



West Monkton Parish Council

## Planning Application Comments

### **48/26/0007 Erection of care home (use Class C2) with car parking, landscaping and associated works at Heathfield Park, Coker Close, Bathpool.**

Upon receiving information and plans about this proposal, the Parish Council held an open public session to share details of the proposal and gather feedback. The feedback received has informed the Parish Council comments below.

The Parish Council strongly objects to the granting of permission for the following reasons:

#### Notification of planning application

- No site notices have been displayed at the site of the proposal.
- Insufficient opportunity has been given for people impacted by the proposal to make comments / observations. In addition to no site notices being displayed, some properties in Roys Place, with gardens backing onto the proposed site, have not received notification of the application.

#### Parking

- Insufficient parking is proposed for the number of staff, visitors and residents.
- Insufficient disabled parking spaces are proposed.
- Supporting information suggests that the care home will provide 75 full time equivalent members of staff across 24 hours of operation, it is possible that there will be 25 members of staff on site at any time. If a travel plan is put in place and staff are not permitted to park on site, it is likely that the staff members will park on nearby streets.
- There is a local issue of insufficient parking being available in the Heathfield Gardens estate that is adjacent to the proposal. The proposed care home will exacerbate these issues.
- Consideration could be given to the provision of an underground car park to enable the provision of more parking spaces on site.

#### Travel Plan / Transport Links

- It is stated in the supporting information that there are good transport links and bus routes in the area. The number 12 bus is the only service that operates in the area and it only runs until lunchtime each day and not 7 days a week.
- Clarification of the traffic count included in the supporting information is also requested. The low numbers would suggest that the data is from Coker Close, and not from Hardys Road from where all access to the Care Home will be provided. The data indicates that the road has low traffic volumes; this is not the case.

### Highway Safety

- Insufficient parking onsite will lead to vehicles being parked on Coker Close, Hardys Road and other estate roads, reducing visibility and impacting on highway safety.
- Increased parking on estate roads will make it difficult or not possible for refuse and emergency vehicles to access / drive through the estate.

### Style / Design

- The proposed design is not in keeping with the local area – no buildings of a similar design exist in proximity to the proposal.
- The proposed flat roof is not in keeping with other buildings in the area. A pitched roof would be more in keeping and provide the opportunity for climate initiatives like solar panels.
- The proposed building is too high and not sympathetic to the houses located on the other side of the Coker Close or the wider area. The proposal is much bigger than the previously proposed building and will block natural light and views for properties in Coker Close, Bishops Close and Roys Place.
- The proposed building will be located in a prominent position on the entrance to the Heathfield Gardens estate, the design should therefore be sympathetic to the existing development.
- Further land is allocated for employment use off of the next A38 roundabout, the Parish Council suggests that this proposal would be better suited to that location where it isn't immediately adjacent to houses.
- The size of the proposed garden / outdoor space for care home residents isn't sufficient for the number of residents.
- The proposed position of the sub-station on site should be re-considered so that it is more sympathetic to neighbouring properties.

### Infrastructure

- Following the flood and sewerage issues experienced locally in Bathpool in January 2026, it is clear that there isn't currently capacity in the local sewerage network for the existing properties, this proposal will exacerbate these issues. The planned upgrade to this infrastructure should take place prior to this proposal is built / operational.
- The A38 adjacent to the proposed site of the care home often becomes overwhelmed during rush hour and when the motorway is closed. This will make access to the care home difficult for staff, emergency vehicles and residents.
- It isn't clear from the application if a doctor will be based at the care home or if a local doctor will be called upon when required. The local doctors' surgeries are over subscribed and may not have the capacity to attend.

In summary, the Parish Council objects to the granting of permission for the reasons outlined above. The Parish Council welcomes proposals that enable local employment opportunities but not at a detriment to the local area and that impacts the local community so greatly.

The Parish Council and local community would be supportive of a proposal that is smaller with a design that is more in keeping with the local area, similar to the design previously submitted for the site.