

PLANNING CONTROL

Document Title: Areas of Restraint Moseley and Sparkhill – Review of Residential Care and Nursing Homes, Hostels (Use Class C1 and C2) and Non Family Dwelling Houses



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BIRMINGHAM CITY COUNCIL

REPORT OF DIRECTOR OF PLANNING AND ARCHITECTURE

SEE APPENDIX A & B

PLANNING COMMITTEE

26 November 1992

MOSELEY AND SPARKHILL WARDS

**REVIEW OF CONCENTRATION OF RESIDENTIAL CARE AND NURSING
HOMES, HOSTELS, (USE CLASS C1 AND C2) AND NON-FAMILY
DWELINGHOUSE USES WITHIN THE MOSELEY AREA**

1. Purpose of Report

- 1.1 This report reviews and provides information in relation to the concentration of institutional and non-family dwellinghouse uses within the Moseley and Sparkhill Wards and in particular examines in detail the area of Moseley Ward to the south of Oxford Road.
- 1.2 A large scale plan indicating their location and a comprehensive list of uses will be displayed for the benefit of Committee Members.

2. Background

- 2.1 Following consideration by your Committee of a planning application for a change of use of the ground floor of 19 Greenhill Road, Moseley, to a residential care home on the 4 June 1992, it was resolved that I be requested to examine the possibility of an extension of the area of restraint in the Moseley Ward. Also the matter of over-concentration of institutional uses has been raised by the Moseley Society and by members of the public at the joint Moseley and Sparkhill Ward Sub-Committee held on 23 September 1992.
- 2.2 Members will recall that the revised Unitary Development Plan identifies two areas of restraint with the Moseley and Sparkhill Wards. These include the area between Oxford Road and Woodstock Road (Policy H14) partly within Sparkhill Ward. Policy H15 identifies an area to the west of Alcester Road/Moseley Road. Both these areas contain many larger properties which have been converted into hostels, residential care homes, flats and houses in multiple paying occupation.
- 2.3 It is over two years since I last provided detailed information on institutional uses in the Moseley area. Previous reviews did not provide information on the concentration of flats and houses in multiple paying occupation and regular review and updating of restraint policy/Supplementary Planning Guidance is important to ensure that it takes account of current development pressures.

3. Recent Planning Applications

- 3.1 Over the past two and a half years the Moseley area has continued to be the subject of planning applications for institutional uses, flats and houses in multiple paying occupation. 12 planning applications have been submitted in the last two and a half years with over half of these being within existing areas of restraint.

4. **Consultations**

- 4.1 The Director of Environmental and Consumer Services (Housing Action Team) supports the extension to the existing Area of Restraint. However, he is concerned to ensure that the policy does not prejudice the implementation of essential health and safety work to existing properties converted to flats and houses in multiple playing occupation.

5. **Observations**

- 5.1 The large scale plan and updated information list demonstrate the existence of a high concentration of institutional and non-family dwellinghouses in the Moseley and Sparkhill areas and is evidence of the continued attraction of the area for such uses.

- 5.2 In addition to supporting the case for the continuation of the area of restraint policy the plan indicates a further concentration of the uses to the south of Oxford Road. Whilst this area does not have the same concentration of highly visible institutional type care homes and nursing homes as exists within the area of restraint, nevertheless there are a number of small concentrations within particular frontages. Prospect Road, Valentine Road and part of Greenhill Road contain more than 20% of properties in non-family dwellinghouse use. In the broad area between Oxford Road, Valentine Road and Springfield Road there are over 20 institutional type uses and over 70 properties converted to flats and houses in multiple paying occupation.

- 5.3 I would therefore recommend that the area of restraint be extended to an area bounded by Oxford Road to the north, Valentine Road/Springfield Road to the south, by Clarence Road and Billesley Lane to the east and by School Road, Valentine Road, Ashfield Road and Ashfield Avenue to the west. (See Appendix B).

- 5.4 It is important to prevent the predominant dwellinghouse character and amenities of this area being adversely affected by an over concentration of such uses, particularly in specific road frontages. The area of restraint policy is not intended to prejudice implementation of Central Government and Birmingham City Council Community Care Policies and Objectives. It can be regarded as a means of encouraging a wider more even spread of institutional uses, care homes and hostels. Secondly changes of use between types of non-family dwellinghouse use such as a house in multiple paying occupation to self-contained flats may be appropriate within an area of restraint subject to other material planning considerations. Finally, each planning application will continue to be considered on its individual merits taking into account all material planning considerations which include the area restraint policy.

- 5.5 In relation to the comments of the Director of Environmental and Consumer Services it is not intended that this policy should be used to prevent the upgrading or carrying out of essential health and fire safety work in houses used for multiple paying occupation.

6. **Implications for Women**

- 6.1 No specific implications have been identified although the existence of care homes and hostels in a locality can be of specific benefit to women.

7. **Implications for Black and Ethnic Minority People and Race Relations**

- 7.1 No specific implications have been identified although ethnic minority people frequently benefit from the provision of specialist hostel and community care provision.

8. **Implications for People with Disabilities**

- 8.1 The provision of specific facilities such as hostels and homes can benefit people with learning and mental illness disabilities.

9. **Recommendation**

- 9.1 That the report be received and noted and that Minute No. 9360 be discharged.
- 9.2 That the area of constraint be extended to incorporate an area between Oxford Road, Valentine Road and Springfield Road as defined in Appendix B, and that the revised area of restraint policy be approved as Supplementary Planning Guidance.
- 9.3 That the report be referred to Moseley and Sparkhill Ward Sub-Committee's.

DIRECTOR OF PLANNING AND ARCHITECTURE

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List of Background Papers

1. Development Control Policy in Multiple Paying Occupations and Special Needs Housing - Planning Committee - 27.8.90.
2. Reports on the concentration of residential nursing and care homes and hostels, Selly Oak Constituency 22.2.88. 23.3.90.
3. Planning application re - 19 Greenhill Road, Moseley. App. No. S/00739/92/ Planning Committee - 4.6.92.
4. Joint meeting of Moseley and Sparkhill Ward Sub-Committee - 23 September 1992.
5. Revised Unitary Development Plan, Birmingham City Council 1991.
6. Birmingham City Council Community Care Action Plan 1992.
7. Memo from the Director of Environmental and Consumer Services - 16.11.92.

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