

Parish: Northallerton
Ward: Northallerton North & Brompton
8

Committee date: 30 March 2017
Officer dealing: Mr K Ayrton
Target date: 18 May 2017

17/00234/FUL

**Cancer centre building and associated works
At Friarage Hospital, Northallerton
For South Tees Hospitals NHS Foundation Trust**

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application is for the development of a new cancer care centre within the grounds of the Friarage Hospital. The application site is currently a visitor's car parking area adjacent to the hospital's main entrance and covers an area of 6,900 sq. m with no major changes in level.
- 1.2 To the north east of the site is a staff parking area and beyond the site boundary, to the north west, are bungalows on Priory Close. To the east of the site is a four-storey hospital block (Block A) which contains patient and staff accommodation. This building is the most modern on the site with a mix of brick, cladding panels and render finishes.
- 1.3 To the front of Block A is the current route to the hospital mortuary. This route is to be maintained, but the current fenced path way is appropriately considered as part of the landscaping proposals under this application.
- 1.4 To the south of the site lies the existing hospital access and main entrance from Bullamoor Road. This is to be maintained, although proposals to upgrade the route and the entrance canopy have been developed as part of this application.
- 1.5 To the west, within the grounds of the Hospital, is an area with planning permission for additional visitor car parking intended to serve the Hospital including the cancer care centre. Once the new car park area has been constructed it would allow continued provision of visitor car parking while the cancer care centre is developed.
- 1.6 The application proposes a new, purpose-built state-of-the-art facility for patients, carers and relatives including the following:
- Treatment and consulting rooms;
 - A Macmillan cancer information and support centre;
 - Supporting accommodation (including telemedicine facilities);
 - Main reception and waiting area including visitor WCs;
 - Phlebotomy;
 - 14 treatment bays with medical gases to provide capacity to treat up to 35 people per day;
 - 2 complementary therapy rooms;
 - 2 day bedrooms;
 - Clinical support accommodation;
 - Staff room and WC facilities; and
 - Offices and meeting rooms.
- 1.7 The proposed circular building would surround, and be surrounded by, landscaped external areas for the benefit of patients, their carers, visitors and staff.

- 1.8 The materials for the external elements of the building have been chosen to reflect the nature of the existing site but also to provide a high quality solution with minimal maintenance requirements. The principal materials selected to enclose the building are through coloured render, hardwood cladding, zinc rain screen, powder coated aluminium windows and screening, aluminium standing seam roofing and a small amount of clay facing brickwork.
- 1.9 The proposed development will result in a total of 553 car parking spaces on the Hospital site, which is a net increase of 7 when compared with the existing provision.
- 1.10 The following supporting information has been submitted with the application:
- Design and Access Statement;
 - Geotechnical Report;
 - Flood Assessment;
 - Statement of Community Involvement;
 - Traffic Management Report;
 - Landscape Strategy Report; and
 - Travel Plan

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is an extensive planning history for the Hospital site comprising a variety of both small and large scale development. The application most relevant to this proposal is:
- 2.2 16/02343/FUL - Formation of new car parking including alterations and improvement to car parking layout; Granted 6 January 2017.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP3 - Community assets
Core Strategy CP13 - Market towns regeneration
Core Strategy Policy CP14 - Retail and town centre development
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP5 - Community facilities
Development Policies DP16 - Specific measures to assist the economy and employment
Development Policies DP19 - Specific measures to assist market town regeneration
Development Policies DP20 - Approach to town centre development
Development Policies DP22 - Other town centre uses
Development Policies DP29 - Archaeology
Development Policies DP32 - General design
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Town Council – No comments received as at 21/03/2017
- 4.2 Highway Authority – The following have been taken into account:

- The draft Travel Plan, which identified a number of sustainable travel incentives;
- The new cancer care facility will be provided clinical services already delivered on the hospital site; and
- The Site Traffic Management Information document submitted in support of the application.

No objection is raised; however it is requested that the Travel Plan is secured as part of any permission granted.

4.3 Environment Agency - No objection subject to conditions being applied.

4.4 Environmental Health Officer - No objection.

4.5 NYCC Archaeology - The proposed development lies within an area of archaeological interest and potential for the survival of remains of the medieval Carmelite Friary at Northallerton. There is a high potential for good preservation of other elements of the priory in the surrounding area, despite modern activity.

Recommends that a scheme of archaeological mitigation recording is undertaken in response to the ground disturbing works associated with this development proposal. This should comprise an archaeological strip, map and record to be undertaken in advance of development, including site preparation works, top soil stripping, excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation. This is in order to ensure that a detailed record is made of any deposits/remains that will be disturbed.

4.6 Ministry of Defence – No safeguarding objections.

4.7 Public comments – No representations received.

4.8 Yorkshire Water – No objection. Offers advice to applicant in relation to surface water, sewage and water supply.

5.0 OBSERVATIONS

5.1 The main issues to consider are: (i) the principle of the development; (ii) the impact on the amenity of neighbouring occupiers; (iii) the impact on the character and appearance of the surrounding area; (iv) highway safety; (v) flood risk; and (vi) archaeology.

Principle

5.2 The site is located well within the limits of Northallerton and forms part of the existing Hospital site. It is previously developed and accessible by a range of transport modes, being located on the edge of Northallerton town centre.

5.3 The proposed development comprises the efficient use of land and infrastructure and would enable a significant improvement in the range and quality of services provided at the Hospital. The proposed development will help to improve clinical provision in Northallerton, contributing to the health, economic and social well-being, amenity and safety of the population. Therefore the principle of development is considered to fully accord with the aims and objectives of planning policy, particularly Core Strategy Policy CP3 (community assets), which commits the Council to supporting proposals that would provide additional community assets that would improve community well-being. The proposal would also align with Core Policy CP13, which commits the Council to supporting development and the provision of services that enhance the Service Centre function of Northallerton.

Residential amenity

- 5.4 Whilst the principle of development is supported, a key consideration is the impact it would have on the residential amenity of the occupiers of the bungalows beyond the northern and western boundaries of the site.
- 5.5 The application is supported by detailed information in relation to lighting and landscaping, therefore officers have been able to undertake a careful assessment of the potential impact. In making this assessment, consideration has been given to the site's context, including the wider Hospital use.
- 5.6 The proposed building, whilst large in scale, is single storey and set well back into the site. The nearest bungalow in Priory Close would be approximately 25m away. This distance is sufficient to avoid an overbearing relationship or any loss of privacy or overshadowing.
- 5.7 The submitted drawings show the creation of the new car parking area along the western boundary, adjoining bungalows in Priory Close, which has already been approved under reference 16/02343/FUL. The permission was subject to controls over lighting, boundary treatments and landscaping, secured through conditions, to mitigate any potential impact on nearby residents.
- 5.8 Therefore it is concluded that the proposal, when implemented in conjunction with the approved car parking scheme, will meet the requirements of policy DP1.

Character and appearance

- 5.9 Policy DP32 requires new development to be of the highest quality, including creative, innovative and sustainable designs that take into account local character and setting, and promote local identity and distinctiveness. This requirement is reflected in the NPPF, which states that good design is a key aspect of sustainable development.
- 5.10 The proposed design seeks to utilise a space to the front of the hospital currently used for car parking. The site is challenging in that it is surrounded on two sides by the existing large scale hospital building and more open areas to the north and west.
- 5.11 The submitted Design and Access Statement sets out how the massing has been arranged in response to both function and context. A key functional requirement was to have all the accommodation at ground floor level. In order for the building to sit comfortably against the adjoining four-storey building, the circular footprint of the building allows the mono-pitch roof to provide a greater height on the outer perimeter; an additional benefit is a more spacious internal arrangement. The circular building also allows for outdoor views from most locations within the building.
- 5.12 The scheme also includes a new lightweight, modern canopy for the main entrance. This will assist in creating visual continuity between the main hospital complex and the new cancer care centre.
- 5.13 The proposed palette of materials is important in helping to deliver a high quality development, whilst allowing the building to integrate with the surrounding, more traditional forms of development. The primary materials, including zinc, render and vertical timber cladding, are considered appropriate for the proposed design and the location of the proposed building.
- 5.14 Details relating to Secured by Design have been included within the design and incorporate sight lines, access and lighting which minimises the risk of anti-social behaviour.

Highway safety

- 5.15 During the consideration of the application, the agent undertook a survey of existing car parking on the Hospital site and confirmed that the existing and proposed car parking numbers are:

	Visitor parking	Staff parking	Total
Current	248	298	546
Proposed	255	298	553

The increase in visitor parking would include an additional two disabled parking spaces.

- 5.16 The agent has confirmed that the net gain of seven visitor spaces is achieved by the applicant providing visitor access to a parking area to the rear of the Kwik-Fit garage on Brompton Road, which is currently under-utilised.
- 5.17 The Highway Authority has raised no objection and the Travel Plan it requested (currently in draft form) can be secured by condition.

Flooding

- 5.18 The site is within Flood Zone 1, and as such at the lowest risk from flooding. The scheme has been designed to retain surface water on site through the use of an underground attenuation tank, which would be discharged into existing surface water drains. It can therefore be concluded that the scheme would comply with policy DP43 in that it would not increase the risk of flooding elsewhere. A condition requiring the full implementation of the drainage solution is recommended.

Archaeology

- 5.19 North Yorkshire County Council heritage officer has commented on the application and requested that a scheme of investigation is submitted to require archaeological mitigation recording during groundworks for the proposed development, especially during construction of the underground attenuation tank. This can be adequately controlled through condition.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 2616/D/00/002/P15, 2616/D/00/003/P19, 2616/D/00/004/P6, 2616/D/00/005/P and 2616/D/00/006/P3 received by Hambleton District Council on 30/01/2017 unless otherwise approved in writing by the Local Planning Authority.
 3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the

materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.

4. No development for any separate phase or sub-phase of the development shall take place until a Construction Management Statement and/or Plan for that separate phase or sub-phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Phase Construction Management Statement/Plan shall be adhered to throughout the construction period for the phase unless otherwise approved in writing by the Local Highway Authority. The Plan shall provide for the following in respect of the phase:
 - (i) Working hours on site;
 - (ii) The parking of vehicles of site operatives and visitors;
 - (iii) Loading and unloading of plant and materials;
 - (iv) Construction traffic management;
 - (v) The routing of HGV and other construction related traffic to and from the site;
 - (vi) Timing of deliveries and other construction related traffic to and from the site (the delivery restriction timetable contained within the Site Traffic Management Information document to be amended to exclude deliveries between 08:00-09:00);
 - (vii) A programme for the delivery of the works;
 - (viii) Details and programme of all traffic management (temporary signs and controls) proposed;
 - (ix) The location of storage of plant and materials used in the construction of the development to avoid interference with vehicle and pedestrian movements and details of measures to avoid any potential ground contamination;
 - (x) The erection and maintenance of security hoarding where appropriate;
 - (xi) Wheel washing facilities;
 - (xii) Measures to control the emission of dust and dirt during construction;
 - (xiii) Measures to control noise and vibration during construction;
 - (xiv) Means of protection of trees and hedgerows during site preparation and construction; and
 - (xv) A scheme for recycling/disposing of waste resulting from demolition, excavation and any other construction works.

5. The use of the development hereby approved shall not be commenced until the surface water disposal facilities have been constructed and brought into use in accordance with those approved on the proposed drainage layout plan –15T737-101/Rev P2, received by Hambleton District Council on 30/01/2017, unless otherwise agreed in writing by the local planning authority.

6. (A) No demolition/development shall take place/commence until a Written Scheme of Archaeological Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - (i) The programme and methodology of site investigation and recording;
 - (ii) Community involvement and/or outreach proposals;
 - (iii) The programme for post investigation assessment;
 - (iv) Provision to be made for analysis of the site investigation and recording;
 - (v) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - (vi) Provision to be made for archive deposition of the analysis and records of the site investigation; and
 - (vii) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

(B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under part (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

7. The external lighting shall be provided in accordance with the proposed external lighting plan (drawing number L1660/001/RevA prepared by JCP Consulting Engineers) received by Hambleton District Council on 30/01/2017 unless otherwise approved in writing by the Local Planning Authority.
8. The external lighting shall be controlled (e.g. dimmed) in accordance with a scheme to be submitted to and approved by the Local Planning Authority.
9. The development shall not be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless those elements of the approved landscaping drawing LP2058-FIRA-10-WS-0001 have been implemented. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
10. No above ground construction work shall be undertaken until details relating to the fences and other means of enclosure along the western boundary have been submitted to and approved in writing by the Local Planning Authority. In submitting these details, a 1.8m close boarded fence or other boundary treatment suitable to protect private amenity, will be required conterminous with the existing hedged part of the boundary of the site. The approved means of enclosure shall be erected prior to the first use of the car parking area hereby permitted.
11. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. This shall be based on the work already undertaken on the submitted draft Travel Plan received by Hambleton District Council on the 30/01/2017. The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the agreed Travel Plan.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. In accordance with policy DP3 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
5. In order that the development does not increase the risk of flooding elsewhere in accordance with Local Development Framework CP21 and DP43.
6. This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.
7. In the interests of the amenities of the surroundings and neighbouring occupiers in accordance with Local Development Framework Policy CP1 and DP1.

8. In the interests of the amenities of the surroundings and neighbouring occupiers in accordance with Local Development Framework Policy CP1 and DP1.
9. In order to soften the visual appearance of the development in accordance with LDF Policies DP32 and DP33
10. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings.
11. In accordance with policy DP3 and to establish measures to encourage more sustainable non-car modes of transport.