

Tabled Update for Item 2.1 – Planning Committee, 15th October 2020

18/504562/FULL at Ellens Court for alterations and extensions to existing care home and the erection of a single storey building to provide 4 supported living apartments.

1. Climate Change Officer raises no objection, commenting as follows

“For the new build part of the development can we condition a 50% reduction in emissions over Building Regs and for the extension can we ask for details of sustainability measures.”

Suggested wording of condition

“No development other than the construction of foundations for the new extension to the existing building shall take place until details have been submitted to and approved by the Local Planning Authority, which set out what measures have been taken to ensure that the development improves the energy efficiency of, and reduces the carbon emissions from, the building by means such as better insulation, sustainable construction techniques and the inclusion of renewable energy production such as the inclusion of solar thermal or solar photo voltaic installations. The approved details shall be incorporated into the development.

Reason: In the interest of promoting energy efficiency and sustainable development.”

2. Condition (9) needs to be amended to reflect that the development is for C2 use as opposed to C3

- 9) The proposed **new building to be used as supported living apartments** hereby approved shall be constructed and tested to achieve the following measure:

At least a 50% reduction in **Building** Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);

No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of promoting energy efficiency and sustainable development.

3. Delegated authority is sought to add a condition in respect of finished floor levels.

4. One neighbour (Mr Robert Done, of Swale View) representation received 11.10.20 objecting to the application. Their comments are summarised as follows:

- Rural location unsuitable for a larger care home due to remote location, difficult access through very narrow lanes (particularly during winter months) potentially putting residents lives at risk because of delay in emergency vehicles accessing the site
- Noise and pollution as a result of increasing traffic
- Not logical for resident's social enrichment, particularly as shopping is not available for many country miles!
- Will put more pressure on local utility infrastructure particularly provision of broadband internet access. May I suggest the planning committee if accepting the application adds a requirement for the installation of fibre broadband to the site at their expense

as this facility – it is important for local rural businesses and homes to have access to the internet

5. Delegated authority is sought to approve subject to conditions as set out in the report and with amendments and additional conditions as set out above.

JRW – 13th October 2020