

Delegated Report

Planning Ref: 24/00277/REM
Applicant: NHS Property Services
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Hinckley and District General Hospital, Mount Road,
Hinckley, Leics

Proposal: Approval for reserved matters (Landscaping) for 23/00851/OUT (Outline planning permission for the redevelopment of a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved))

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

2.1. This is a reserved matters application for the for the redevelopment of a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e)). This reserved matters application is for the consideration of landscaping following the approval of outline permission 23/00851/OUT.

2.1. The proposed building is located in the south-west corner of the Hinckley and District Hospital Site and replaces the existing temporary physio building. The proposals include a CDC located on the ground floor, which will consist of MRI, CT, X-Ray Digital Imaging and Physiological Measurements. An Endoscopy Suite is proposed on the First Floor which will consist of two Endoscopy procedure suites with private recovery rooms.

2.2. The accommodation will be principally two storeys comprising of a Gross Internal Area (GIA) of 1662 sq m of space for medical use. There will be plant on the second floor and roof level. The building has an approximate length of 39.5 metres and a width of 28.5 metres. The highest point of the building (including the plant room) is approximately 13 metres above ground level, the building would have a flat floor. Proposed materials comprise red brick, white coloured cladding and cedar cladding.

2.3. Vehicle access/egress is proposed to be via the existing entry point on Argents Mead. A reconfigured patient parking layout is proposed as part of the application proposal to the rear/north of the site.

2.2. Landscaping includes the hard surfacing of the parking area, access roads and pavements and soft landscaping including hedge planting, tree planting and shrubs around the periphery of the site and car parking area. Amendments were suggested by officers during the course of the application including additional hedge and tree planting and more variation in shrub planting for ornamental areas. These suggestions were taken on board in full by the applicants.

3. Description of the Site and Surrounding Area

- 3.1. The Application site is located within the Hinckley Town Centre boundary sitting to the west of the Cottage Hospital and south west of the wider hospital site. The site is accessed from Mount Road via Argents Mead which runs along the western boundary and leads to a parking area to the north of the site.
- 3.2. The site is bounded to the south by Mount Road with an established residential area beyond this. While to the west, the site neighbours the leisure centre and adjacent car park. To the north of the site, are hospital buildings and beyond this lies Argents Mead Park.
- 3.3. The site was previously occupied by a temporary single-storey portacabin style building clad in yellow powder coated sheeting and with a flat- felt roof.
- 3.4. The application site lies just outside the lower south-eastern boundary of the Conservation Area, and is within its immediate setting

4. Relevant Planning History

23/01155/DGDO- Prior notification for the demolition of existing buildings. Prior approval not required. (Officer note- this approved application includes the demolition of 1920s/1930s extensions to the Cottage Hospital but does not include the main Cottage Hospital building)

23/01203/FUL- Proposed site access, parking arrangements, drainage, landscaping and utilities installations for the Community Diagnostic Centre and Endoscopy building (Use Class E(e)) (Planning application ref.23/00851/OUT). (Approved)

23/00851/OUT- Outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved) (Approved)

Various applications to discharge conditions on the site have also been submitted, some are still pending consideration, others have been approved.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
 - No comments were received

6. Consultation

- 6.1. No objections conditions have been received from:
 - Environment Agency
 - Leicestershire County Council (Highways)
 - Leicestershire County Council (LLFA)
 - Leicestershire County Council (Archaeology)- Reminder of outstanding conditions

- Leicestershire County Council (Developer contributions)
- HBBC (Conservation Officer) – *“The siting and form of the proposed hard and soft landscaping arrangement has similarities to the existing arrangement and in my opinion will result no particular change to the character and appearance of the conservation area and its setting. The important trees between the Hospital site and Argents Mead (to the side of the Leisure Centre) are unaffected by the proposal. The proposal therefore preserves the significance of the conservation area and complies with Policies DM11 and DM12 the Site Allocations and Development Management Policies DPD, Section 16 of the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.”*
- HBBC (Waste Services)

7. Policy

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Delivering Renewable Energy and Low Carbon Development)
- Policy DM3 (Infrastructure and Delivery)
- Policy DM10 (Development and Design)
- Policy DM11 (Protecting and Enhancing the Historic Environment)
- Policy DM12 (Heritage Assets)
- Policy DM17 (Highways and Transportation)
- Policy DM18 (Vehicle Parking Standards)
- Policy DM 21 (Locating Sustainable Town Centre Uses)
- Policy DM 25 (Community Facilities)

7.3. Hinckley Town Centre Area Action Plan (2011)

- Policy 5 (Land North of Mount Road)

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.5. Other relevant guidance

- Good Design Guide (2020)
- Leicestershire Highway Design Guide
- National Design Guide (2019)

8. Appraisal

8.1. This is a reserved matters with only landscaping details to be considered. The principle of development and many of the technical matters have been assessed at outline stage, or remain to be detailed through the submission of condition discharge applications. As such the key issues are:

- Design and Layout
- Impact on Heritage Assets

Design, Layout and Impact on Heritage Assets

8.2. Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.

8.3. Paragraph 139 of the NPPF states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance. Local policy is considered to accord with the NPPF.

8.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty in the exercise of planning functions stating that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The special attention does not apply to sites located within the setting of but outside of conservation area boundaries.

8.5. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

8.6. Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) Development Plan Document seek to protect and enhance the historic environment and heritage assets. All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11 and will require justification as set out in this policy. Policy DM12 requires all development proposals to accord with Policy DM10: Development and Design. Policy DM12 also states that development proposals should ensure the significance of a conservation area is preserved and enhanced

8.7. The design, scale and layout of the building have been considered acceptable at outline stage. The below assessment is solely related to hard and soft landscaping matters. The application submission includes an arboricultural impact assessment, detailed landscaping plan, landscape management plan and details of retaining walls, pavement types and bin and gas store details.

8.8. The siting and form of the proposed hard and soft landscaping arrangement has similarities to the existing arrangement with the predominant hard surfacing to the rear of the site. The hard surfacing materials are functional and typical of a car park, they do include a mixture of tarmac for the main access points, a mixture of

vehicular and pedestrian block paving and cobbles which should provide a variety in the appearance of the hard surfaced areas.

- 8.9. Boundary treatments are limited on the site and will largely consist of previously approved retaining walls, the detail of which has been established at outline and via condition. Some palisade security fencing is proposed to the rear of the site to 2m in height, this is appropriate in its setting which surrounds the substation and bin stores.
- 8.10. In terms of soft landscaping, the proposals would result in the loss of some category C trees, however, the loss is mitigated through additional tree planting which have been further enhanced during the course of the application. Tree protection measures have been included within the submission and are judged to be appropriate. The hard surfaced car parking area is softened sufficiently through green areas which will be planted with a mixture of meadow grass and ornamental shrubbery. Additional trees have been secured in the centre of the car park and close to the main pedestrian access to the rear which will further soften the area and become focal points. Tree planting is proposed along much of the western boundary which retains the character of this boundary and the tree lined nature of the footpath to the north of the site. To the front/south of the site additional hedgerow has been secured in keeping with the existing hedge line found along Mount Road.
- 8.11. The implementation programme submitted is vague with respect of an implementation date stating simply that "Soft landscape planting works are to be carried out towards the end of the external works programme. At this stage the final programme and landscape installation period is unknown." For this reason a condition is recommended and judged to meet the condition tests, requiring that all soft landscaping works shall be carried out no later than the end of the first planting season following the first use of the development. Otherwise the landscape management plan is sufficient and details the management of soft landscaping for the prescribed 5 year period.
- 8.12. Overall, the development will result in no particular change to the character and appearance of the conservation area and its setting. The important trees between the Hospital site and Argents Mead (to the side of the Leisure Centre) are unaffected by the proposal. The proposal therefore preserves the significance of the conservation area and complies with Policies DM11 and DM12 the Site Allocations and Development Management Policies DPD, Section 16 of the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Generally, in design terms, the landscaping in particular to the rear and Mount Road boundary will improve the soft landscaping of the area and therefore accords with Policy DM10 of the SADMP.

Other Matters

- 8.2. Whilst matters of flooding/drainage are conditioned, the landscaping scheme confirms the use of permeable paving and cellular tanks. Following amendments the LLFA have confirmed this is acceptable.
- 8.3. The outline planning permission includes various conditions which will remain relevant and will be considered separately.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3. There are no known equality implications arising directly from this development.
- 9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The principle of development has been established through the granting of the outline planning permission. The landscaping of the development is considered acceptable and in accordance with Policy DM10, DM11 and DM12 of the SADMP.
- 10.2. The drainage details are in accordance with Policy DM6 of the SADMP.

11. Recommendation

- 11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons / Reasons

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan- Planning Drawing Reference 180731-DGL- 01-01-DR-A-1120
Rev P1

Proposed Site Plan Drawing No. DBC1782-DBC-ENB-00-DR-A-0650 Rev P06

Bin and Gas Store Drawing No. 18242-WAT-ZZ-ZZ-DR-S-950005 Rev P01

Bin and Gas Store External Sections 18242-WAT-ZZ-XX-DR-S-950007 Rev P01

Typical Retaining Wall Details Drawing No. 18242-WAT-ZZ-XX-DR-S-950008 Rev P01

Pavement Type Build Ups Drawing No. 18242-WAT-XX-XX-DR-S-950004 Rev P01

Site Plan Ground Levels Drawing No. 18242-WAT-CDC-ZZ-DR-S-950001 Rev P03

RIBA 4 Retaining Wall GA Drawing No. 10105-RIC-XX-XX-DR-Z-008101 Rev P01

Retaining Wall Plan Drawing No. 18242-WAT-ZZ-XX-DR-S-950009 Rev P01

All submitted to the LPA on 25th March 2024

Proposed Surface Water and Foul Water Drainage Strategy Drawing No. 19849-WIE-ZZ-XX-DR-D-92-001 Rev C01

Submitted to the LPA on 17th June 2024

Arboricultural Impact Assessment by Geosphere Environmental Dated 20/06/2024

Landscape Management Plan PLANT168-ZZ-XX-RP-L-004 P05 by Plantology

Planting Plan and Schedule PLANT168-ZZ-XX-DR-L-002 Rev P06

Landscape GA Plan PLANT168-ZZ-XX-DR-L-001 Rev P06

All submitted to the LPA on 5th July 2024

Reason: To ensure a satisfactory form of development and satisfactory external appearance in accordance with Policies DM1, DM6, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. Notwithstanding the submitted landscape management plan, all soft landscaping shall be implemented no later than the end of the first planting season following first use of the development hereby approved.

Reason: To ensure a satisfactory form of development and satisfactory external appearance in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).