

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (4 July 2022)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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**21/00016/FULM: Erection of 3 Storey, 78 bed care home with community hub room and associated car parking/ access arrangements
Former Site Of Bridge Cross Garage, Cannock Road, Chase Terrace, Burntwood**

Amended Recommendation

- (1) Subject to the owners/applicants first entering into a S106 to secure the following:-
 - i A financial contribution towards biodiversity off setting of £42,588;
 - ii A Travel Plan monitoring fee of £7,000;
 - iii The continued community/ public use of the community room; and
 - iv A health care contribution (to be determined).
- (2) If the S106 legal agreement is not signed/completed by 04 October 2022 or the expiration of any further agreed extension of time, then powers to be delegated to officers to refuse planning permission, based on the unacceptability of the development, without the required contributions and undertakings, as outlined in the report.

RECOMMENDATION: Approve, subject to the conditions set out in the report and the additional condition below.

Additional Condition

No development shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

- a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and identify potential contamination on-site and the potential for off-site migration in accordance with the requirements of the CP3 and Policy BE1 of the Lichfield Local Plan Strategy and the National Planning Policy Framework.

Additional Consultations

Staffordshire and Stoke on Trent Clinical Commissioning Groups - An additional consultation response has been received from the Clinical Commissioning Group (CCG) who are responsible for a significant proportion of the NHS budget and the commissioning of care and GP services.

The CCG have noted that there is an identified shortfall of space to deal with future capacity across the primary care network area, including to the two nearest practices to the site- Salters Meadow Health Centre and Burntwood Health and Wellbeing Centre.

The CCG is currently looking to develop a new Primary Care Centre within Burntwood. This site would be less than 1 miles away from the proposed development site. The population increase from the proposed new development would be catered for by increasing the size of this new Health and Wellbeing Centre. Calculations, with a breakdown have been provided to which concludes to mitigate the impact of an additional 78 patients arising from the development, a financial contribution of £37,375 would be required. This would be expended upon the increase in capacity at the Burntwood Health and Wellbeing Centre. (23/06/22)

Additional Letters of Representation

16 further letters of objection have been received following the publication of the Committee Report. These representations have been received from local residents within Burntwood and a local business owner. The issues raised are summarised as follows:

- Burntwood needs more infrastructure, including leisure and retail offerings to support its growing population
- Lack of consultation has been carried out with Burntwood residents
- More care homes are not needed in the area and there is a care home opposite
- It is not true there is not retail demand in this locality, Burntwood residents have to travel out of the area
- More Doctors are needed
- The area needs investment, not a care home

- The proposal is not in line with the Burntwood Neighbourhood Plan, to approve the scheme would be undemocratic
- Detrimental impact of a community hub on local businesses, where trade is already tight

Updated Observations

The position raised by the CCG has been put to the applicant, who has questioned the necessity of the requirement given that care will be provided on site and the policy basis for the request.

Taking into consideration the late submission of the request, which has been received following the publication of the Committee Report and the issues raised by the applicant, further discussion is required on the basis of the necessity and whether the relevant S106 tests are met. Given the complexities of the issues, it is recommended that the healthcare financial contribution is delegated to Officers for further review and conclusion. In the event of any significant/ and or fundamental amendments this matter would be referred to the Chair and Vice Chair of Planning Committee to determine if a referral back to Planning Committee is required.

All matters raised by the additional representations have already been addressed in the main committee report, therefore no alteration of the officer recommendation is proposed.

Since the drafting of the report, it has been noted that a condition to require appropriate remediation of the site prior and during construction, as requested by the Councils Environmental Health Team has not been included. It is proposed that this condition, which would be in accordance with Policies CP3 and BE1 of the Local Plan Strategy is added to the recommendation.

Subject to all of the above, the officer recommendation is updated as set out above.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

4 July 2022

21/00016/FULM

Mr Paul Shuker

Applicant's Agent