line.
- 3.5** West Dunbartonshire Council Social Work Services have stated that the provider has a good track record of providing high quality services for older people, particularly those with dementia. Given the expected demographic changes in West Dunbartonshire, additional care home facilities will be required.

4. REPRESENTATIONS

- 4.1** None.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site is covered by Policy H1 (Private Housing Opportunity Sites) which identifies the site as being suitable for private housing. However, whilst this proposal does not include a private housing development and it is technically contrary to this policy, it will provide residential care accommodation and it is considered to be an appropriate form of development within a residential area. Policy GD1 sets out the standards expected of new developments, requiring high quality in terms of shape, form, layout and materials. The proposal is assessed against these policies below, and whilst the care home is essentially contrary to policy H1, it is not considered to be a significant departure and its acceptability can be justified for the reasons discussed in Section 6 below.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of Use

- 6.1** The site is identified as a private housing opportunity. However, it is not unusual nor unacceptable to find a care home within a residential area and such a use is consistent with a residential area. The site is currently vacant and was historically used for industrial purposes. The Council's Social Work Service has confirmed that

there is a significant requirement for additional residential care home accommodation within the West Dunbartonshire Council area. They have assessed the proposal and are satisfied that it would meet their requirements both in terms of use and location. Accordingly, it is considered that such uses can be supported in principle and that the proposal would represent an acceptable departure from the development plan.

Design and Appearance

- 6.2** Prior to the demolition of the industrial shed the site was not particularly prominent due to existing natural screening and changes in levels. However, the site now does occupy a prominent location on Heather Avenue and its redevelopment represents an opportunity to enhance the amenity and appearance of the area. The building has been designed to maximise its location and address its prominent corner location. The proposed building successfully addresses both Heather Avenue and the existing access road by having a dual frontage. The building is two storey in height and uses a simple palette of facing brick, stone cladding, render and glazing to reduce its massing and bulk. At each corner there is to be a small turret which adds interest to the building and creates a feature on the important Heather Avenue entrance.
- 6.3** The grounds of the facility are to be extensively landscaped with three secure garden areas being created as well as an internal courtyard. The gardens will be enclosed by a combination of the building and fencing. Consideration has been given to the application (DC12/037) for housing on the adjacent site and this development does not detract from that proposal and is compatible. The existing road will provide access to the car park which is located in front of the main entrance and there is direct pedestrian access onto Heather Avenue. Therefore the proposed development would comply with Policy GD1 as the development is of a high quality of design and it is compatible with the surrounding area and the proposed residential development for the remaining part of the site.
- 6.4** At present there are minor level changes throughout the site. Due to the historical use of the site, there is contamination throughout the site and the information that has been submitted to date proposes to use a capping layer to deal with these issues. This will result in the ground levels being increased slightly although it will not raise any issues with the height of the development and it can be done in a manner so that there is an acceptable relationship with the existing road network. Conditions are recommended to ensure that further information is submitted in relation to the contamination of the site prior to any development commencing on site.

Technical Consultations

- 6.5** Sufficient car parking can be provided and subject to suitable improvements, the access to the site would meet the appropriate standards. The Council's Roads Service has assessed the impact that the development would have on traffic in the area and have not raised any concerns. The existing road network would be utilised, with the main change being the upgrade of the existing access road and new footway provision.

- 6.6** Due to the proximity of the site to the railway line, suitable fencing will be erected along the eastern boundary to minimise any noise disruption that may arise. The site is large enough to incorporate Sustainable Urban Drainage Systems (SUDS) and the use of SUDS can be controlled by a condition. No other technical problems have been identified and all technical consultees are satisfied with the proposal.

7. CONCLUSION

- 7.1** The proposed redevelopment of the site for a care home is considered to be an acceptable form of development given the need for such facilities within the local area and the need to facilitate development on this vacant site. The design, height and layout of the development are considered acceptable and the proposal would represent a significant improvement to the area. The development would therefore enhance the amenity of the surrounding area and there have been no technical problems identified. Overall, the proposal will provide a well designed development at a prominent location on Heather Avenue.

8. RECOMMENDATION

- 8.1** **Grant** full planning permission subject to the conditions set out in Section 9 below.

9. CONDITIONS

- 1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:**
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);**
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.**
- 3. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented as approved.**
- 4. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 5. Prior to the commencement of works, full details of the design and**

location of all hard surfaces, walls, fences and bin stores to be installed on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.

6. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
7. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
8. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.
9. The developer shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the construction phase, and shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction or any other vehicles.
10. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates from the site).
 - b) An assessment of the potential risks.
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
11. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable

for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

12. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.

Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.

13. No piling works shall be carried out until such time as a noise method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works and details of the proposed means of limiting the impact these noise sources upon nearby residential properties and other noise sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
14. Prior to the occupation of the development, all roads, footpaths and car parking spaces within and serving the development shall be completed to their final specification and adoptable standard.
15. Prior to the commencement of development on site details of the final design and location of the proposed traffic calming measures and all alterations to be undertaken on the roads into and serving the development shall be submitted to and approved in writing by the Planning Authority. These approved works shall be implemented prior to the occupation of the development unless otherwise agreed in writing with the Planning Authority.
16. Notwithstanding the submitted details, the development shall include the provision of a 2 metre wide footway on both sides of the access road from Heather Avenue, continuing down the full length of the eastern edge of the access road, and along the south side of Heather Avenue

across the northern boundary of the former Argyle Works site. Details of the footway shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented within a timescale to be agreed with the Planning Authority.

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and Economic Development
Date: 29 May 2012

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Appendix: None.

Background Papers: 1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: 1 (Lomond)