

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 03/11/2021	Ref: 67581/NON
Registration: 15/10/2021	LDFC:	Expiry Date: 12/11/2021
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MAOT

Proposal: Non material amendment following approval of planning permission 64223- Amendments to part two storey part single storey 18 bed low secure unit to include removal of single storey element and utilisation of roof void for use as multi function and meeting space together with alterations to 2no stair cores to allow access; Elevations revised to simplify roof structure (ridge height to remain as approved) including revised flat roofs and 2no stair cores; Minor amendments to external window and door positions

Location: Cygnet Hospital Bury, 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 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, including the White House to the east, Wizard House and Forestwood to the north, The Dunes to the south and The Hudson building located centrally. There are associated areas of landscaped gardens and tree planting.

Permission was granted in 2019 for demolition and replacement of the existing White House with a part two storey/part single storey 18 bed low secure accommodation with offices and associated facilities, new Gate Lodge, new Recovery College classroom and alterations to the South Hampton entrance suite (in The Dunes) and new seclusion area.

The development also proposed to re-configure the car parks and re-align the access to facilitate the new buildings.

This application seeks amendments to the new 18 bed unit to include removal of single storey element and utilisation of the roof void for use as a multi function and meeting space with alterations to 2 no staircases to allow access. It is also proposed to simplify the roof structure, retain the ridge height as existing and incorporate flat roofs with 2 no stairs. Alterations to the design and positions of windows and doors are also proposed.

The applicant states that the works to the building are required to be simplified due to structural difficulties of the approved scheme. The existing roof void is sufficiently large enough to accommodate useable space.

Relevant Planning History

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 - Approved 9/10/2019

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - No comments required as the proposals relate to alterations of a building only.

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.

Assessment

The proposed amendments would simplify the overall design of the building. It is now proposed to incorporate one roof type as opposed to a different number of roof forms and projections and also remove a single storey element to the side elevation.

There would be changes to the window and door design which would be positioned to maintain rhythm and symmetry across the fenestration's.

Internally, the roof void would be utilised as multi function and meeting areas with alterations to the staircases to facilitate access.

It is therefore considered that the proposed amendments would not change the character of the originally approved scheme and as such considered acceptable as a non-material amendment to approval 64223.

Recommendation: Approve

Conditions and Reasons:

- 1 The proposed amendments to the design of the White House would not affect the character of the originally approved scheme and there would be no adverse impact on the layout, access or site as a whole.

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The development would still be in accordance with the principles of the planning permission reference 64223 and the policies against which it was approved.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	3/11/21	DM	03/11/2021