

PLANNING CONTROL

Document Title: Area of Restraint – Gillott Road

Concentration of Residential
Care Homes, Nursing Homes,
Hostels, (Use Class C1 & C2)
and Day Nurseries (Use Class
D1) Within the Gillott Road
area of Edgbaston and
Ladywood Constituencies



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BIRMINGHAM CITY COUNCIL

REPORT OF ACTING DIRECTOR OF PLANNING & ARCHITECTURE

PLANNING COMMITTEE

17 January 1991

CONCENTRATION OF RESIDENTIAL CARE HOMES, NURSING HOMES, HOSTELS (USE CLASS C1 & C2) AND DAY NURSERIES (USE CLASS D1) WITHIN THE GILLOTT ROAD AREA OF EDGBASTON AND LADYWOOD CONSTITUENCIES

1. Purpose of Report

- 1.1 This report provides information on the location of the above uses in the Gillott Road area and covers part of the Edgbaston, Ladywood and a small area of Harborne Wards.
- 1.2 Appendix A provides the information in the form of an illustrative plan. Appendix B provides more specific information on the location of individual uses in the Gillott Road area.

2. Background

- 2.1 Following a site visit by Members of your Committee it was resolved on 9 November 1989 to approve the change of use to a nursing home at 465-475 Gillott Road. It was also resolved that the former Director of Development be instructed to report on policies relating to institutional uses in the area.
- 2.2 Residents' Associations in the area have expressed concern about the concentration of institutional uses in this part of the City.
- 2.3 Previous reports to your Committee have reported on concentrations of such uses in Erdington and Selly Oak Constituencies.
- 2.4 Member will recall that your Committee's Development Control Policy Guidelines for Hostels and Residential Homes was approved on 28 June 1990 and that for Day Nurseries on 14 June 1990.

3. Concentration within the Gillott Road Area

- 3.1 The attached plan, Appendix A indicates the two main areas of concentration.

Area bounded by Fountain Road, Hagley Road & Barnsley Road

- 3.2 This area clearly contains a concentration of institutional uses is within a half mile radius of the Sandon Road/City Road junction. There are a total of 23 institutional uses in this area together with a number of hotels and a high proportion of properties converted to flats and houses used in multiple paying occupation. Specific concentrations exist on the north side of Hagley Road and Sandon Road.

Area comprising frontage of Rotton Park Road from its junction with Hagley Road to its junction with Portland Road and frontage of Portland Road from its junction with York Road to its junction with Rotton Park Road

- 3.3 A second concentration is apparent in this area with specific concentrations existing in the above frontages of Rotton Park Road and Portland Road. There are eight institutional uses and one day nursery in this area.

Remainder of the Area

- 3.4 Despite a relatively high concentration of houses converted to flats and multiple paying occupation in Gillott Road and Stanmore Road there are relatively few institutional uses in these roads.

4. Recent Planning Appeals

- 4.1 There has only been one recent planning appeal relating to institutional uses in the area and that relates to the change of use of 502-504 City Road from a hotel and flats to a nursing home. The Inspector upheld the appeal and considered that the nursing home use was less likely to have an adverse effect in terms of noise and disturbance on adjacent residents than the existing hotel use.

5. Observations

- 5.1 The revised Development Control Guidelines relating to Hostels in Residential Care Homes recently approved by your Committee included the criteria that proposals may be refused if the site lies in an "area of restraint" identified in the approved policy guidance.
- 5.2 In respect of the concentration of uses identified in the area bounded by Fountain Road, Hagley Road and Barnsley Road this concentration of 23 uses within half mile radius of the Sandon Road/City Road junction is one of the heaviest within the City. However, there are differences in the characteristics of this area which I believe should influence the application of a restraint policy.
- 5.3 Fountain Road has approximately 25% of properties in non-family dwellinghouse use. City Road has approximately 10% and Carisbrooke Road less than 4%. In contrast the frontage on the north side of Sandon Road from the junction with Hagley Road to City Road and the north side frontage of the Hagley Road from the same point to its junction with Barnsley Road have over 50% of properties in non-family dwellinghouse use. These two frontages are largely commercial in character and have a relatively high ambient noise level and I do not believe now provide an attractive environment for family dwellinghouses. However, Fountain Road, Carisbrooke Road and City Road have still a predominance of family dwellinghouse uses. I consider that the introduction of additional institutional uses and day nurseries could be detrimental to the residential character of the area. I would therefore recommend the designation of Fountain Road, Carisbrooke Road and City Road (from its Sandon Road junction to its junction with Portland Road) as frontages subject to a restraint policy.
- 5.4 In so far as day nurseries are concerned I note that negotiations are taking place in respect of the possible location of private day nursery facilities in surplus school accommodation at Shenstone Road and George Dixon Schools. These if implemented would provide well located facilities for the area and should reduce the pressure for additional day nurseries to be located in dwellinghouses in the area.
- 5.5 In respect of the second area of concentration I believe there is a case to be made for a restraint policy to be applied in Rotton Park Road from its junction with Hagley Road to Portland Road and along Portland Road from its junction with York Road to its junction with Rotton Park Road. These frontages have approximately 40% of the properties in non-family dwellinghouse use. The Portland Road north side frontage from Hagley Road to Montague Road is largely commercial in character. However, in order to protect the residential character of the Portland Road/Rotton Park Road area I believe it is important to institute a restraint policy along the section of Portland Road between York Road and Rotton Park Road.

In respect of Rotton Park Road I consider it important that the residential character of this road is retained and that additional institutional and day nurseries would I believe cause loss of amenities to the occupiers of dwellinghouse in the specified frontage. Therefore, a restraint policy should be introduced along Rotton Park Road from its junction with Hagley Road to Portland Road.

- 5.6 I consider it likely that there will be continued demand for the development of elderly persons homes, nursing homes and hostels in the areas characterised by large properties such as the Gillott Road area. Members will be aware of the Government's Care in the Community scheme and current proposals for the closure of some of the larger institutions within the City. This is likely to be in parallel with continued private sector pressure for the development of elderly persons and nursing homes. In view of this I believe it is important that new proposals do not locate within those areas where there are already undue concentrations of such uses. The identification of areas of restraint where residential character is threatened provides a means by which your Committee may exercise such control.

6. Implications for Women

- 6.1 Certain institutional uses relate to the provision of accommodation for people with special housing needs including women requiring sheltered/refuge accommodation. The provision of day nursery facilities in a locality can provide opportunities for women to take advantage of employment and training opportunities.

7. Implications for People with Disabilities

- 7.1 The location of institutional uses providing specialist residential accommodation for people with mobility or mental disabilities clearly has planning implications.

8. Implications for Black and Ethnic Minority People and Race Relations

- 8.1 No planning implications have been identified.

9. Recommendation

- 9.1 That your Committee approve the adoption of a restraint policy in respect of additional residential care homes, hostels (Use Class C1 and C2) and day nurseries (Use Class D1) in the following roads: Fountain Road, Carisbrooke Road and City Road from its junction with Sandon Road to Portland Road and Rotton Park Road from its junction with Hagley Road to Portland Road and Portland Road between York Road and Rotton Park Road. Planning applications for the above uses may be refused on grounds that further developments would adversely affect the character of the area.
- 9.2 That outstanding minute no. 3521 be discharged.

ACTING DIRECTOR
PLANNING & ARCHITECTURE

CONTACT OFFICER G Mitchell
Area Planning
Policy Group
235 3208

LIST OF BACKGROUND PAPERS

1. Planning Committee report, 9 November 1989. Application for 465-471 Gillott Road, Edgbaston - erection of nursing home - P.A. No. E/C/73775.
2. Report on Concentration of Residential Care Homes, Nursing Homes and Hostels in Erdington, Moseley, Selly Oak Wards and Constituencies, 24 April 1988, 22 September 1988, 23 March 1990.
3. DoE Appeal decision, 502-504 City Road, Edgbaston. P.A. No. E/C/72839/1.
4. Report to Planning Committee - Development Control Guidelines on Houses in Multiple Paying Occupation and Special Needs Residential Uses - 28 June 1990.
5. Report to Planning Committee - Hagley Road Development Policy and City Wide Policy on Hotels and Guest Houses, 3 October 1985.
6. The White Paper "Caring for People - New Directions in Community Care" Brief for Members, Birmingham Social Services Department, November 1989.

<u>Category</u>	<u>Prefix Code</u>	<u>Institution Type</u>	<u>Full Code</u>
Elderly	0	Almshouse/Trusts	00
		Old Persons Homes	01
		Sheltered Accommodation	02
		Nursing Homes	03
Children & Young Persons	1	District Centres	10
		Residential Nurseries	11
		Children's Homes	12
		Children's Hostels	13
		Working Boys'/Girls' Homes	14
		Family Support Group Hostels	15
		Handicapped Homes	16
Education	2	Boarding Schools/Colleges/Universities	20
		Halls of Residence - On Campus	21
		Halls of Residence - Off Campus	22
Physically Handicapped	3	Boarding Schools	30
		Colleges	31
		Homes	32
		Hostels	33
		Sheltered Accommodation	34
		Rehabilitation centres/Convalescence homes	35
Homeless & Temporary Accommodation	4	Hostels	40
		Salvation Army	41
		YMCA/YWCA/Toc H	42
		Residential Clubs/Hotels	43
Health	5	Hospitals - Acute/Other	50
		Hospitals - Geriatric	51
		Hospitals - Physically Handicapped	52
		Hospitals - Mentally Handicapped	53
		Hospices/Nursing Homes	54
		Nurses Homes/Hostels	55
		Staff Accommodation - on site	56
		Staff Accommodation - off site	57
		Staff Accommodation - off site in normal residential accommodation	58
		Rehabilitation Centres	59
Mentally Handicapped	6	Homes	60
		Hostels	61
		Half-way Accommodation/Rehabilitation Centres	62
		Group Homes	63
Services & Armed Forces	7	Police	70
		Armed Forces	71
		Other	72
Legal	8	Prisons	80
		Probation Hostels	81
		Half -way Accommodation	82
Religious	9	Convents/Monasteries	90
		Retreats/Rectories/Other	91

The contact details within this leaflet have been updated since its publication. Please use the contact details below.

Contact Us

Address

Planning
PO Box 28 Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TU

Opening Hours

08.45 - 17.15 Monday to Thursday
08.45 - 16.15 Friday

Telephone

(0121) 303 1115

Email

planning.enquiries@birmingham.gov.uk

Website

www.birmingham.gov.uk/planning



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