

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2257/OF1
2.	Proposed Development:	EXTENSION TO ACCOMODATE A NEW ENTRANCE LOBBY TO AN EXISTING WARD
3.	Location:	MILLOM HOSPITAL, LAPSTONE ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to Millom Hospital located on Lapstone Road within Millom. The site comprises a large hospital building and a large car park to the front of the building. PROPOSAL Planning permission is sought for the erection of a new entrance lobby to an existing ward. The entrance will project 3.2 metres from the east elevation and it will have an overall width of 4.5 metres. It has been designed with a flat roof with an overall height of 2.6 metres. The design includes windows and an access door on the southern elevation and the northern and eastern side elevations will be left blank. The extension will be finished with white roughcast render on a brick plinth, a liquid applied waterproofing membrane roof and powder coated aluminium windows and doors.	

RELEVANT PLANNING APPLICATION HISTORY

There have been several planning applications for alterations and extensions to the hospital.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Cumbria County Council Highway Authority

No objections.

Lead Local Flood Authority

No objections.

South Copeland Disability Group

No comments received.

Public Representation

The application has been advertised by way of site notice and neighbour notification letters issued to 11 properties.

No objections have been received as a result of this consultation.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS4 – Community and Cultural Facilities and Services

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been 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

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts of the development and highway safety.

Principle of Development

The proposal relates to an existing hospital within Millom which is one of the key settlements within the Borough as defined in Policy ST2. It will provide a new entrance lobby to an existing ward. Policy SS4 and DM21 encourage the protection and extension of community facilities and services.

On this basis, the principle of the development is therefore considered to be acceptable and accords with Policies ST2, SS4 and DM21 of the Local Plan and the guidance set out in the NPPF.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure alterations are of an appropriate scale and design which is appropriate to their surroundings.

The proposal is considered to be appropriately located, adjacent to the existing ward entrance and it will be modest in scale, appearing subservient to the existing hospital building. The agent has provided justification for the scale, explaining that the floor space of the lobby has been dictated by the need to allow sufficient space to manoeuvre a patient trolley through the entrance doors and into the existing internal corridor. It will not be overbearing for the neighbouring properties and the design is considered to meet the needs of the hospital. In addition, the choice of materials are considered to respect the character and appearance of the existing building.

On this basis, the proposal is considered to be an acceptable scale and design to meet Policy DM10 and the NPPF guidance.

Impact of Development

Policy ST1 and DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

Potential amenity issues between the proposed lobby and the neighbouring properties were considered, although the proposed extension will be modest in scale and the flat roofed design will mitigate overshadowing concerns. The proposed design has also emitted windows from the side and rear elevations and the orientation of the entrance doors, away from neighbouring properties will mitigate potential overlooking concerns. The proposal will also be viewed in the context of the existing hospital, and as such will not have a detrimental impact on the surrounding area.

The proposal is therefore unlikely to have a significant detrimental impact on the surrounding area and complies with Policies ST1, DM10 and section 12 of the NPPF guidance.

Highway Safety

Policy DM22 and the Cumbria Development Design Guide requires developments to be accessible to all users with off-street parking to be provided in accordance with parking standards.

The Highway Authority raised no objection to the proposed development as it is considered that the proposal will not have a material effect on existing highway conditions. The large existing car park will provide adequate parking to meet the needs of the hospital.

Considerations was given to the potential impact the entrance lobby would have on hatched area adjacent to the ambulance parking bay but the agent has provided additional justification. The matter was considered by the applicant as part of the design process and although the lobby extends into the current hatched area, the applicant is happy with the proposal, as it will not affect the operational use of the area by hospital vehicles.

In addition, the proposal will only project onto part of the hatched area and not into the parking space and therefore it will remain wide enough for an ambulance to park in the space and allow patients and staff to enter and exit the ambulance. Additional explanation was provided as the space does not operate as a full time parking space for an ambulance and it is only used for short periods of time to either drop off or pick up a patient. Based on the above information, the proposal is considered to be acceptable as it will also not restrict access to the rear waste and storage area.

On balance, given the operational needs and space requirements to manoeuvre a patient trolley through the lobby, the proposal within the hatched area is considered to be a small compromise to ensure the functionality of the lobby and parking area are maintained. The proposal is therefore considered to satisfy Policies DM22 and the guidance set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

The application seeks to erect a new entrance lobby to an existing ward. The main issue raised by the application was the potential impact on the hatched area of the ambulance parking space. Although given the additional justification and space requirements to provide a functional lobby, the proposal

	<p>is considered to be acceptable.</p> <p>The proposal is considered to be appropriately located, adjacent to the existing ward entrance and will be modest in scale. The design will meet the needs of the hospital and it will not have any detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>Overall, the potential harm will not significantly and demonstrably outweigh the identified benefits of the development and therefore the proposal is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Proposed Site Plan and Location Plan, scale 1:1250 and 1:200, drawing no K978-P-02, received 3rd June 2021; Existing Plan and Elevations, scale 1:50, drawing no K978-F-01, received 3rd June 2021; Proposed Plan, Roof Plan, Elevations and Section, scale 1:50, drawing no K978-P-03, received 3rd June 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</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</p>

	permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.	
Case Officer: C. Unsworth		Date : 23/07/2021
Authorising Officer: N.J. Hayhurst		Date : 29/07/2021
Dedicated responses to:- N/A		