

APPLICATION NUMBER:	LW/18/0359		
APPLICANTS NAME(S):	South Coast Nursing Homes Ltd	PARISH / WARD:	Seaford / Seaford North
PROPOSAL:	Planning Application for Provision of additional car parking area		
SITE ADDRESS:	Former Abundant Grace House 133 Firle Road Seaford East Sussex		
GRID REF:	TQ 48 00		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is Abundant Grace House, a 66-bed residential nursing home located on the built-up edge of north Seaford, set within landscaped grounds.

1.2 The nursing home has vehicular access via a single width access road off the end of Firle Road, just past Seaford Golf Club. At the point where the single width road turns into the entrance to Abundant Grace House, a footpath continues on which effectively links the end of Firle Road with The Ridings and Lexden Road away to the south.

1.3 Abundant Grace House was granted planning permission in 2011 (LW/10/1148) and is therefore a comparatively modern establishment. It replaced buildings in institutional use on the site (understood to have been built in 1905, and used variously as a boarding school, preparatory school, children's home and base for a residential Christian community).

1.4 Abundant Grace House was approved, on the advice of the Highway Authority, with 29 parking spaces on-site, an ambulance bay and cycle spaces. This application is to provide a further 13 parking spaces on-site, to make a total of 42. One small tree on the site would be lost as a result of the proposal. The proposal includes new '10mph' signs at both ends of the single width road and two speed bumps (at locations to be agreed).

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CP13 – Sustainable Travel

3. PLANNING HISTORY

LW/10/1148 - Erection of a 66 bedroom residential nursing home (including communal lounges, dining rooms, sensory room, wellness room, staff facilities, kitchen, laundry and plant room), restoration of pond, new hard & soft landscaping, car parking and cycle storage - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Seaford Town Council – Support. The Committee welcomed the proposed increase in parking spaces but the proposals should be subject to the approval of the Council's Arboriculturalist as to any adverse impact on the existing trees

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Two representations of objection from neighbours at the end of Firle Road, who front onto the approach road to the site. The grounds of objections are that:

- There is no justification for increasing the number of parking spaces;
- The single track access can barely cope as it is;
- Traffic drives too fast, and there is conflict with pedestrians, including school children;
- There is adequate parking off-site adjacent to Seaford Gold Club;

- The lack of passing spaces means drivers often pull use the driveways of residents or verges when cars need to pass;
- Highway hazards arise involving people, pets and property;
- More parking spaces will increase traffic along a narrow section of Firle Road, seriously increasing the risk of serious incidents.

6. PLANNING CONSIDERATIONS

6.1 The applicant has commented that:

"Whilst (the original parking provision) was thought to be sufficient for the homes needs this has now been found not to be the case. It should be noted that part of the home caters for dementia patients and this has led to longer parking times for their visitors thereby restricting the anticipated turnover of spaces. Staffing numbers have been increased to comply with statutory requirements and some of these additional staff drive to work and need to park. The access road does not allow for parking to occur. The current lack of parking has to be managed by the staff with double parking being needed most of the time. This is obviously a problem as relatives have to break into their visits to move their cars to allow access to those who have arrived before them and access for emergency vehicles and wheelchair taxis becomes very difficult".

6.2 The number of bed spaces on the site is not being increased.

6.3 While clearly access to Abundant Grace House via the single width road is not ideal, the nursing home generates traffic which should be accommodated satisfactorily within the site boundary. It seems unlikely that, given that the number of bed-spaces is not to be increased, a material increase in traffic would arise from the increase in parking spaces. Any increase in traffic is likely to be minor, and to arise from car borne visitors or staff who would otherwise park in the vicinity of the gold club and walk down to the site.

6.4 The issue of safety along the approach road is clearly very important. To slow traffic down, the applicant proposes '10mph' signs at both ends of the single width road and 2 speed bumps (at locations to be agreed). These are considered to be positive measures which help increase safety along the road.

6.5 Seaford Town Council has highlighted that trees would be affected by the proposal. The application has been supported by an Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The Council's Tree Officer has no objection to the proposal. The generously landscaped setting of the site will be retained.

6.6 The proposal is recommended for approval.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. Prior to the commencement of development, details of 10 mph signs (to be erected either end of the single width approach road to the site) and 2 speed bumps on the approach road, shall be submitted to and approved by the Local Planning Authority. The signs and speed bumps shall be implemented prior to commencement of use of the approved parking spaces.

Reason: In the interests of safety, having regard to Policy ST3 of the Lewes District Local Plan.

2. The Arboricultural Method Statement (PJC ref: 4835/18-03 Rev 01) and plan submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in (section 2.28) of the report, by a suitably qualified tree specialist.

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990.

INFORMATIVE(S)

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	2 May 2018	
Proposed Layout Plan	2 May 2018	0011
Location Plan	2 May 2018	0012
Existing Block Plan	2 May 2018	0013
Location Plan	4 May 2018	1:1250
Tree Statement/Survey	2 May 2018	AIA
Tree Statement/Survey	2 May 2018	AMS
Tree Statement/Survey	2 May 2018	INITIAL TREE SURVEY