

Consultee Comments for Planning Application

DC/21/0315/FUL

Application Summary

Application Number: DC/21/0315/FUL

Address: Little Court Haverhill Road Little Wratting CB9 7UD

Proposal: Planning Application - Specialist dementia care village for up to 120 residents, including: 20 x 6 bedroom apartments provided within five buildings; central amenity building containing shop, restaurant, pub, communal hall, offices and staff accommodation; club/hobby rooms; treatment/counselling rooms; vehicle and cycle parking; landscaping proposals and associated works

Case Officer: Penny Mills

Consultee Details

Name: Mrs Karen Cattle

Address: St Edmundsbury Borough Council St Edmundsbury House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Public Health And Housing

Comments

I refer to the above planning application for the construction of a specialist dementia care village for up to 120 residents, at Little Court, Haverhill Road, Little Wratting to include 20 x 6 bedroom apartments provided within five buildings, a central amenity building containing shop, restaurant, pub, communal hall, offices and staff accommodation, club/hobby rooms, treatment/counselling rooms, vehicle and cycle parking, landscaping proposals and associated works.

I understand that the proposal comprises a Class C2 residential institution use with supporting ancillary functions. As the range of proposed facilities and functions will support and be ancillary to the main Class C2 use, the proposed development as a whole will be C2 use.

Having reviewed the Planning Statement submitted by Rapleys LLP, Reference: SGP/20-01437 dated February 2021 on behalf of CARE (Little Court) Ltd, and discussed this proposal with the agent, I understand that whilst the proposed care village will be operated by a subsidiary of CARE, the facility will be regulated by the Care Quality Commission.

Whilst Public Health and Housing would not wish to raise any objections to this proposal, it is recommended that the following conditions are included in any consent granted.

Suggested conditions or amendments:

1. No plant or equipment, including air handling plant, extract ventilation systems, fans and

compressors, used in conjunction with the proposed care village, shall be installed until full details have first been submitted to, and approved in writing, by the Local Planning Authority. The details shall include the design, location, screening and any sound attenuation measures to be implemented. The plant or equipment shall be installed in complete accordance with the approved details and shall thereafter be retained in the approved form unless the prior written agreement of the Local Planning Authority is given for the variation of any of the approved details or specifications.

Reason: To protect the amenity of occupiers of properties in the vicinity.

2. Before the care village is first brought into use, provision shall be made for the control of odours arising from any cooking processes, in accordance with details that shall first have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter, all measures shall be retained in the approved form unless the prior written agreement of the Local Planning Authority is obtained for any variation to the approved details or specification.

Reason: To protect the amenity of occupiers of properties in the vicinity.

3. Commercial deliveries to the care village shall be restricted to between 08:00 and 18:00 hours on Mondays to Saturdays only. No commercial deliveries to the site shall take place on Sundays, Bank or Public Holidays.

Reason: to protect the amenity of occupiers of properties in the vicinity.

4. No external lighting, including security lights, shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality.

5. The hours of demolition, site preparation and construction operations including deliveries to the site and the removal of excavated materials and waste from the site shall be limited to 08:00 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No demolition, site preparation or construction activities shall take place at the development site on Sundays, Bank or Public Holidays.

Reason: to protect the amenity of occupiers of properties in the vicinity

6. Before any development or any demolition work hereby permitted is commenced, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details: -

- a. site set-up and general arrangements for storing plant (including cranes), materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas.
- b. noise method statements and noise levels for each construction activity including any piling and excavation operations.
- c. dust, dirt and vibration method statements and arrangements.
- d. site lighting.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance.