

Item 6

Application Reference: DC/050476

Proposal: Proposed redevelopment of part of Blackstone Field site for a new Community Hub incorporating a Community Centre with multi-function community room and library and kitchen facility, four court sports hall, gym, male and female toilet facilities, viewing area, and all weather floodlit five-a-side football pitch, one seven-a-side grass football pitch, medical centre with consultancy, pharmacy (200m²), convenience store (200m²), 80 bed Dementia/Nursing Home and 25 person Day Centre, 60 bed Care home, car parking, landscape enhancements to Blackstone Field and new site entrance to be provided off Lisburne Lane.

Type of Application: Full Planning Permission

Registration Date: 09/08/2012

Expiry Date: 08/11/2012

Responsible Officer: Dominic Harvey

Applicant: THI Riverside Limited
Agent : Edward Landor Associates

Location: BLACKSTONE FIELD, LISBURNE LANE, OFFERTON ESTATE,
STOCKPORT, SK2 5NA

DELEGATION/COMMITTEE STATUS

Should Stepping Hill Area Committee be minded to grant permission under the Delegation Agreement the application should be referred to the Planning and Highways Regulations Committee as the application relating to Blackstone Field constitutes a Departure from the Statutory Development Plan.

BACKGROUND

The Council has entered into a Development Agreement with THI Riverside Limited for a comprehensive regeneration scheme which relates to three inextricably linked planning applications for three component sites known individually as the Dialstone Centre, Blackstone Field and Former Dial Park School. The proposed development for each site (see Relevant History Section below) is designed to complement the others and represent a comprehensive master plan approach towards the regeneration of the Offerton Area and the provision of improve facilities to the benefit

of the wider population. Currently all existing community facilities formerly provided at the Dialstone Centre are currently provided within a temporary Sports Hall at Offerton High School and library at Offerton Social Club.

DESCRIPTION OF DEVELOPMENT

This application which relates to one of three linked sites including the Dialstone Centre site and former Dial Park School site seeks full planning permission to remediate and redevelop part of the Blackstone Field site to provide a community facility incorporating community and sports centre, all-weather sports pitch and grass pitch, multi practice medical centre, incorporating convenience store and pharmacy, and two separate buildings to provide a residential care home and a dementia/nursing home with day centre. The remainder of the site would be landscaped with new paths and an existing children's play area would be retained.

It is understood that this application is primarily driven by a pre-let to Borough Care a charitable organisation providing care services for the elderly following the withdrawal of the tentative operator for the 'extra care' accommodation. The applicants agent asserts that *"Borough Care intend to consolidate and expand on outdated present facilities located in older converted buildings, that are not commensurate with today's best practice in care, particularly as applied to those with dementia"*.

The dementia/nursing home and day centre would be arranged over 3-storeys and sited in the south-west corner of the site and consists of 80 single bedrooms with en-suite shower rooms arranged in 7 self-contained accommodation blocks arranged in seven wings in a 'T' shaped configuration each with lounge and dining areas and nurse stations, specifically designed for dementia care. A central kitchen, laundry would be provided on the ground floor with administrative and common services and facilities within the core on all floors. The day centre would cater for 25 visitors with lounge, dining and activity areas as well as an assisted bathroom and bedroom. The building would be served by a car park incorporating minibus drop-off spaces. Secure landscaped gardens would be provided for the residents and separate secure garden area would serve the day centre. External servicing is located to the rear between the day centre and service block with direct service access from the main access road. The building would incorporate a pitched roof and palette of materials comprising a mixture of render, brick and metal cladding

The reduced footprint and site area of the proposed dementia/nursing home in relation to to the 'extra care' apartments, allows a minor reconfiguring of the space occupied by the medical centre, nursing home and associated car parking and service access provision for these facilities. Whilst no changes are proposed to the footprint, elevations or orientation the medical centre and nursing home are re-sited on the same axis slightly east of the position established under the earlier application (DC048028) for site. It is noted that amendments are achieved by adjusting but not extending the developable area of the site established under the earlier application (DC048028). Furthermore, there is no change in level of parking serving the community hub or nursing home which is identical to those proposed by the earlier application (DC048028).

The earlier applications relating to Blackstone Field (DC048028) and Dialstone Centre (DC048027) provide for improvement and widening along the Lisburne Lane frontage. Improvements to the Lisburne Lane/Marple Road junction would also be delivered. Whilst this current application (DC050476) retains delivery of the Marple Road junction scheme it proposes a variation to the agreed works to Lisburne Lane. The revised scheme is a different technical solution to the access arrangements and does not include for significant road widening with no right turn lanes for the site entrances proposed. The layout details simple priority junctions, a raised zebra crossing between the two entrances, bus stop relocation/upgrades and shared footpath cycleways across the frontage. In mitigation for not providing right turn lanes the scheme includes a package of traffic calming measures along the full Lisburne Lane corridor.

The supporting Planning Statement seeks to justify that there is a demonstrable and growing need for the dementia/nursing home with day centre on the site having regard to an ageing population and the benefits of integration with the other services to be provided on site. Moreover the supporting Planning Statement asserts that in Stockport, the proportion of older people in the population is consistently higher than the figures for England and the North West Region. In addition the supporting Planning Statement asserts that the development proposals would result in a significant number of new jobs during the construction phase and post construction. The combination of land uses proposed a Blackstone Field would generate a significant number of new jobs across a diverse range of skills and ability.

SITE LOCATION AND DESCRIPTION

The application site comprises land identified as Local Open Space on the Proposals Map of the SUDP Review. Blackstone Field is a 4.80 hectare site to the south east of the Dialstone Centre. The site has limited frontage onto Blackstone Road, Lisburne Lane and Alfreton Road. The site has an existing gated access from Lisburne Lane and is surrounded by post-war two-storey housing and associated garage blocks, there is also a fire station located to the north of the site entrance on Lisburne Lane. The site which is relatively flat and used as passive open space is only maintained around the edges and there are no pedestrian routes across the site. Notwithstanding an enclosed children's play area situated in the southwest corner of the site, adjacent to Blackstone Road the site does not accommodate any recreational facilities and only the perimeter of the site is maintained.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Statutory Development Plan includes:-

Policies set out in the North West of England Plan Regional Spatial Strategy (RSS) to 2021 (published September 2008);

Policies set out in the Stockport Unitary Development Plan Review (SUDP) which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004: &

Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17 March 2011.

Saved policies of the SUDP

UOS 1.3: Protection of Local Open Space

L1.1: Land for Active Recreation

CTF1.1: Development of Community Services and Facilities

CDH1.3: Care and Nursing Homes

CDH1.9: Community Facilities in Predominantly Residential Areas

LDF Core Strategy/Development Management policies:

CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT – ADDRESSING INEQUALITIES AND CLIMATE CHANGE

SD-1: Creating Sustainable Communities

SD-3: Delivering the Energy Opportunities Plans - New Development

SD4: District Heating (Network Development Areas)

SD5: Community Owned Energy

SD-6: Adapting to the Impacts of Climate Change

CS2: HOUSING PROVISION

CS3: MIX OF HOUSING

CS4: DISTRIBUTION OF HOUSING

H-1: Design of Residential Development

CS6: SAFEGUARDING AND STRENGTHENING THE SERVICE CENTRE HIERARCHY

AS-2: Improving Indoor Sports, Community and Education Facilities and their Accessibility

AS-3: Main Town Centre Uses, Hot Food Takeaways and Prison Development Outside of Existing Centres

AED-5: Education Skills and Training Provision

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-2: Provision of Recreation and Amenity Open Space in New Developments

SIE-3: Protecting, Safeguarding and Enhancing the Environment

CS9: TRANSPORT AND DEVELOPMENT

CS10: AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK

- T-1: Transport and Development
- T-2: Parking in Developments
- T-3: Safety and Capacity on the Highway Network

Supplementary Planning Guidance

As part of the Council's commitment to the implementation of a Local Development Framework the Council has introduced Supplementary Planning Document entitled, 'The Design Of Residential Development' (adopted December 2007), 'Transport & Highways in Residential Areas' (adopted September 2006), 'Sustainable Transport SPD' (adopted December 2007) and 'Sustainable Design and Construction' (adopted November 2010),

Regional Spatial Strategy

The North West Plan (RSS) adopted on 30 September 2008 identifies the scale and distribution of development and key priorities for economic development, environment, transport and infrastructure. On 6 July 2010 the Secretary of State formerly withdrew the Regional Spatial Strategy (RSS). However, it was reinstated following a legal challenge by CALA Homes, which was determined on 10 November 2010. As a result of this legal challenge RSS remains the strategic element of the Development Plan. Although RSS is part of the adopted Development Plan the government's intention to withdraw it is material consideration.

- DP2: 'Promote Sustainable Communities'
- DP7: 'Promote Environmental Quality'
- L1: 'Health, Sport, Recreation, Cultural and Educational Services Provision'
- EM3: 'Green Infrastructure'
- EM18: 'Decentralised Energy Supply'
- MCR3: 'Southern Part of the Manchester City Region'

National Planning Policy Framework issued by DCLG on 27 March 2012 with immediate effect (NPPF).

Advice produced by the Planning Inspectorate for use by its Inspectors (27 March 2012) in respect of NPPF

Annex 1 makes clear that plan policies should not be considered out-of-date simply because they were adopted prior to publication of the Framework. It also sets out how decision-takers should proceed taking account of the date of adoption of the relevant policy and the consistency of the policy with the Framework.

Paragraph 196 of the Framework confirms the tests in S.38 (6) of the Planning and Compulsory Purchase Act 2004 and S.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions.

The Framework indicates that for 12 months from the day of publication of the Framework, decision-takers may continue to give full weight to relevant policies even if there is a limited degree of conflict with the Framework. This means that

Inspectors should, having identified the relevant development plan policies, consider for each of them:

- (1) whether the relevant development plan policy is one adopted in accordance with the Planning and Compulsory Purchase Act 2004 (or published in the London Plan);
- (2) decide whether it has no, or only a limited, degree of conflict with the Framework, and
- (3) if so, the policy should be given full weight in the decision; and
- (4) assess the development proposal against the policy.

NEIGHBOURS VIEWS

The owner/occupiers of neighbouring properties have been notified by letter. In addition the application has been advertised as a Major Developments & Departure from the Council's Statutory Development Plan by Site and Press Notice. In response two representations have been received

The owner/occupier of No. 60 Oaklands Avenue states that apart from the increased traffic and noise the residents of Oaklands Avenue (mainly retired pensioners) raises no objection. Of far greater concern is the rumour that the Dialstone Centre site is being considered as a site for the travelling community.

Stockport School of Gymnastics has been received which indicates that they are clearly in favour of continuity of sporting provision in the Offerton area and recognise that the proposed facilities on Blackstone Field are a huge improvement to the current facilities at Life Leisure Dialstone and will be an asset to the borough. Stockport School of Gymnastics have been regular users of this temporary facility and would like to transfer to the new facility, such that we can offer gymnastics to the local residents.

There is only a single area available for indoor sporting activities; the main sports hall. It should have sufficient storage for all users, bearing in mind that gymnastics equipment is large and an awkward shape. Stockport School of Gymnastics would be offered sports hall sessions during the weekend.

The planning application gives details of the consultation performed by the developer on this application and DC/048027 for the redevelopment of the Dialstone site. A consultation was also done by SMBC at the same time on what people would like to see in the Community Facilities and the results of this survey are not included in this planning application. The Sports Trust has an Olympic Legacy Director and like many boroughs, Stockport is keen to ensure that the benefits of 2012 flow from London to its sports facilities.

In Stockport there are currently no sports halls that are able to host competition, whether it was volley ball, 5-a side, badminton, gymnastics or any other indoor sports. The redevelopment of Dialstone is a great opportunity to add bleacher seating and make the hall slightly larger such that the borough can host sporting competitions.

It is disappointing that the SMBC document issued in February 2012 “Strategy for meeting the physical activity needs of Stockport people through leisure facility provision” missed the opportunity to create a venue for sports events.

There is a place for fitness gymnasiums, but it would be hoped that the success of Team GB would show that there is a need for competitive venues.

CONSULTEE RESPONSES

Highway Engineer: The site has a resolution to grant permission for a mixed use development. This application is for a variation to part of the scheme, replacing the 56 extra care apartments with an 80 bed Dementia Care and 25 person Day Centre. The proposed plot layout is considered acceptable in terms of the vehicular access geometry and visibility, access facilities for pedestrian traffic and servicing arrangements. Provision will be made for 28 general parking spaces plus 6 disabled person spaces. This level of provision accords with Council standards and should meet the occupants typical and realistic parking demands without giving rise to overspill parking. In terms of traffic generation the proposed plot development is slightly more intensive than the original extra care proposal although not to such a level that raises concern. Peak period traffic movements will only increase by 13 two way movements in the AM peak and 18 in the PM peak, this would not adversely affect the internal layout or the adjoining highway network to such a level as would justify an objection. Total daily traffic movements are not materially different. The original application for this site, alongside the proposal for housing on the Dialstone Centre site, provide for improvement and widening along the Lisburne Lane frontage to facilitate safe access to both sites. Improvements to the Lisburne Lane / Marple Road junction will also be delivered. Whilst retaining delivery of the Marple Road junction scheme this application proposes a variation to the agreed works to Lisburne Lane. The original scheme incorporated road widening to accommodate right turn lanes, pedestrian refuge crossing points, bus stop relocation/upgrades and shared footpath cycleways across the frontage. The revised scheme is a different technical solution to the access arrangements and does not include for significant road widening with no right turn lanes for the site entrances proposed. The layout details simple priority junctions, a raised zebra crossing between the two entrances, bus stop relocation/upgrades and shared footpath cycleways across the frontage. In mitigation for not providing right turn lanes the scheme includes a package of traffic calming measures along the full Lisburne Lane corridor. These are proposed to reduce vehicle speeds as they travel along this corridor and reduce the risk of rear end shunts to any vehicles standing and waiting to right turn into either site. Capacity analysis for the revised access arrangements has been submitted, this shows that the junctions will operate within their theoretical design capacity with minimal queuing and delay to turning vehicles. I am therefore satisfied that the revised scheme will afford suitable and acceptable access arrangements to serve both development sites and it will not give rise to highway operation or safety concerns. In conclusion I raise no highway objections to this application, comprehensive conditions will be required as per the original proposal and I will detail these under separate cover. It should be noted that the revised scheme requires two small areas of encroachment onto the grass land which fronts the residential properties on Lisburne Lane, outside Blackstone Park/opposite the

Dialstone Site. The encroachment is minimal, about 1m in depth and about 10 sq.m in total and requires the land to be laid out as footway. Procedurally this requires a transfer of the land from the housing portfolio to the highway portfolio and in return a small area of highway land no longer required could, if appropriate, be dedicated as housing land. All the affected land is Council owned but under different management, an executive decision is required to transfer the status of the land and the Area Committee are asked to give consideration to this and make a recommendation that the Executive Portfolio Holders agree the transfer. A recommendation is asked for alongside any recommendation/resolution to grant planning consent.

Design Officer: This application is similar in layout, scale and appearance to DC048028, on which I made comments dates 04/11/11 raising no objection subject to the imposition of conditions to control the finished appearance of the development. The key change to the proposed application is the deletion of the extra care block (comprising 56 apartments), and its replacement with an 80-bed Dementia/Nursing Home and 25-person Day Centre on a smaller parcel of land. In consequence I will purely provide comments on the amended part of the scheme, and suggest you also refer back to my memo of 04/11/11 (in respect of application DC048028). The replacement Nursing Home/Day Centre is T-shaped and appears to be of a slightly smaller scale than the extra care block, as the element closest to the site access (the leg of the 'T') is two storeys in height as opposed to being wholly three-storeys (as the proposed extra care facility was). The form – with pitched roof – follows the theme set out in the previous application, namely differentiation between the public and private blocks created through the use of flat roofed forms for the two community use blocks and pitched-roof forms for the 'residential' blocks, which will help aid legibility. The elevational treatment and palette of materials also follows the theme established in the previous application submission, which will help ensure the buildings complement one another, and it is again noted that effort has been made to break up large expanses of elevation through relief in the elevation rather than purely changes in the cladding material proposed. I raise no amenity concerns in term of the impact of the replacement Nursing Home/Day Centre block on neighbouring housing. Additionally, I view that there are some benefits to the reduction in the plot area for the Nursing Home/Day Centre, namely increasing the open frontage into the neighbouring open space from the 'community hub' (between the Community Centre and Nursing Home). To conclude, I am fairly comfortable with the amendments made to the layout, scale and appearance of the proposed development as a result of the replacement of the extra care facility with the Nursing Home/Day Centre. However although I raise no objection to this application - as also stated in relation to DC048028 - conditions will need to be imposed to control the finished appearance of the development, which we can discuss in due course. As a starter, I recommend that design-related conditions should include: a schedule and samples of materials including paving; details of all boundary treatments; details of all plant/ other equipment that projects outside the building envelopes (including – but not limited to - extracts, flues, security lights and cameras, lift mechanisms, rainwater goods, soil and vent pipes and utility meter boxes); and details of finished site levels in context.

Nature Development Officer: This application is very similar to one previously submitted for the site (DC048028) with amendments to the layout/use of the

buildings. However there are no new ecological issues and the comments I provided for the previous application are still relevant. The site is located off Lisburne Lane and is comprised predominantly of amenity grassland, some of which on the outer perimeter of which is kept closely mown. The site has no nature conservation designations legal or otherwise. The grassland site was surveyed and was deemed to have low conservation value. An ecological survey of the site has been undertaken. No field signs of badger were detected on the site and the trees on site were not judged to have features which could support roosting bats. The trees could support breeding birds however, and the nests of all wild birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

DEVELOPMENT MANAGEMENT POLICY SIE-3 Protecting, Safeguarding and enhancing the Environment: Planning applications should identify mitigation measures that keep disturbance to a minimum and provide alternative habitats to sustain at least the current level of population as well as setting out a long-term management plan for the site. Proposals to create new Local Nature Reserves (where resources merit the designation) and other areas of ecologically beneficial natural habitat will be welcomed. Development should provide access to nature conservation areas for recreational and educational purposes, where appropriate. The Council is committed to protecting and enhancing biodiversity and local distinctiveness and this can only be achieved if development is carried out in such a way as to recognise the value of the wider environment and those natural features and habitats that give local distinctiveness and character. Where development that adversely affects such features, habitats or species is permitted, the siting and layout of buildings and any associated landscaping schemes will be required to retain and protect existing habitats. Where retention is not feasible alternative habitats should be established. Recommendations: No tree removal or vegetation clearance should be undertaken in the bird nesting season (March – August inclusive) unless otherwise approved by the LPA. To compensate for the loss of grassland/open space I would recommend that the use of locally native/wildlife friendly planting within the landscape scheme. This could include trees, shrub and wildflower species, and consideration could be given to the creation of a wildlife area within the landscaping of the site.

Arboricultural Officer: The site has a small number of low value trees of mixed species and age class located both within and adjacent the site boundaries. I would agree that the trees to be removed can be replaced as part of the landscape proposal which will increase the quality tree cover within the site and add to the amenity of the area, the site plan shows trees forming avenues along the footpaths, I would suggest that less common trees be considered such as upright oaks, dawn redwood and pear which would add structure and impressiveness to the scheme. I would also suggest that large conifer species (Pine varieties/ western red cedar) be added to the tree planting where appropriate to provide greenery and shelter during the winter months. Subject to the following condition there are no arboricultural objections to this application

Condition Tree 3: No development shall take place until details of all proposed tree planting, including the intended dates of planting, have been submitted to and approved in writing by the local planning authority. All tree planting shall be carried

out in accordance with the approved details prior to the development being brought into use.

Condition Tree 4: In this condition "retained tree" means an existing tree which is proposed to be retained in accordance with the approved plans and particulars ; and (a) and (b) below shall have effect until the expiration of (1 year) from (the date of the occupation of the building for its permitted use). (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard -3998 - Tree Work. (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Environmental Health Officer (Contaminated Land): Steve Wignall originally commented on this proposed application under DC048028. Could you please use those original comments/conditions on the new decision notice for DC050476.

Health & Environment Advisor (Planning): The energy statement for this development shows the achievement of minimum 40% requirement for carbon emissions reduction. It also clearly states that taking into account that Stockport's Core Strategy targets are based on 2006 Building Regulations and the site will be built to 2010 Building Regulations, that the target for achieving the remainder carbon reduction emissions is 10% for the site. Their proposed approaches will achieve 10.12%. The majority of the improvements will be through low carbon design processes including improved insulation and high heating and lighting equipment specification. The statement considers a variety of low and zero carbon technologies with a proposed use of Air Source Heat Pumps on the commercial elements of the site, which will achieve the remainder of the target requirements.

Architectural Liaison Officer (GM Police): Having viewed the site, the supporting information and the plans, I have no objection to the proposals subject to the developer following the advice set out in the supporting Crime Impact Assessment and, in particular, the recommendations set out in sections 5.2 'Points for Further Consideration' and sections 6-11, which relate to the physical security measures recommended for each part of the development.

Environment Agency: No objection subject to conditional control.

United Utilities: No objection subject to conditional control.

Sport England: Subject to the proposed facilities on the Blackstone site being fit for purpose, and in the case of the sports centre being provided before the existing sports centre is lost to development, I am satisfied that the proposed sports facilities adequately mitigate for the loss of the existing sports facilities on the Dialstone Centre site. Like for like replacement is not proposed, but in these particular circumstances like for like would not be appropriate (i.e. there would be limited value in re-providing a shale or red gravel pitch). Sport England therefore has no objection to planning application DC050476 subject to conditions being imposed on any grant of consent.

RELEVANT HISTORY

DC047902: Screening opinion to establish whether an Environmental Statement is necessary to accompany a planning application for proposed development of land at Blackstone Field: Not EIA Development Decision issued 03/11/11.

DC047925: Screening opinion to establish whether an Environmental Statement is necessary to accompany a planning application for proposed development at Land at Lisburne Lane: Not EIA Development Decision issued 03/11/11.

DC047962: Screening opinion to establish whether an Environmental Statement is necessary to accompany a planning application for Removal of concrete slab and residual structures, landscaping and seeding of the former Dial Park School to provide local open space: Not EIA Development Decision issued 01/11/11.

DC048027: Dialstone Centre (Bellway Homes) redevelopment to provide 94 new family houses including 33 affordable units. On the 26th January 2012 the Planning and Highways 5th Jan 2012 resolved to defer and delegate permission pending a Unilateral Undertaking to secure (i) Commuted Sum for off-site provision and maintenance of recreational open space & (ii) Affordable Housing.

DC048028: Blackstone Field (THI Riverside Limited): Remediation and redevelopment of part of Blackstone Field concentrating development to the north of the site and retaining open space at the southern end. The proposal includes a Community Hub, all weather floodlit 3G five-a-side football pitch, seven-a-side grassed football pitch, a Medical Centre with consulting rooms, pharmacy and convenience store, a 60 bedroom care home and 56 'Extra Care' apartments. In addition retained open space would be landscaped and a new site entrance off Lisburne Lane is proposed. On the 5th January 2012 the Planning and Highways 5th Jan 2012 resolved to defer and delegate permission pending a Unilateral Undertaking to ensure the 'Extra Care' accommodation genuinely fall within Class C2 rather than Class C3 Use Class.

DC048029: Former Dial Park School (THI Riverside Limited): Reclamation including the removal of the foundation slab, hardstanding and fixed structures. On the 5th January 2012 the Planning and Highways 5th Jan 2012 resolved to grant planning permission.

ANALYSIS

In the context of the earlier application (DC048028) relating to Blackstone Field which benefits from a resolution to defer and delegate permission, this application amongst other amendments seeks the replacement of a 56 'extra care' apartments for a 80 bed dementia/nursing home and day centre with capacity for 25 persons both of which would be accommodated within a three-storey building. In all other respects the comprehensive regeneration scheme land use proposals across the three sites three component sites known individually as the Dialstone Centre, Blackstone Field and Former Dial Park School remain unchanged.

Policy CTF1.1 indicates that proposals for the provision of additional community services and facilities will be permitted provided that: they are well located to serve the relevant population by sustainable transport modes; satisfactory access, parking, design and landscaping standards would be achieved; there would be no harm to the living conditions of neighbouring residents. Policy CDH1.3 which indicates that subject to the overall requirements of policy CDH1.1 (now superseded), new development for a care or nursing home will be permitted provided that the proposal: (i) provides for a minimum of 15 square metres of amenity space per resident in one continuous usable area; (ii) provides car parking in accordance with policy TD1.4 (now superseded). Parking areas should be screened from public view by retention of existing trees and mature planting where possible; and (iv) in the case of care homes, is within a reasonable walking distance of local facilities.

Whilst improvements to community infrastructure are to be welcomed there is a conflict with Policy CTF1.1 which sets down that there cannot be any loss of Urban Open Space. Policy UOS1.3 identifies that development on land so designated will not be permitted unless:

- (i) It is required in connection with outdoor recreational use; or
- (ii) There is adequate provision in the land area and the loss would not be detrimental to the local community;
- (iii) The open space to be lost would be replaced by open space of an equivalent or improved quantity and quality.

Policy CS8 identifies that the Council will work with developers and partners to develop an integrated network of high quality multi-functional green infrastructure. With regard to local open space, it identifies that development that does not safeguard the permanence and integrity of such areas will not be allowed. However it does state that there may be situations in which other factors determine that the need to continue to protect existing assets is outweighed by the interests of achieving sustainable communities. Examples include delivering mixed communities, meeting wider leisure needs, improving partnerships in the case of recreation facilities and improving paths.

Whilst there would be a significant loss of open space across the three sites contrary to policies CTF1.1 and CS8 it is important to note that there would be no increase in

the developable area and no greater reduction of open space over that accepted under the earlier application (DC048028) which accepted the loss of open space against the community and regeneration benefits across the three component sites.

The benefits comprising the enhancement of the residual open space together with the provision of improved facilities to the benefit of the wider population have been previously accepted. Moreover the amended Blackstone Field scheme retains identical qualitative landscape enhancements with the introduction of formal routes through the site, planting and landscaping and retention of the existing children's play area. In addition it is acknowledged that the reclamation of the Former Dial Park School site remains part of the overall benefits and is not prejudiced by the amended Blackstone Field scheme.

The amended Blackstone Field scheme proposes no changes to the community hub as such the details are identical to those proposed by the earlier application (DC048028). Under the requirements of policy L1.1 the loss of sports facilities at the Dialstone Centre offset by the provision of an all-weather floodlit 3G five-a-side football pitch, seven-a-side grassed football pitch has been previously accepted and Sport England raise no objection subject to conditional control. Moreover it is noted that improvement of sports, community and educational facilities is supported by policy AS-2.

The amended Blackstone Field scheme retains a pharmacy and convenience store of an identical size to those established under the earlier application (DC048028). Whilst policy AS3 identifies that Class A1 retail use with no more than 200m² net floor space are not required to be accompanied by a Retail Impact Assessment this does not remove the requirement to undertake a sequential test the Offerton Regeneration Scheme is underpinned by the synergies between the co-location of all uses (including both the pharmacy and convenience store) across the across the three component sites. In particular the pharmacy would avoid the necessity for patients visiting the medical centre to travel to obtain prescriptions elsewhere. The retail unit is designed to provide a complementary service to the pharmacy and community hub providing a resource for staff and visitors to the community hub and serve the residents of the proposed residential care home and extra care accommodation who may not be physically able to travel to other locations. Overall it is accepted that the proposed convenience store and pharmacy form integral part of a larger mixed-use development, which cannot be disaggregated given that they are intended to complement the community hub.

Notwithstanding the minor reconfiguring of the space occupied by the medical centre and associated car parking and service access provision the medical centre is identical to that established under the earlier application (DC048028). In this instance it is acknowledged that the proposed medical centre would bring an enhanced modern care facility to the Offerton Area, which would meet the needs of patients within the local community. Moreover one of the six key objectives identified by the Core Strategy relates to access to services and inclusive communities and this objective includes the provision of adequate and accessible network of health facilities. The applicant's agent asserts that the opportunity of bringing under one roof a number of GP practices has the potential to deliver

economies of scale and the opportunity to offer a wider range of services to patients. Moreover the minor reconfiguring of the space occupied by the medical centre would represent a considered response to the local context and avoid any harm to the amenity and privacy for the neighbouring residential occupiers.

Notwithstanding the minor reconfiguring of the space occupied by the residential care home and associated car parking and service access provision the residential care home is identical to that established under the earlier application (DC048028). In this instance the residential care home and a dementia/nursing home with day centre comply with the requirements of policy CDH1.3. Moreover the layout, scale and form of development represent a considered response to the local context and avoid any harm to the amenity and privacy for the neighbouring residential occupiers.

This current application (DC050476) retains delivery of the Marple Road junction scheme it proposes a variation to the agreed works to Lisburne Lane. The revised scheme details simple priority junctions, a raised zebra crossing between the two entrances, bus stop relocation/upgrades and shared footpath cycleways across the frontage. In mitigation for not providing right turn lanes the scheme includes a package of traffic calming measures along the full Lisburne Lane corridor. The Councils highway engineer raises no objection to the variation to the works to Lisburne Lane subject to conditional control.

Across the proposed Blackstone Field site it is necessary to ensure that the development complies with policy SD-3 which requires, in accordance with RSS policy EM18, an overall target of 10% contribution from renewable energy. Policy SD4 identifies that development over 1000 sq.m. should install a district heating network to serve the site or make allowance for future connection. There is no existing network to connect into, and the proposal will not prejudice a future connection. The energy shows the achievement of minimum 40% requirement for carbon emissions reduction and states that the site will be built to 2010 Building Regulations, that the target for achieving the remainder carbon reduction emissions is 10% for the site. The applicant's approach would achieve 10.12% and the majority of the improvements would be through low carbon design processes including improved insulation and high heating and lighting equipment specification. The statement considers a variety of low and zero carbon technologies with a proposed use of Air Source Heat Pumps which would achieve the remainder of the target requirements. Overall the Councils Health & Environment Advisor (Planning) raises no objection and the proposal accords with the requirements of policies SD1 and SD3 and the Council's Low Carbon Design Guide and the Sustainable Design and Construction SPD.

Policy SIE-3 deal specifically with issues of development on contaminated sites and will only permit development on or near contaminated sites where it can be demonstrated that there is no remaining risk from contaminants or that satisfactory measures can be taken to make the site suitable for its proposed use. The Environmental Statement presents an initial assessment of the contaminated land issues associated with the proposal. The former and existing uses have contaminated the site and this contamination has been identified through the

relevant survey work. To this end the findings of the Environmental Statement have been assessed by the Council's Environmental Health Officer, in summary no objections are raised to the initial findings and proposals of the Environmental Statement. Further investigation can be secured by conditional control to ensure that risks to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks in accordance with policy SIE-3

Policy EP1.7 will not permit development where it would be at risk of flooding; increase the risk of flooding; hinder access to watercourse; cause the loss of natural floodplains; result in extensive culverting; affect the integrity of flood defences or significantly increase surface water run-off. Specifically the applicant is required to demonstrate that in the event that any adverse impacts would be generated in respect of the above, then satisfactory and sustainable measure should be put in place to overcome these issues. The application deals with flood risk in some detail including a separate flood risk assessment document and it is noted that the Environment Agency and United Utilities raise no objection.

Whilst there is a significant loss of open space across the three component sites contrary to Development Plan policy there would be no increase in the developable area or greater reduction of open space over that established under the earlier application (DC048028) which accepted the loss of open space against the community and regeneration benefits. Moreover the supporting Planning Statement provides a convincing case to justify the loss of open space by restating the utility of proposed facilities, the considerable qualitative improvements to open space over the three sites and the benefits of the scheme as a whole. Given the comprehensive nature of the scheme, and the wider community and regenerative benefits the amended scheme as part of previously established master plan approach would provide sufficient justification to support a departure from policy.

Members are invited to consider whether the significant community and regeneration benefits in particular the enhancement of open space and improved facilities for local residents to encourage a sustainable balanced community are sufficient to outweigh harm by reason of the loss of local open space to justify the granting of planning permission.

The variation to the agreed highway works to Lisburne Lane requires two small areas of encroachment onto the grass land on Lisburne Lane, outside Blackstone Park/opposite the Dialstone Site (see plan appended). The affected areas are Council owned, as such an executive decision is required to transfer the land from the 'Housing' to the 'Highways' portfolio. Under the circumstances should there be a resolution to grant permission then the Stepping Hill Area Committee would be invited to consider recommending that the Executive Portfolio Holders agree the transfer of land.

RECOMMENDATION

Grant

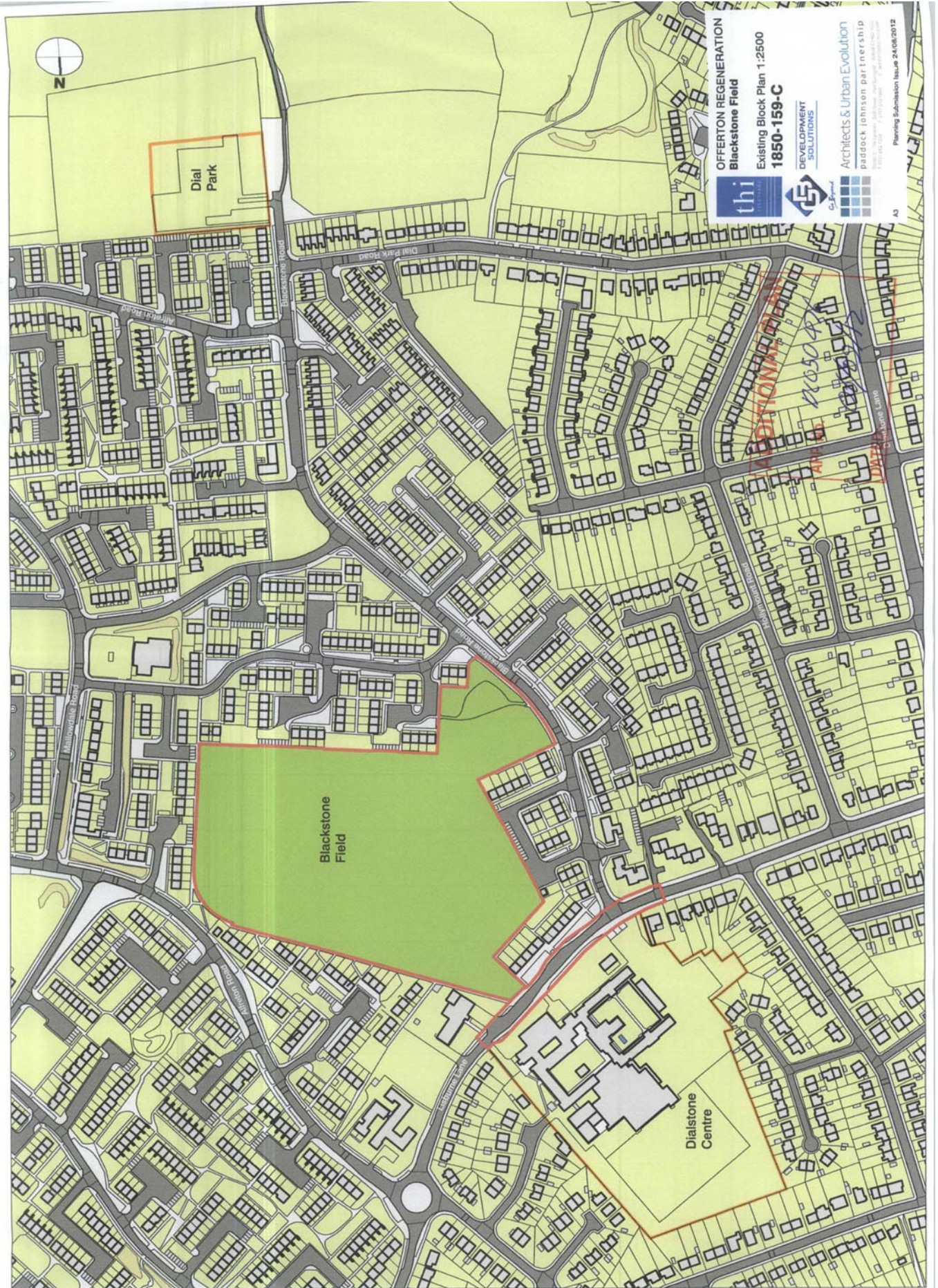
STEPPING HILL AREA COMMITTEE COMMENTS 09/10/12

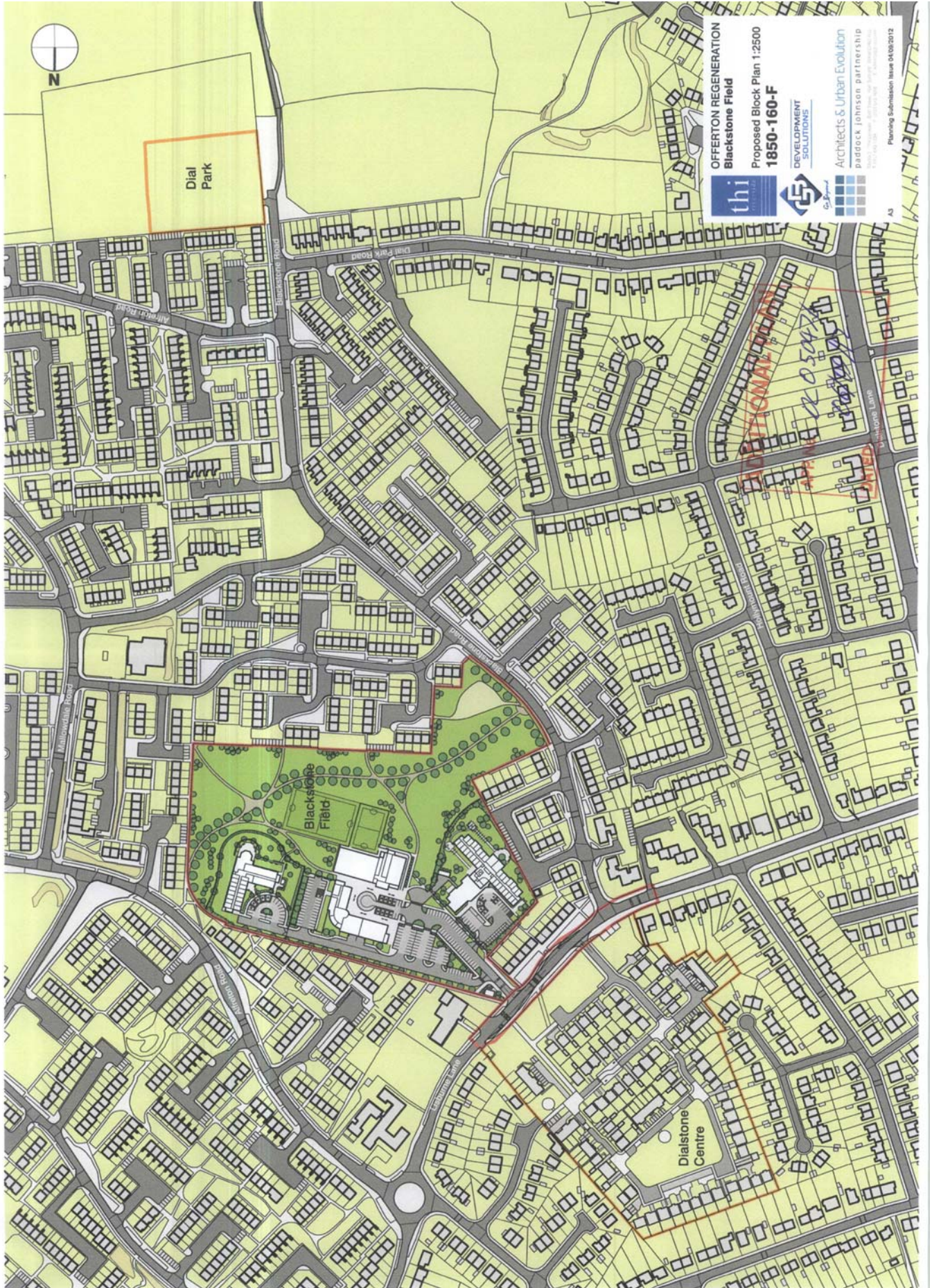
The planning officer introduced the report and highlighted the changes between the approved scheme and this revised proposal. Members debated the application and raised concerns over the loss of the right hand turning lane from the access arrangements and the introduction of speed cushions along Lisburne Lane. Committee were concerned that the speed cushions would affect the fire appliances from the adjacent fire station when attending emergencies and wanted to ensure that all local residents along Lisburne Lane would be consulted about the traffic calming proposals. Councillor Booth raised concerns that trees would be harmed by the proposal, in particular the single mature tree close to the proposed access from Lisburne Lane. The officer confirmed that the loss of trees were accepted though the approval of the previous scheme and that a comprehensive landscape scheme including structure planting had been approved.

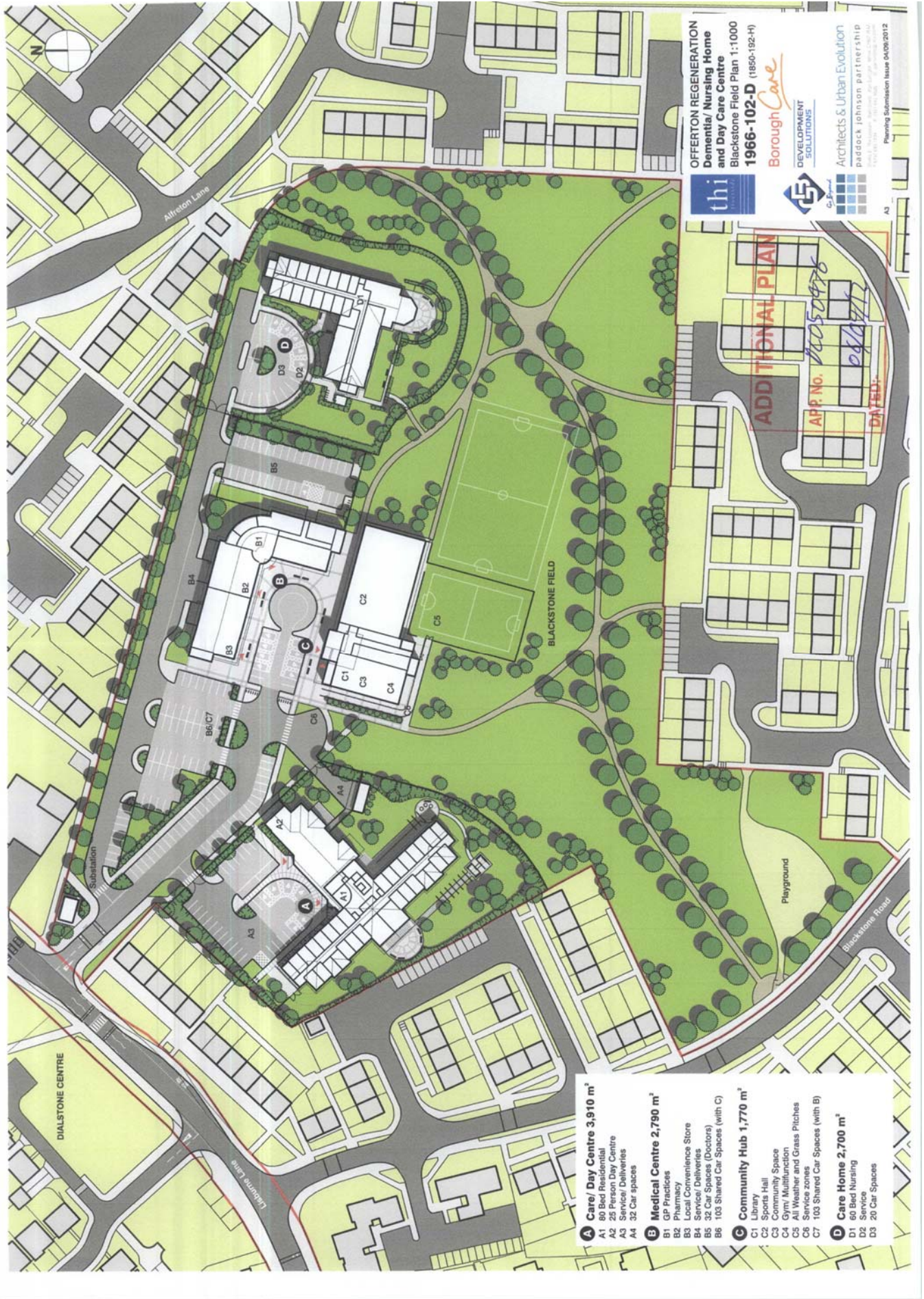
Committee recommended that the application be granted subject to the following:

- the creation of a Tree Preservation Order for the mature tree close proposed access from Lisburne Lane;
- the proposed speed humps/ cushions not being installed without additional consultation on their siting with residents on Lisburne Lane;
- further consideration of whether the removal of the right turn lanes from Lisburne Lane for the entrances to the Blackstone Field and Dialstone Centre redevelopments will cause detriment to highway operation and safety.

With regards the transfer of land to facilitate highway improvements Committee recommended that in order to facilitate the highway improvement works associated with this revised proposal and the connected development at the former Dialstone Centre, the Executive Councillors (Public Realm) and (Sustainable Communities) be recommended to approval the transfer of land identified in the report from the 'Housing' to the 'Highways' property portfolio.







OFFERTON REGENERATION
 Dementia/ Nursing Home
 and Day Care Centre
 Blackstone Field Plan 1:1000
 1966-102-D (1850-192-H)

BoroughCare
 DEVELOPMENT SOLUTIONS
 Architects & Urban Evolution
 padcock johnson partnership

thi
 C.F. P.

Planning Submission Issue 04/06/2012

ADDITIONAL PLAN

APP. NO. 2005076

DATE: 08/11/11

- A Care/ Day Centre 3,910 m²**
 - A1 80 Bed Residential
 - A2 25 Person Day Centre
 - A3 Service/ Deliveries
 - A4 32 Car spaces
- B Medical Centre 2,790 m²**
 - B1 GP Practices
 - B2 Pharmacy
 - B3 Local Convenience Store
 - B4 Service/ Deliveries
 - B5 32 Car Spaces (Doctors)
 - B6 103 Shared Car Spaces (with C)
- C Community Hub 1,770 m²**
 - C1 Library
 - C2 Sports Hall
 - C3 Community Space
 - C4 Gym/ Multifunction
 - C5 All Weather and Grass Pitches
 - C6 Service zones
 - C7 103 Shared Car Spaces (with B)
- D Care Home 2,700 m²**
 - D1 60 Bed Nursing
 - D2 Service
 - D3 20 Car Spaces

DIALSTONE CENTRE

Altrinton Lane

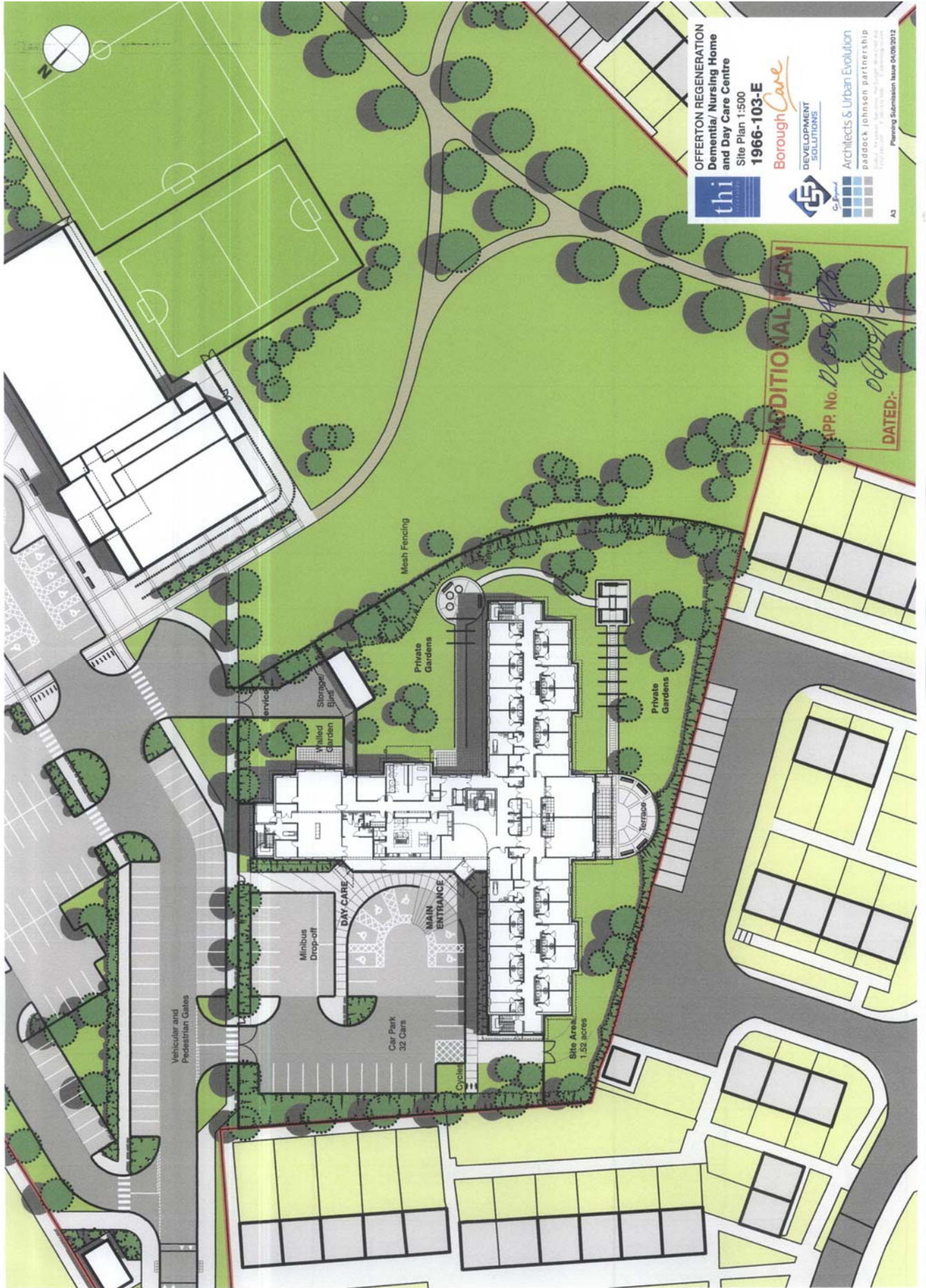
BLACKSTONE FIELD

Playground

Blackstone Road

Lakeland Lane







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OFFERTON REGENERATION
Dementia/ Nursing Home
and Day Care Centre
Elevations Sheet 2 1:500
1966-107-A



Architects & Urban Evolution
paddock johnson partnership
The Architects & Urban Evolution Partnership
Planning Submission Year 20/07/2012



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OFFERTON REGENERATION
Dementia / Nursing Home
and Day Care Centre
Elevations Sheet 2 1.250
1966-108-A



Architects & Urban Evolution
PAREDOCK JOHNSON PARTNERSHIP
Paredock Johnson Architects
11th Floor, 100 Broad Street, Birmingham
B3 1QJ
Planning Submission Year: 06/07/2012



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OFFERTON REGENERATION
Blackstone Field
Development
Site Elevations 1:500
1850-195-B

DEVELOPMENT SOLUTIONS
Development Solutions

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43 Planning Submission Issue 30/07/2012

050476



KEY



Proposed tree planting
(large nursery stock 18-20 cms girth)
Species to include
Ash, Lime, Norway Maple



Proposed tree planting
(Open space feathered trees 2m high)
Species to include
Oak, Ash, Wild Cherry, Birch, Alder



Proposed tree planting
(Curtilage/public realm heavy standard trees 3.6m high)
Species to include
Whitebeam, Mountain Ash, Prunus, Acer, White Birch, Hornbeam



Proposed shrub planting
Within development curtilage, see detail sheets for typical species lists.



Mown grass
10-12 cuts per annum in min' 3 metre wide strip to footpaths, existing grassland retained where possible and mown out, local undulations made good with topsoil



Conservation grassland
Existing habitat, 4-6 cuts per annum timed to avoid flowering season with oversown wildflower mix



Footpaths/hard surfacing
Bound gravel with timber edgings



BLACKSTONE FIELD, OFFERTON REGENERATION
Landscape Masterplan

NO. OF SHEETS	1
DATE	2012
PROJECT	BLACKSTONE FIELD, OFFERTON REGENERATION
DESIGNER	URS
DATE	JULY 2011
SCALE BAR	1:1000
APPROVED BY	[Signature]
DATE	[Date]

The variation to the agreed highway works to Lisburne Lane depicting two areas of encroachment onto the grass land on Lisburne Lane, outside Blackstone Park/opposite the Dialstone Site requiring transfer.

