

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 12/01/2022	Ref: 67676/FUL
Registration: 28/10/2021	LDfC: 26/11/2021	Expiry Date: 23/12/2021
Site Visit: 12/11/2021	Site Notice: 12/11/2021	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Single storey flat roof extension to front elevation of Hudson Building to form new gate lodge entrance to existing medium secure unit; Reconfiguration of car parking

Location: Cygnet Hospital, High Bank, Bury, BL8 2BS

Description

The site relates to an established hospital facility which provides mental health care and services. It is a self-contained site, defined by natural boundaries of river courses, a Wildlife Corridor and River Valley.

The site is accessed from Bolton Road through a residential estate to the west. The access narrows to a single lane where it crosses over a bridge and splits into two - one route following the western perimeter of the site to Elton Vale Sailing Club and the other leading directly into the hospital. The hospital access road runs along the lower part of the site to car parks which are located along the western periphery, with an internal access route through to the main car parks to the east.

The site comprises a number of buildings, with the Gate Lodge security control/reception building located at the entrance and other buildings which consist of 2/3 storey secure bedroom units, offices and administration blocks. There are associated areas of landscaped gardens and tree planting.

Planning permission was granted in October 2019 for the part re-development of the site which comprised of demolition works and part two storey/part single storey 18 bed low secure accommodation with offices and associated facilities, a two storey gatehouse, a recovery college classroom and alterations to an existing building. It was also proposed to provide an internal access route and re-configure the car parking to provide an additional 56 spaces which would equate to a total of 278 spaces on site.

This application relates to a building known as the Hudson Building which is located close to the site entrance and access route.

The application proposes a single storey flat roof extension to the front elevation of the Hudson Building to form a new gate lodge entrance. It would be approx 10m x 8m x 4m with rendered elevations, flat roof and glazed canopy.

It is also proposed to re-configure part of the parking area to move the 7 spaces next to the side elevation of the proposed extension.

The new gate lodge would provide a more secured entrance and reception area for staff and visitors and provide a bettered connectivity to the rest of the site.

Relevant Planning History

53137 - Additional office space below external recreation areas - Withdrawn - Invalid

11/01/2011

60570 - Part two storey and single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing Whitehouse and Gatehouse - Approve with Conditions 21/12/2016

64223 - Part two storey/part single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing White House. Erection of outbuilding to be used as a Recovery College classroom. Alterations to the South Hampton existing entrance area and creation of new seclusion suite. - Approve with Conditions 09/10/2019

65036 - Non-material amendment following grant of planning permission 64223: Amendment to location of new parking spaces prior to commencement of the development of the White House and final parking layout scheme - Approve with Conditions 20/01/2020

66818 - Single storey extension at north - Approve with Conditions 01/07/2021

18/0376 - Removal of protected trees without consent - 15/01/2019

Publicity

Letters sent on 4/11/21 to 22 properties on Powell Street and Butler Street.

Site notice posted 12/11/21

No response received

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to condition

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN6	Conservation of the Natural Environment
EN6/1	Sites of Nature Conservation Interest SSSI's NNR's
EN6/2	Sites of Nature Conservation Interest LNR's
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
EN8/1	Tree Preservation Orders
HT2/4	Car Parking and New Development
HT2/6	Replacement Car Parking
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
CF3	Social Services
CF4	Healthcare Facilities
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
EN5/1	New Development and Flood Risk
HT2/6	Replacement Car Parking

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle - UDP Policy CF3 states that the Council will, where appropriate, consider favourably proposals for the provision of new, and the improvement of existing social services facilities for children, young people, elderly people, people with mental and/or physical handicaps or illnesses, and other groups with special needs.

UDP Policy CF4 states that improvements to existing and proposals for new health care facilities will generally be looked on favourably by the Council.

The proposed development would improve the security and safety of staff, visitors and residents of the hospital and better the access and connectivity to the Hudson Building and

site as a whole.

As such, the proposed development is considered to be acceptable and would comply with CF3 and CF4.

Layout - The proposed extension would be added to an existing building located close to the entrance of the site. The parking for 7 cars in this area would be re-configured and re-positioned next to the proposed extension. It would not impact on parking provision, circulation or the wider hospital grounds.

As such, the proposed development would be acceptable and comply with Policies CF3, CF4 and EN1/2.

Visual amenity - The proposed extension would be single storey and would be added to an existing building. the proposed extension would be modest in design, relatively small in scale, single storey and would be finished in render to match the existing building.

It would not be visible from outside the site and considered to be an appropriate addition within the character of the existing development.

As such the proposed development would be acceptable and comply with EN1/2.

Residential amenity - Located internally within the hospital grounds, the proposed extension would be more than 70m from the nearest residential property and as such would not be significantly detrimental to the amenity of the nearby dwellings .

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings Existing site plan A400 Rev A; Proposed site plan - Gate House A401; Proposed Gate Lodge - site plan A402; Proposed plans and elevations A403 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury

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Unitary Development Plan.

- 4 The external finishing materials for the elevations for the development hereby approved shall be render to match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	12/1/22	DM	12/01/2022