



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2226/0F1
2.	Proposed Development:	RETENTION OF MODULAR BUILDING PROVIDING ADDITIONAL ACCOMMODATION TO A&E DEPARTMENT
3.	Location:	WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC; Adverts - ASC; Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	See Report.
7.	Report: Site and Location: <p>The Application Site comprises part of the grounds of the West Cumberland Hospital, Homewood Road, Whitehaven, CA28 8JG.</p> <p>The Site comprises a former vehicle parking area located adjacent to the southeast elevation of the Accident and Emergency Department of the existing main hospital building.</p> <p>The Site previously comprised a vehicle parking area for 9no. regular and 5no. accessible vehicle parking spaces.</p> <p>The Site is bounded by the existing main hospital building to the northwest; the circuitous access road serving the hospital to the northeast and southeast; and, a service area to the southwest.</p> <p>The Site is generally level sloping minimally from north to south. A change in level exists between the Site and the adjacent service area.</p> <p>The Site now houses a modular building providing additional accommodation for use by the Accident and Emergency department.</p>	

The modular building is 315m² in area and is single storey in height under a flat roof structure.

The modular building is finished externally with light grey coloured insulated cladding panels with dark grey detailing. The windows and door comprise grey frames with grey and coloured glass panels.

Air handling equipment/housing is located adjacent to the southeast and southwest elevations of the building. The housings and equipment are finished externally with a combination of dark grey and light grey colourings.

The modular building has been erected under the provisions of Schedule 2, Part 12A, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and has permission to remain on site under these regulations until the 31st December 2021.

Minor surfacing/landscaping works have been completed to accommodate the building including the extension/creation of footways to provide access to the northeast and southeast and the creation of a ramped access.

Foul and surface water is disposed to the main sewer.

Proposal:

This application seeks Full Planning Permission for the permanent retention of the existing modular building as constructed under the provisions of Schedule 2, Part 12A, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consultee:	Nature of Response:
Whitehaven Town Council	None received.
Cumbria County Council – Highways and LLFA	No objection to the proposed development as it is considered that the proposal will not have a material effect on existing highway conditions nor does it increase the flood risk on the site or elsewhere.
Copeland Disability	<i>5th July 2021</i> “CDF will support this application although we are extremely disappointed the disabled spaces have been used for the building positioning.” <i>3rd June 2021</i>

	<p>“Here is CDFs formal response to the retention of the modular building at WCH.</p> <p>Copeland Disability Forum spent many hours in consultation with the project planners from the outset of the plans for the new hospital. One of our focuses was to ensure suitable disabled parking bays at the entrance of the new A&E Department. (There were disabled bays at the old A&E entrance). Now we see this Modular Building has taken away all the disabled parking at this entrance. Whilst it was a temporary structure we assumed the Disabled Parking bays would be re-instated.</p> <p>Now the proposal to make this a permanent structure and facility at this site we would urge that the project team ensure the re-instatement of some disabled parking bays at this entrance. This parking facility is essential for people with disabilities to access this entrance. Whilst we think the facility will be a welcome addition to the hospital we feel the needs of parking bays for people with disabilities have been ignored, we cannot support this application until suitable alternative disabled parking bays have been identified close to this entrance.</p> <p>We would ask that you liaise with the applicant to find out what future plans they have to provide the disabled bays.”</p>
Cumbria County Council – Countryside Access Officer	<p>“Public Footpath 431029 follows an alignment to the east side of the proposed development area and must not be altered or obstructed before or after the development has been completed, if the Footpath is to be temporarily obstructed, then a formal temporary closure will be required, there is a 12 week lead in time for this process, please contact Sandra.smith@cumbria.gov.uk for further information.”</p>
Neighbour Responses:	
The application has been advertised by way of site notice.	
No written representations have been received in respect of the proposals.	
<p>Development plan policies:</p> <p><u>Copeland Local Plan 2013-2028 (Adopted December 2013):</u></p> <p><i>Core Strategy (CS):</i></p> <p>Policy ST1 – Strategic Development Principles</p> <p>Policy ST2 – Spatial Development Strategy</p> <p>Policy SS4 – Community and Cultural Facilities and Services</p>	

Policy ER7 – Principal Town Centre, Key Service Centres, Local Services Centres and other service areas: Roles and Functions

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP):

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM28 – Protection of Trees

Copeland Local Plan 2001-2016 (LP):

Saved Policy TSP8 - Parking Requirements

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

National Design Guide (NDG).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Cumbria Development Design Guide (CDDG).

Emerging Copeland Local Plan (ECLP).

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment:

Principle

The development comprises the improvement of facilities to serve the existing West Cumberland Hospital, which comprises an important community facility located within the Principal Centre of Whitehaven and is therefore supported.

Design

The Site comprises a former vehicle parking area located adjacent to the southeast elevation of the Accident and Emergency Department of the existing main hospital building.

The Accident and Emergency Department of the existing main hospital building comprises a redeveloped element of the West Cumberland Hospital and is finished externally with a combination of cream, grey and red cladding to the elevations with dark framed windows.

The external finishes of the building are higher quality than would normally be associated with a modular building. The finishes are consistent with the main hospital buildings and therefore accord with their and the wider hospital site.

The external works completed assist in integrating the modular building into its context.

Ecology

The Site is of limited ecological value and the potential for the presence of protected or priority species is negligible.

Highways/Access Impacts

The development seeks to provide additional accommodation for use by the Accident and Emergency department and will not therefore in itself reasonably result in a material increase in the number of vehicle movements to the hospital site.

The development will result in the loss of 14no. vehicle parking spaces, which in the context of the provision across the wider hospital site is not material.

The accessible spaces lost to the development have been replaced through the designation of new accessible spaces within the parking spaces in close proximity to the main entrance to the hospital.

Whilst initially objecting to the proposed loss of the accessible spaces, Copeland Disability have confirmed that they are supportive of the development given the proposed relocation of the accessible spaces.

Linkages are proposed to the existing footways serving the wider hospital site that provides pedestrian connectivity.

Drainage

It is proposed to dispose of surface water from the development to the existing mains drainage system.

Given the impermeable surfacing to the Site before the development, the proposed development will not result in a material increase in surface water flows to the existing mains drainage system; therefore, the proposed disposal of surface water to the public main is acceptable.

	<p><u>Residential Amenity</u></p> <p>Given the scale, form and nature of the proposed building and the relationship to existing dwellings to the southeast, no adverse impacts upon the living conditions of the occupants will result through loss of light, overshadowing, overlooking and overbearing effects.</p> <p>Given the nature of the proposed use and the distance to protected dwellings, the development will not result in harmful impacts in respect of noise or odour generation through its operation or its air handling units.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The development comprises the improvement of facilities to serve the existing West Cumberland Hospital, which comprises an important community facility located within the Principal Centre of Whitehaven.</p> <p>The design of the proposed building and amenity impacts are acceptable in relation to the Site.</p> <p>The development will not result in harmful impacts upon the residential amenity of nearby dwellings.</p> <p>The proposals do not raise issues in respect of highway impacts, drainage and ecology.</p> <p>The development accords with the relevant provisions of the Development Plan.</p>
8.	Recommendation: Approve
9.	<p>Conditions:</p> <p>Condition (1)</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Planning Application Form received 17th May 2021</p> <p>Site Location Plan – Drawing No. WCHPH2-GDA-V50-00-DR-A-05_20-0004 Rev. P02 received 17th May 2021</p> <p>Roof Plan – Drawing No. 31815-PML-B1-00-DR-A-0005 Rev. C2 received 17th May 2021</p> <p>GA Plan – Drawing No. 31815-PML-B1-00-DR-A-0001 Rev. C7 received 17th May 2021</p> <p>Basic Building Sections - Drawing No. 31815-PML-B1-ZZ-DR-A-0030 Rev. C9 received 17th May 2021</p> <p>External Elevations - Drawing No. 31815-PML-B1-ZZ-DR-A-0060 Rev. C5 received 17th May 2021</p> <p>3D Visuals - Drawing No. 31815-PML-B1-ZZ-DR-A-0061 Rev. C3 received 17th May 2021</p> <p>External Window Elevations and Schedule - Drawing No. 31815-PML-B1-ZZ-DR-A-0720 Rev. C3 received 17th May 2021</p> <p>AHU & External Compound – Drawing No. 0501 Rev. C02 received 17th May 2021</p>

	<p>Modular Building Drainage Strategy – Drawing No. WCH-CUR-V50-ZZ-DR-C-90001-Rev. C05 received 17th May 2021</p> <p>Site Layout Drawing – Disabled Parking Bays received 6th July 2021</p> <p>Reason</p> <p>For the avoidance of doubt and in the interests of proper planning.</p> <p>Informative</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
Case Officer: Chris Harrison	Date: 8 th July 2021
Authorising Officer: N.J. Hayhurst	Date: 08 th July 2021
Dedicated responses to:- N/A	