

Committee: Development Control

Date: 11 October 2004

Agenda Item No: 6

Title: **Advanced report of issues relating to applications, UTT/1397/04/FUL: Change of use of existing care home and associated outbuildings to 6 no. residential dwellings. UTT/1398/04/LB: Alterations to openings and internal and external works to convert main building and outbuildings to six dwellings. UTT/1393/04/FUL: Erection of two-storey building to provide residential care. Erection of day centre with parking and alterations to access.**

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Summary

- 1 This report concerns two full applications and one listed building application for the above development at the Orford House site, Ugley. This is a joint report that sets out the main issues and Officers seek the advice of Members on whether there are additional matters that require consideration prior to drafting a conventional committee report containing a recommendation. Members are reminded that they should not offer an opinion at this stage.

Background

- 2 Members will recall that the advanced reporting scheme is being tried out to improve the authority's performance in determining major applications within the 13-week target set by Government. The report is attached.

RECOMMENDED: That Members advise officers whether there are additional issues they would like officers to cover when considering these applications.

DESCRIPTION OF SITE: The site the subject of this application is situated approximately 1.5 km north of Stansted and 10 km south of Saffron Walden on the eastern side of the B1383. The site has three existing accesses. The main access is gained via a secondary road off the B1383, on the northern edge of the site. This serves the majority of traffic currently visiting the site. A second access on the eastern side of the site is used occasionally to provide goods vehicle access. There is a third access, directly off the B1383 into the south west corner of the site, which appears to have been the former primary entrance to the site with brick piers and wrought iron gates. This entrance is no longer used and the brick piers are becoming overgrown. The site is approximately 3.8 hectares in size and contains numerous structures and buildings of varying ages and construction. The primary building is Orford House, which dates from 1700 and is grade II* listed. The building is visually prominent from the B1383 with red brick walls, slate roof and white painted windows. The building has been the subject of numerous extensions over time, some of which are less successful than others in terms of their contribution to the composition of the building as a whole. To the east of Orford House is the coach house (grade II listed) dominated by a clock tower with surmounted octagonal open cupola. To the north of Orford House is a range of barns (grade II listed) separated by an open graveled courtyard. A more modern stable building and "mushroom" storage company these barns. A grade II listed

dovecote is situated to the east of these barns opposite the access road. Between the barns and the coach house is a range of brick and timber buildings. Dove Cottages is situated to the east of this range and is one of the newest structures on site, having being given planning consent in 1996. There is a range of garages to the south of Dove cottages, which back onto the Dutch Garden (walled). This is accompanied by the garden centre to the east, which is operated by Home Farm Trust.

The site is extensively planted with maturing trees and hedging, which had been landscaped as part of the original use of the site as a dwelling.

The building and land are all currently owned and managed by Home Farm Trust and have been in the same ownership since 1983 when the trust bought Orford House. The buildings were originally used to accommodate 18 service users in dormitory style bedrooms but subsequent legislation changes in 1984 and 1990 raised the standards of care and, as a consequence, the number of residents in Orford House reduced to 6 people in a first floor. Further legislation changes in 2000 have meant that Orford House itself is not used to provide accommodation with Dove Cottage the only area of residential accommodation. Outbuildings around the site have been used to provide day care facilities with activities such as pottery and woodwork and Home Farm Trust operates a small-scale garden centre, which is open to the public.

DESCRIPTION OF PROPOSAL: This application consists of two distinct parts. Firstly, the conversion of a large proportion of existing buildings to form six residential dwellings (UTT/1397/04/FUL & UTT/1398/04/LB) and secondly, the erection of a two storey building to provide residential care and the erection of a day centre (UTT/1393/04/FUL). This application has arisen due to changes in Government legislation concerning the provision of care facilities through the Care Standards Act 2000. The applicants assert that the existing accommodation would not enable such standards to be met and the disposal of a large proportion of the unsuitable assets would enable the construction of accommodation fit for purpose in line with the new legislation.

1. UTT/1397/04/FUL – Change of use of existing residential care home and associated outbuildings to 6 no. residential dwellings & UTT/1398/04/FUL – Alterations to openings and internal and external works to convert main building and outbuildings to six dwellings.

This application concerns the conversion of a large proportion of existing structures to form six residential areas. These include:

Orford House – The applicant is proposing to change the use of the principle grade II* listed building from residential care home to two separate dwellings, one unit would have nine bedrooms with the other unit would have 4/5 bedrooms. The basic shapes of the rooms in this property would be little changed apart from the removal of some later partitions. The dwelling would have a garden to the east; roughly 1 hectare in size and a double garage would be built as part of a group of four to the north.

The 4/5-bedroom proposal is formed from later extensions to the original dwelling house. The applicants are proposing quite extensive changes to form this property. The dwelling would have a garden area to the north in excess of 500 square metres. This property would also have a double garage to the north.

Orford House Cottage (Coach House and Stables) – The applicant is proposing to convert the existing building into a single dwelling house containing five bedrooms. This building is already partly in residential occupation and therefore only minor alterations are required including new internal partitions. The important feature of this building is the clock tower and, although the proposed plans show the actual clock missing, this would be required to remain. Garden area would be provided to the east of the building of approximately 1,500 square metres.

Barns – The applicant is proposing to convert the barns into two separate dwellings, both of which would have three bedrooms. A new floor would be inserted in both of the barns with the central section of each barn floor to ceiling in height. Many new windows would be inserted. The plans do not give details of how the conversion works would be undertaken, but are likely to be extensive. The barns would each have a double garage, which would be sited to the south of the barns as part of a small garage/parking complex. Gardens would be provided to the north of the barns and include a large number of mature trees.

Stables – The applicant is seeking consent to convert the existing stable into a residential dwelling with two bedrooms. The property would be single storey with alterations to the internal space. The covered loggia would remain. Additional windows would be inserted in the north and south elevations but an existing window on the west elevation will be removed. The granary store to the north of the stables would be removed and replaced with a new double garage. A garden would be provided to the north of the building.

Workshop and water store – The existing workshop and water storage tank building is to be demolished.

2. UTT/1393/04/FUL – Erection of two-storey building to provide residential care. Erection of day centre with parking and alterations to access.

This application concerns a proposed new residential care building and a new care centre to accompany the existing accommodation known as Dove Cottages.

Residential Unit – The applicants are proposing to erect a six bedroom residential unit, all of which would provide en-suite facilities. The building would be L-shaped and form a courtyard arrangement in conjunction with the existing Dove Cottages. All the bedrooms would be provided at ground floor level with managers accommodation in the roof space above. The building would also include a communal living room, dining room and kitchen and large entrance hall. In terms of size, each of the wings would be 11.5 metres wide and approximately 26-27 metres in length. The height to eaves would be 2.5 metres with a height to ridge for each wing of 5.2 metres. The central section would extend upwards to form a pyramidal shape with a height to ridge of 8.3 metres.

Day Centre – The applicants are proposing a day centre to the south east of Dove Cottages and the new residential unit on the site of the Dutch walled garden. The garden would be demolished to make way for the building but the overall shape and position of the building would reflect the location of the previous use and the existing sundial would be relocated. The building itself would be roughly C-shaped and two-storey in height with a uniform width of 6.5 metres and a maximum length of 28.5 metres. The eastern wing projects 4 metres and the western wing projects by 10.5 metres. The building would have a height to eaves of 4.7 metres with a height to ridge of 8.6 metres. In terms of positioning, the applicant has asserted that the building is located away from the residential units to ensure that users of both buildings are not confused or disorientated and to ensure that the day centre, which would attract external users, does not detrimentally affect the residential amenity of the users of Dove Cottages and the new residential unit.

New/Altered Access – Access to the Home Farm Trust site would be solely via the eastern entrance, which currently serves as a goods entrance for the garden centre. This access would be altered to improve safety and visibility, as indicated in the applicants submitted traffic assessment. However, not all land required to achieve such changes are within the applicants control and this could reduce the scope of any potential planning conditions.

APPLICANT'S CASE: The applicant submitted various documents with the application including a traffic assessment, architectural appraisal and supporting statement, copies of which are available for inspection at the Council Offices.

RELEVANT HISTORY: The site was changed from residential dwelling to home for the mentally handicapped following approval in 1980. Various alterations have been approved to the internal arrangements of the existing buildings on site in relation to its current use. Dove Cottages were apparently approved in 1996 but there is no planning history for this particular building.

PLANNING CONSIDERATIONS: The main issues are whether: -

- 1) The proposal meets with the environmental, historic and architectural quality criteria relating to the residential conversion of rural buildings (PPG7, PPG15, ERSP POLICY RE2, ADP Policy C6 and DLP Policy H5),
- 2) The arrangement of the new buildings and the impact of the development on the countryside would be acceptable (ERSP Policies CS2 & C5, H4, ADP Policy S2, C2 and DLP Policy S7),
- 3) The applicants have met the sequential test regarding the availability of other sites for a similar use (ERSP C5, BE1, BIW5, RE1, RE2, ADP Policies S1, C5, C6 and DLP Policies S7, H5)
- 3) The highway access and parking arrangements are acceptable (ERSP Policies T3, T8 and T12, ADP Policies T1, T2 and DLP Policies GEN1 and GEN9)
- 4) There are material circumstances to consider (Section 54 Town and Country Planning Act, PPG1, PPG15, Care Standards Act 2000)
- 5) The juxtaposition of the uses is acceptable.

Members are invited to deliberate whether Officers should be considering any other issues.

Background papers: see application file.

Committee: Development Control

Date: 11 October 2004

Agenda Item No: 7

Title: Appeal Decisions

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APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Mr E P Good	Howlands Bakers Lane Felsted	UTT/1706/03/FUL	Appeal against a condition of the grant of planning permission for proposed demolition of existing garages and stables and erection of replacement buildings providing open and closed garaging with studio over together with new stables loose box and storage. The condition required the reduction of the height of the proposed garage/studio	16 Sep 2004 ALLOWED	9 Dec 2003	The Inspector concluded that no harm would be caused by retaining the garage at its proposed height of 6.75m because nearby trees are of a similar height
G Silvester	The Nook Burton End Stansted	UTT/1419/03/FUL	Appeal against refusal to grant permission for an	7 Sep 2004 DISMISSED	9 Oct 2003	The Inspector concluded that the development would be inappropriate in

			extension to existing annexe to form garage with bedroom over			the countryside and detrimental to the rural setting of the listed building
Countryside Properties (Southern) Ltd	Land to the east of Bell College Peaslands Road Saffron Walden	UTT/0917/03/DFO	Appeal against refusal to grant permission for erection of 76 units, public open space, provision of playing fields and associated development	16 Sep 2004 DISMISSED	9 Dec 2003	The Inspector concluded that the development was acceptable in all respects with the exception of the relationship of plots 15-20 and existing development.