

**06/01631/FUL**

**CONVERSION OF EXISTING RESIDENTIAL CARE HOME FOR ELDERLY TO EIGHT INDEPENDENT BEDSIT APARTMENTS FOR PERSONS WITH PHYSICAL AND/OR MENTAL DISABILITIES, SIX LEARNING DISABILITIES BEDROOMS, DAY CARE CENTRE AND STAFF AND OFFICE FACILITIES AT The Beeches, 16 Lakes Lane, Newport Pagnell FOR Brancaster Care Homes Ltd**

**INTRODUCTION**

The application property is a part single and part two-storey residential care home (Nursing Home) located on the northeast side of Lakes Lane. It is located approximately 20 metres northwest of the junction of Dovecote and Lakes Lane. The area is characterised by two-storey residential properties on substantial plots.

**CURRENT APPLICATION**

Planning permission is sought for the conversion of the existing residential care home for the elderly to eight independent living bedsit apartments for persons with physical and or mental disabilities, six learning disabilities bedrooms, day care centre and provision of staff and office facilities. The eight independent living bedsit units would be located on the ground floor of the building with the six learning disability units on the first floor. The submitted plan indicates that vehicular access would be via the existing with the provision of 15 off-street parking spaces within the site.

The applicant's agent has submitted additional information in respect of the proposal as summarised below: -

1. Without knowing the clients' individual needs it is difficult to assess at this stage the total number of staff. However it is anticipated that the staff levels would be reduced from the current levels, as the individuals are living independently with close care.
2. The client groups (residents) will be individuals with physical and or learning disabilities;
3. The unit will not be a secure unit and the residents will not have been sectioned;
4. The project would be aimed at younger people with a variety of disabilities;
5. We are concerned that neighbours are worried about risk as there will not be a risk to minimise;
6. Traffic levels would be very low since many of the residents will use public transport.

06/01631/FUL

00163105.0000



Scale 1:1250 approx

## RELEVANT HISTORY

MK/535/95 - Permission for change of use of No. 18 from dwelling house to residential care home and erection of single-storey rear extension to link No. 18 to existing residential care home.

MK/715/90 - Permission for demolition of outbuilding and erection of two-storey extension to residential home.

MK/1294/88 - Permission for erection of elderly persons sheltered housing comprising 16, 2-bedroom apartments.

MK/783/88 - Permission for conversion of dwelling house to residential home for the elderly.

## RELEVANT POLICIES

The relevant policies in the Milton Keynes Local Plan are: -

Policy D1 - (Impact of Proposals on Locality)

Policy T10 - (Traffic)

Policy T15 - (Parking Provision).

Policy C1 - (Location of Community Facilities)

Policy C2 - (Protection of Community Facilities)

## MAIN ISSUES

The main issues are: -

- (1) Whether the proposal would accord with Policy C2 of the Local Plan, which states that planning permission will be refused for proposals that involve the loss of an existing community facility or the loss of a site allocated for such a purpose, unless: (i) there is no longer a need for the facility for any type of community use, or (ii) an acceptable alternative facility can be provided elsewhere.
- (2) Whether the proposed development would be contrary to Policy D1 of the Local Plan, which seeks to prevent development that would be harmful to the surrounding area.
- (3) Whether the proposed development would be contrary to Policies T10 and T15, which seek to prevent development that would have a significant adverse impact on traffic, access and car parking.

## CONSULTATION/PUBLICITY/RESPONSES

Town Council - No objection

Highway Engineer - No objection

The Milton Keynes Access Group makes reference to the need for the provision of disabled facilities in accordance with the Building Regulations.

Environmental Health Officer - No objection

Buckingham and River Ivel IDB - Commented that the site lies within the indicative flood plain and provided there is no change to existing storm water drainage arrangements the Board will raise no objection.

Social Services Officer - No objection subject to the applicant taking reasonable and appropriate steps within a phased building programme to protect the health and welfare of the existing residents.

Four letters have been received from the occupiers of the neighbouring residential properties objecting to the proposal as summarised below: -

- (1) The proposal would lead to the intensification of use of the restricted road width of Lakes Lane
- (2) The proposal would be detrimental to the residential amenities of neighbouring occupiers
- (3) Inadequate access and adverse impact on pedestrian safety
- (4) The proposal would result in excessive traffic in Lakes Lane, which is already congested
- (5) Impact on the character and appearance of the area
- (6) The residents may be a danger to the general public due to their mental illness and disability.

## CONSIDERATIONS

### The Principle

A community facility of this nature normally generates very little traffic or general activity and is considered to be entirely appropriate within a predominantly residential areas. This is recognised by Policy C1 of the adopted Milton Keynes Local Plan, which states that that planning permission will normally be granted for residential community facilities within housing areas preferably in locations well related to local centres.

Policy C2 of the Local Plan states that planning permission will be refused for proposals that involve the loss of an existing community facility or the loss of a site allocated for such a purpose, unless: (i) there is no longer a need for the facility for any type of community use, or (ii) an acceptable alternative facility can be provided elsewhere. Whilst the applicant is not proposing an alternative site for care home use, there is a substantial amount of private sector provision close to the site and throughout the Borough. As there are other sites available and the care home is being replaced by another community type use, it is considered that the application is consistent with Policy C2 of the Local Plan.

### Impact upon surrounding area

It is felt that the current proposal would have relatively little impact upon the surrounding area and would accord with Policy D1 of the adopted Milton Keynes Local Plan.

## Access and Parking

The Highway Engineer is satisfied with the existing access having regard to the proposed use and the likely traffic generation. Furthermore, the existing car parking provision of 15 spaces is considered adequate in accordance with the Council's adopted parking standards.

## RECOMMENDATION

It is recommended that permission be granted subject to conditions relating to phasing, obscure glazed window and car parking.