

**WESTERN AREA PLANNING COMMITTEE
19TH JULY 2023**

UPDATE REPORT

Item No: (2) **Application No:** 20/02079/COMIND **Page No.** 59-89

Site: Inglewood House Templeton Road Kintbury Hungerford RG17 9AA

Planning Officer Presenting:	Masie Masiwa	
Member Presenting:	N/A	
Parish Representative speaking:	Cllr Richard Smalley	Via Zoom
Objector(s) speaking:	Mr Michael Guest Inglewood Owners Association Committee	Via Zoom
Supporter(s) speaking:	N/A	
Applicant/Agent speaking:	Matthew Nicholson	In Person
Ward Member(s):	Cllr Dennis Benneyworth Cllr Denise Gaines Cllr Tony Vickers	

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Since the publication of the committee report, no additional consultation responses have been submitted.

Two letters of representation (one objection and one support) were received since the publication of the committee report. The letters outlined the following:

Objection points:

- The reference to C2 use classification is incorrect, it is a retirement village.
- Proposed development is destroying a unique kitchen garden.
- Creating a "Prison like" depressive environment in an AONB.
- No daylight on three sides for some of the properties.
- Highway safety concerns

Support points:

- Acute current shortage of retirement village accommodation
- Proposal already in the Inglewood Business Plan
- The village has an excellent General Manager who can provide the extra staff required.

3. Additional Information

During the committee site visit, queries were raised regarding whether the proposed units can be classed as "Extra Care" and during the site visit members of the public defined the Inglewood site as a "retirement village". Officers' response to these queries is that the application is for extra care accommodation and this type of accommodation is the same use definition as a retirement village in planning terms.

The committee report at paragraph 1.11 explains that:

"Audley Inglewood care community was granted planning permission under application 06/01018/FULEXT and the subsequent Section 73 application under reference 09/01071/FULEXT as an extra care community consisting of 96 residential units of accommodation with shared communal facilities. The proposed 22 units will expand the existing development."

To provide clarity on the use of the entire site, the description for the original planning permission under reference 06/01018/FULEXT is shown below:

"Conversion and redevelopment of Inglewood House and associated buildings and grounds to an extra care community consisting of 96 residential units of accommodation with shared communal facilities."

At paragraph 6.6 of the committee report it is further explained that:

"The submitted extra care needs assessment report outlines that demand continues to increase for the provision of extra care accommodation due to an ageing population. The statement also outlines that extra care accommodation has evolved and requires provision to respond to the growing demand from older members of the population with demands for greater choice, quality, and independence."

The Government's Planning Practice Guidance defines Extra Care housing or housing-with-care as follows:

"Extra care housing or housing-with-care (housing with care): This usually consists of purpose built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and

staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses."

During the committee site visit, Members also requested to view the Ecology Reports submitted to support the application. The reports were saved as confidential due to their references to protected species. The reports have now been made available for the Planning Committee Members through emails sent on Monday 17th July 2023.

4. Amended Conditions

It has been noted that Condition 20 of the Committee Report (Landscaping) is a duplication of Condition 19, as such condition 19 has been removed from the list of conditions within the committee report.

There are no other amended or additional conditions.

5. Updated Recommendation

The points raised at the site visit have been reviewed by Officers as above and the additional comments from members of the public have also been reviewed. Officers consider that the recommendation remains for approval as set out in the agenda committee report.