

**P/2011/0634/MPA**

**Wellswood Ward**

**The Manor House, Middle Lincombe Road, Torquay**

**Revisions to scheme to construct sheltered accommodation at Thatcher View, The Manor House, comprising the provision of 11 2 bed and 23 1 bed sheltered units in place of the approval for 20 2 bed and 4 1 bed units. Minor alterations to elevations**

### **Site Details**

The application site is located within the curtilage of the Manor House Middle Lincombe Road and forms a part of the wider Care Village approved as part of P/2006/1880. It occupies the site of the former training block and is located prominently in a sensitive location within the Lincombes Conservation Area, adjacent to the Lincombes Slopes Urban Landscape Protection Area and close to protected trees. The site is currently cleared and the foundations are being constructed.

### **Relevant Planning History**

P/2006/1980 Use As Class C2 Integrated Residential Care Home With 36 Care Apartments, 40 Bed Special Care Unit, 6 Cabin Visitor Centre, 10 Retirement Units, Staff Accommodation, Communal Facilities, Parking And Landscaping. Approved. 20/09/2007

P/2009/1036 Amendment to P/2006/1980/MPA comprising minor alterations to approved elevations and layout to provide 20 2bed apartments and 4 1 bed apartments in place of approved 22 2 bed apartments. Approved. 07/12/2009

### **Relevant Policies**

PPS 1 Delivering Sustainable Development

PPS 5 Planning and the Historic Environment

PPS 3 Housing

*Saved Adopted Torbay Local plan 1995-2011*

HS Housing Strategy

H2 New Housing on unidentified sites

H6 Affordable Housing on unidentified sites

H9 Layout Design and Community Aspects

H10 Housing Densities.

L5 Urban landscape Protection Area

BES Built Environment Strategy

BE1 Design of New Build

BE5 Policy in Conversation Areas

BE6 Development affecting listed buildings.

T25 Car Parking

### **Proposals**

The scheme involves the reconfiguration of the approved floorspace to provide 11 2 bed units and 23 1 bed units in place of the approved 22 2 bed and 4 1 bed units providing for an increase of 10 sheltered units. There are minor changes to the elevational treatment.

### **Consultations**

None received at the time of writing.

### **Representations**

Objections based on lack of car parking and concerns that the scheme has increased in size and impact from that they were originally briefed on.

### **Key Issues/Material Considerations**

Planning permission was granted in 2007 for a C2 Care Village at the former RNIB site [P/2006/1980].

Thatcher View comprised a block of 24 sheltered units within the overall scheme. In 2009 this was amended to increase the number of units from 22 2 beds to 20 2 beds and 4 1 bed units and included minor changes to the elevational treatment.

This application forms a further amendment to provide for additional minor elevational changes and the reconfiguration of the existing floorspace to create 11 2 beds and 23 1 bed units, comprising 34 units in total. This delivers 10 additional 1 bed sheltered dwellings on the site. However on the basis of full occupancy there are only 2 extra bed spaces provided as part of the scheme.

The changes to the elevational treatment are minor and do not raise any concerns. The increase in the number of units has implications in terms of parking levels and the level of contribution payable under s106 of the Town and Country Planning Act, 1990 and whether there should be additional affordable housing contributions.

In terms of parking, a schedule of parking spaces is to be submitted to confirm that sufficient spaces are available to serve the needs of the new residents.

In terms of affordable housing, the Affordable Housing Coordinator is to comment on what would be an appropriate level of contribution bearing in mind the fact that the actual increase in occupancy levels is quite small. The response on this will be reported verbally.

The S106 and conditions pursuant to the parent permission will also need to bind on this permission. A supplementary S106 agreement will be needed to secure the community infrastructure contributions arising from the increased occupancy of the site.

**Sustainability** – Would comprise more efficient use of a brownfield site

**Crime and Disorder** – No obs received.

**Disability Issues** – Level access throughout the scheme.

### **Conclusions**

The scheme is acceptable in terms of the proposed elevational changes. The increase in units is acceptable subject to the additional community infrastructure contributions being secured via a supplementary S106 agreement.

### **Recommendation**

It is recommended that permission be granted subject to a supplementary s106 agreement to secure community infrastructure contributions in line with the adopted SPD 'Planning Contributions and Affordable Housing' and compliance with relevant conditions pursuant to the parent permission.