

DELEGATED PLANNING APPLICATION REPORT

Ward: Southcote

App Ref: 220251/FUL

Address: Prospect Park Hospital, Honey End Lane, Tilehurst, Reading, RG30 4EJ

Proposals: Refurbishment of Magnolia House, Building 7 - To include new tarmac footpath, new entrance doors, The erection of 5.2m Britplas fencing to secure courtyard 1 and 2, Creation of wider access to new hard standing for emergency vehicle parking and turning. Removal of one tree (TPO - G13) to create access.

Case Officer: Nathalie Weekes

Date received (valid from): 3 August 2022

Extended Target Decision date: 17 November 2023

1. SITE DESCRIPTION

Prospect Park is an existing Hospital site which currently accommodates mental health and elderly patients on site in various buildings.

The application site is located in the north-eastern corner of the ownership curtilage, just to the south of Honey End Lane. The site comprises a number of buildings with works proposed to Magnolia House.

Site visit date: 19/04/2023

Site visit photos:





2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the refurbishment of Magnolia House, Building 7 with works to provide improved accommodation and patient security and safety for Young Peoples place of safety YPPOS and Adult Place of Safety APOS. Works include:

- A new tarmac footpath with new entrance doors,
- The erection of 5.2m Britplas fencing to secure courtyard 1 and 2,
- Creation of wider access to new hard standing to enable emergency vehicle parking and turning and for patients to enter the building more securely.
- Works to trees and new tree replanting on site to replace trees removed from the site and Tree G13 which has to be removed to create the required access.

Materials are proposed to match the existing building, permeable hardstanding, tarmac footpaths, Britplas fencing and electric lighting.

Plans considered

~~20051 - 000 Existing site plan~~

~~20051 - 16 Existing location plan~~

20051 - 17 Existing elevations

~~20051 - 003 Rev D New access road, hard standing, footpaths and outdoor spaces~~

20051 - 018 rev A Proposed elevations

20051 New Access Footpaths and outdoor spaces - Schedule of Work, 10 February 2022

20051 - D-005 rev A Detail design

20051 - D-006 Removals layout

20051 - D-008 New doors and windows reference layout

20051 - D-020 Doors and window schedule

FS07- 001 Rev 7 Fire strategy Learning disabilities Level 1 and 2

CIL

As received 22 February 2022

~~20051 - 16 Existing location plan~~

~~20051 - 000 Existing site plan~~

As received 01/03/2022

15092_F_P003 Rev A Site/roof plan

20051 - 003 Rev D New access road, hard standing, footpaths and outdoor spaces

20051 - P 000 Existing site plan

20051 - P 16 Existing location plan

~~SJA air 19025-01 Arboricultural Implications report, SJA trees, February 2019~~
~~190000-1404 Topo with AIA plan overlayed, 26/04/2029~~

As received 3 August 2022

Denver iD pole lighting details
Denver Elite lighting details
As received 24 February 2023

Tree root protection system, Cell web
~~DS05042301 Arboricultural method statement & Tree Protection plan, Patrick Stileman Ltd~~
~~Arboricultural consultancy 1 May 2023~~

As received 24 May 2023

Email response from agent on 02/08/2023 09:49 with response to Arboricultural queries

As received 2 August 2023

DS05042301 Arboricultural method statement & Tree Protection plan, Patrick Stileman Ltd
Arboricultural consultancy 21 September 2023
As received 3 October 2023

3. RELEVANT PLANNING HISTORY

992391 Redevelopment to provide a mental health hospital for general mental health and elderly psychiatric patients. Permitted with S106 19/1/00
040927/FUL Extensions and internal alterations to allow the introduction of intermediate care ward and associated parking/landscaping alterations. Permitted with S106 27/1/05
12/01059/FUL (Civica Ref: 121838) - External and internal alterations to Rose Ward to facilitate additional bedrooms. Permitted 30/08/2012.
130542/FUL - Internal alterations to Hazelwood ward to increase the number of single occupancy rooms, including amendment to and installation of windows. Permitted 10/06/2013.
141373/FUL - Alterations to the existing Sorrel unit to form an additional seclusion room within the existing hospital. Works will include alterations to positions of existing window units and doors to allow room locations to be altered. Permitted 23/10/14
170755/FUL - Replace existing timber fence around the west of the site with 3m high metal 'anti-climb' fencing. Permitted 16/6/17
170930/FUL - Installation of 3m high anti-climb fences to replace existing timber fences. Permitted 12/07/2017.
172188/FUL - New external wall of steel frame with glass block infill, flat roof with glazed lantern style roof light over existing courtyard and replacement windows to Jasmine Ward. Permitted Feb 2018
182195/FUL - To construct a sports hall and connecting link corridor to Hazelwood and Champion buildings at Prospect Park Hospital and to provide safe and secure access from one building to another. Permitted 4 June 2019
200073 The proposed is to construct a covered walkway to provide a link between two existing buildings. Permitted 22 May 2020

4. CONSULTATIONS

A site notice was displayed at the site on 17 August 2022 for the required consultation period. No letters of representation have been received.

RBC Access officer - No objections however the proposed works should comply with Part M building regulations. It is advised that people also need to be safe from the vehicles. Colour, possibly texture and contrast will be important for some people.

RBC Ecology - The proposal will probably be acceptable however there is concern regarding the proposed lighting on site creating a disturbance by the impact of light pollution from artificial light on nature conservation on wildlife living in the trees and woodland next to the site, in accordance with paragraph 185 of the NPPF and EN11 and EN12 of the Local Plan. A condition is recommended that works to clear any vegetation or trees is not undertaken during the nesting season between March and August and for lighting to be directed downwards.

RBC Environmental protection - There are no comments to make on this application.

RBC Natural Environment - The site is protected by a TPO 12/10 including multiple trees. TPO trees have been removed from the proposed site and a further tree will need to be removed to create the access required. Replanting is necessary to ensure that there is no net loss of biodiversity on site. An arboricultural report, tree protection plan and details of the species to be planted are required.

RBC Transport - There are no objections to the proposal. The internal roads within Prospect Park Hospital are not adopted highway. The proposals will create a new area of hard standing and turning area for emergency vehicles as well as improved pedestrian access.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

OU1: NEW AND EXISTING COMMUNITY FACILITIES

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

APPRAISAL

The main issues are considered to be:

(i) Design and impact on the character of the surrounding area

The proposed scheme will provide a reconfigured layout to an existing building, with an altered access and secure outside amenity area. The materials are proposed to match the existing building and the design is proposed to provide the best security for current and future patients. The functional design is not considered to have an adverse impact on the character of the immediate and surrounding area and is in keeping with the existing hospital buildings on the site. Due to the proposed size and scale and nature of the development, it is considered to be compliant with Policy CC7 in this instance.

(ii) Impact on neighbouring amenity

Policy CC8: Safeguarding Amenity states that development will be acceptable where it will not cause a significant detrimental impact to the living environment for existing residential properties. The proposal is not considered to cause a significant detrimental impact in terms of loss of privacy, access to daylight and sunlight, or noise and disturbance.

It is noted that external lighting is proposed to the external fencing for security purposes as the site is a secure facility, and to allow for patients to be supervised safely. Whilst no details on the luminance levels have been received for this downwards facing lighting, given the location of the proposal, and the distance to any nearby sensitive receptors, it is unlikely that any level of brightness would have a significantly detrimental impact upon neighbouring amenity. It is therefore considered that this element is acceptable. Further to this, there are no overlooking, overshadowing or outlook concerns with the application.

The conclusion reached is that residential amenity is unlikely to be harmed by the proposed development.

(iii) Impact upon Trees and ecology

There are a number of trees on site which are subject to TPO 12/10. Proposed replacement planting is required to mitigate the removal of protected trees on site. Whilst there are no objections to this application from a tree perspective, conditions are recommended to ensure the trees adjacent to the build area are protected during the course of the development, works are carried out according to the AMS and tree protection plan. Additional information is provided before any works commence to the no dig areas and a pre-commencement condition is recommended.

The RBC ecologist was concerned that no removal of vegetation or trees occurs between March and August. A condition is recommended to restrict works to trees and vegetation during nesting season and for the proposed additional lamppost lighting to be downlit to protect bats and local wildlife from the impact of artificial light pollution.

(iv) Highways and access

The proposed works are on internal roads that are not adopted and there is no objection from the RBC highway team.

Conclusion

The proposed development has been assessed and comments considered. After assessing the scheme, it is concluded that the proposed development would not have a detrimental impact upon the character of the surrounding area, neighbouring amenity or any site constraints such as trees. As such the recommendation is to grant planning permission. The proposed works will improve the provision of community healthcare under policy OU1 and is considered to comply with policies CC7 and CC8.

RECOMMENDATION

Approve

Subject to the following conditions:

Time limit

Plans

Materials

Protective arboricultural measures

Prior to no dig works

Lighting Details

Tree works outside nesting season