

Report

9

Report to:	Planning Committee
Date of Meeting:	23 January 2007
Report by:	Executive Director (Enterprise Resources)

Application No	CL/06/0781
Planning Proposal:	Redevelopment of Hospital to Provide Upgraded Patient Accommodation, Reconfigure and Relocate Public/Staff Car Park and Erect Temporary Building for Staff Decant

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : The State Hospital
- Location : The State Hospital
Lampits Road
Carstairs ML11 8RP

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission – (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Macmon Architects
- ◆ Council Area/Ward: 08 Carstairs/Carnwath
- ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
 - Policy 72: Rural Area (Countryside Around Towns)

South Lanarkshire Local Plan (Finalised Draft)

- Policy STRAT4: Accessible Rural Area Policy
- Policy CRE2: Stimulating the Rural Economy
- Policy ENV33: Development in the Countryside Policy
- Policy ENV31: Design Statements Policy
- Policy DM1: Development Management

- ◆ Representation(s):

▶ 1 Objection Letter

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

S.E.P.A. (West Region)

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

ScottishPower

Planning Application Report

1 Application Site

- 1.1 The application site extends to over 34 hectares, is regular in shape and generally slopes from north to south. Carstairs State Hospital currently occupies the site and was first developed in 1936 and has undergone a number of redevelopments in the 70 years or so since its inception. The application site falls into two distinct areas on either side of Lampits Road. The eastern side is by far the smaller part and is used for car parking purposes with the remainder of the site being utilised as a NHS Mental Health Care facility.
- 1.2 The State Hospital currently has a complement of 240 beds on 11 wards of which 30 beds are Learning Disabled, 21 beds are Women's Service and the remaining 189 beds are Male Mental Illness. A variety of off-ward therapies are provided in 10 separate buildings and these include occupational, diversional, recreational, psychological and spiritual activities. The 11 wards, clinical and therapy departments and miscellaneous office buildings are spread randomly across the site. 550 staff are currently employed at the State Hospital.
- 1.3 The site is bounded by a railway line to the south and east, agricultural land to the west, and agricultural land with the small settlement of West End beyond to the north.

2 Proposal(s)

- 2.1 The application involves:
- ◆ demolition and replacement of all hospital facilities, with patient numbers dropping to approximately 140;
 - ◆ erection of four principle ward buildings, an activity centre, admin centre and reception and ancillary services buildings;
 - ◆ provision of new off-ward therapy facilities for educational, vocational and leisure activities;
 - ◆ provision of a range of sports facilities, internal and external;
 - ◆ provision of a range of management and administrative facilities;
 - ◆ provision of extended visitor facilities;
 - ◆ extensive landscaping;
 - ◆ removal of all existing temporary accommodation and the demolition of the current accommodation when it is no longer required;
 - ◆ construction and refurbishment work will take place on a phased basis and will require the temporary erection of secure fencing to enable areas to be isolated and effectively allow work to be carried outside the secure perimeter;
 - ◆ provision of 330 car parking spaces; and
 - ◆ construction of 2 new accesses to the site, one for egress only.
- 2.2 The above works are necessary due to the existing poor condition of the hospital and it is no longer functionally suitable for the provision of modern health care, thus having a detrimental impact on the hospital's ability to provide the level of care needed.
- 2.3 The building heights vary between one and 2-storey. All patient accommodation is restricted to single-storey; 2-storey accommodation is limited to staff office accommodation at each ward hub and cluster, staff office accommodation at the off-ward activity centre and the staff offices at reception. External materials will be

predominantly brick with some areas having solid colour rendered finishes (ratio of 80:20). Materials will, however, be agreed through conditions.

3 Background

3.1 Local Plan Status

Within the adopted Upper Clydesdale Local Plan, the site is identified as being within the Rural Area (Countryside Around Towns) where Policy 72 applies. In the emerging South Lanarkshire Local Plan (Finalised Draft), the site is covered by Accessible Rural Area Policy where Policy STRAT4 applies. Policies CRE2: Stimulating the Rural Economy, ENV31: Design Statements Policy, ENV33: Development in the Countryside Policy and DM1: Development Management also apply.

3.2 Relevant Government Advice/Policy

3.2.1 SPP15: Planning for Rural Development states that Planning's role is to enable development and help create opportunities for development in sustainable locations where appropriate, eg. where infrastructure capacity and good access exist or meet justifiable social and economic objectives. New development must be carefully planned if the character and quality of the countryside is not to be undermined.

3.2.2 SPP2: Economic Development states that in rural areas, development plans should recognise and encourage the potential of small towns to provide employment for the wider local community.

3.3 Planning History

The site has a long history of planning approvals covering all aspects of hospital use including new buildings, construction of car parks and erection of piggery and pet store.

4 Consultation(s)

4.1 **Environmental Services** – no objections, provided that issues such as noise, dust, and floodlighting are adequately controlled and that a Phase 2 or Desk Study takes place to determine the types of contaminants present at the site.

Response: Noted. Relevant conditions can be attached to any approval. It should be noted, however, that noise and dust issues can be covered by Environmental Health legislation.

4.2 **Scottish Water** – no objection, however they advise that the developer should make contact with them at an early stage with particular regard to the phasing of the development.

Response: Noted. The developer has been made aware of this requirement.

4.3 **Roads & Transportation Services** – no objections, provided that certain conditions are complied with including additional signage to be erected, decommissioning of signs, visibility splays, car parking and surface water treatment.

Response: Noted. Conditions can be attached to any approval.

4.4 **ScottishPower** – no objections, however advise that there is an operational sub-station and underground apparatus and overhead lines within the area of the proposals.

Response: Noted. The developer has been made aware of this.

- 4.5 **SEPA** – no objections, provided that adequate drainage measures are incorporated within the site including a Sustainable Urban Drainage Scheme (SUDS).

Response: Noted. The developer is in dialogue with SEPA and the Council Flood Prevention Unit with a view to finalising a suitable SUDS scheme.

- 4.6 **Flood Prevention Unit** – no objections, provided that a SUDS scheme is incorporated within the site to their satisfaction.

Response: Noted. The developer has been made aware of this and is in dialogue with the Flood Prevention Unit.

5 Representation(s)

- 5.1 **Following the statutory neighbour notification procedure, one letter of objection was received from a neighbouring landowner. His primary concern relates to surface water run-off and how it could affect his land.**

Response: As stated in paragraphs 4.5 and 4.6 above, the developer is in dialogue with the Council's Flood Prevention Unit with a view to agreeing on the principles of a SUDS scheme. This matter can be adequately safeguarded by means of condition.

This letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The main determining issues in the case of this application are compliance with local plan policy and affect on the amenity of the area.

- 6.2 In terms of adopted local plan policy, the site falls within Policy 72: Rural Area (Countryside Around Towns) in the Upper Clydesdale Local Plan. This policy's objectives are to safeguard the setting of existing communities, restrict isolated development in the countryside and to protect and enhance the quality of the landscape. It is considered that the proposal is generally in accordance with this policy approach as the proposal entails the redevelopment of an existing facility located within the Rural Area.

- 6.3 Within the emerging South Lanarkshire Local Plan (Finalised Draft), the site falls within Policy STRAT4: Accessible Rural Area Policy. This policy states that the local plan strategy will be to build on the economic potential of the area's high quality natural and built environment and tourism potential. In doing so, the strategy is particularly concerned to ensure that these qualities are not eroded. The existing hospital has been constructed in a haphazard way, with little emphasis having been placed on its appearance. The new facility will undoubtedly improve the visual amenity of the area and will provide a modern facility more able to meet the needs of its users. I therefore conclude that the proposal complies with Policy STRAT4. STRAT4 also states that any business or industrial proposal should conform to CRE2: Stimulating the Rural Economy.

- 6.4 Proposal CRE2: Stimulating the Rural Economy states that the Council will endeavour to maximise job creation in rural areas outwith established settlements by encouraging development in certain circumstances. It is considered that the State Hospital is an appropriate use in the rural area and there is a locational need. The development cannot be integrated into an established settlement or building group due to the high security involved at the hospital; the new facility will be purpose-built and respects landscape, countryside amenity and nature conservation interests; the development complements the scale, design and character of the locality and complies with the Council's policies on siting and design as contained in Policy

ENV33: Development in the Countryside; the development meets access and parking standards and there are no infrastructure issues. The development therefore complies with Policy CRE2.

- 6.5 As stated in paragraph 6.4 above, Policy ENV33: Development in the Countryside Policy also applies. This policy states that development in the countryside must comply with certain criteria. I can confirm that the proposals meet the principle of this policy. The policy further states that a Design Statement should accompany planning applications. A Design Statement has been submitted as part of the planning application. This is in accordance with Policy ENV31: Design Statements Policy. This policy has been adhered to, as a comprehensive Design Statement has been submitted by the developer.
- 6.6 Policy DM1: Development Management states that proposals will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Proposals require to meet certain criteria in order to comply with this policy. I am satisfied that the proposed layout and design are appropriate and consider, therefore, that the proposal complies with this policy.
- 6.7 I conclude that the proposal complies with local plan policy and will result in a development that will integrate well into the landscape setting whilst renewing an existing facility to meet current standards. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal is consistent with Policy 72 in the adopted Upper Clydesdale Local Plan and Policies STRAT4, CRE2, ENV33, ENV31 and DM1 of the emerging South Lanarkshire Local Plan (Finalised Draft).

Ian Urquhart
Executive Director (Enterprise Resources)

8 January 2007

Previous References

- ◆ No significant references

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (South Division) 28/11/2006
 - Environmental Services 30/11/2006
 - Scottish Water 30/11/2006

Roads & Transportation Services H.Q. (Flood Prevention Unit))

28/11/2006

ScottishPower

09/11/2006

► Representations

Representation from : William King, Lampits Farm
Carstairs Junction
Lanark, ML11 8RW, DATED 06/12/2006

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Jim Lennon, Planning Officer, South Vennel, Lanark
Ext. 810 3126 (Tel: 01555 673126)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 5 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That within 3 months of the date of this permission, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 7 That the landscaping scheme, approved under the terms of Condition 6 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 8 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 9 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

- 10 The existing access to the site from Lampits Road shall be permanently closed to vehicular traffic and the ground within the area formerly occupied by the access shall thereafter be reinstated to its previous condition.
- 11 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 12 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 13 That before the development hereby approved is completed or brought into use, the new vehicular accesses so far as they lie within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 14 That before the new access to the north of the site is brought into use, 'no entry' signs shall be erected at the junction with the public road to prevent access from the Lampits Road, to the satisfaction of the Council as Roads Authority.
- 15 That before development starts, details of a surface water drainage system, incorporating Sustainable Urban Drainage System proposals, shall be submitted and approved by the Council as Planning Authority.
- 16 That the surface water drainage system, approved under the terms of Condition 15 above, shall be implemented simultaneously with the development hereby approved, to the satisfaction of the Council as Planning Authority and SEPA and shall be completed prior to the last dwellinghouse hereby permitted being occupied.
- 17 That the hospital shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 18 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.

- 19 That before the hospital hereby approved is completed or brought into use, all remediation/control measures, as outlined under Condition 18 above, must be fully implemented to the satisfaction of the Council as Planning Authority.
- 20 That on completion of all remediation works, a completion report confirming that works have been carried out to the agreed plan, shall be submitted to and approved by the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 To ensure the protection and maintenance of the existing mature trees within the site
- 9 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 10 In the interest of public safety
- 11 To ensure the provision of adequate parking facilities within the site.
- 12 In the interest of road safety
- 13 In the interest of public safety
- 14 The access is for egress only.
- 15 To ensure the provision of a satisfactory surface water drainage system.
- 16 To ensure the provision of a satisfactory surface water drainage system.
- 17 To ensure that an appropriate sewerage system is provided.
- 18 To ensure the site is free of contamination and suitable for development.
- 19 To ensure the site is free of contamination and suitable for development.
- 20 In order to retain effective planning control.

For information only

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