

Item 4g **13/00166/FUL**

Case Officer **Nicola Hopkins**

Ward **Chorley North West**

Proposal **Application to extend the temporary permission for the use of the site as a hospital car park for a 3 year period**

Location **Hospital Car Park Preston Road Chorley**

Applicant **Chorley & South Ribble NHS Trust,**

Consultation expiry: 16 April 2013

Application expiry: 6 May 2013

Proposal

1. This application relates to the continuing use of the site as a car park associated with Chorley Hospital. The site was formally occupied by 67 Preston Road (Northolme Nursing Home) however since the property was demolished the site has been used as a car park.
2. Planning permission was granted in July 2009 to use the site for parking. This permission was granted for a temporary period (until 31st July 2012) to accord with the approved permanent redevelopment of the site for apartments. This permanent redevelopment has yet to commence, an application has been submitted to extend the time period for commencement, and the site is still being used as a car park.

Recommendation

3. It is recommended that this application is granted conditional planning approval

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Highway Safety
 - Impact on the neighbours amenities

Consultations

5. **United Utilities** have no objection subject to a condition relating to permeable materials

Assessment

Principle of the development

6. The application relates to the continued use of the site for car parking associated with the hospital. It is not intended to formally lay out the site for parking as the use will only be for a further temporary three year period however an indicative plan submitted with the original application demonstrated that 72 cars can easily be accommodated on the site.
7. When planning permission was granted for the decked car park at the hospital in 2005 there were 910 spaces on the site which increased by 99 in respect of the decked car park. Hospitals fall within Use Class C2 however the parking standards within the emerging Local Plan do not include a specific standard for hospitals. Use Class D1 relates to clinics and health centres but specifically excludes hospitals.
8. When the previous application was considered a standard of 1 space per 2 staff and 4 spaces per consulting room was used. At that time there were approximately 2,300 staff which equates to 1,150 parking spaces and 85 consulting rooms which equates to 340 parking spaces. The

main consideration was however that there were issues in respect of parking at the hospital and it was considered that the proposals would help alleviate these problems whilst being within the maximum parking standards for a hospital of this size.

9. The current proposal would not impact on the approval for residential redevelopment at the site, if members are minded to approve the application to extend the time period for implementation of the permission which is recommended for approval on this agenda. If members are minded to approve the application for the residential development this will still be extant when the three year temporary permission, which is being applied for, expires.

Highway Safety

10. The car park is accessed from the hospital side of the site and the access onto Preston Road was closed prior to the use of the site for parking. This arrangement is proposed to continue as part of this temporary permission however the access onto Preston Road will reopen when/ if the residential development commences.
11. The access from Preston Road is permanently shut by a 1 metre high close boarded fence which sufficiently stops access and is controlled via condition.

Impact on the Neighbours amenities

12. The immediate neighbours to the site are Highgrove House Nursing Home, to the south of the site, and The Oaks, to the north of the site. The Oaks is occupied by office accommodation associated with the hospital and as such the proposal will have no adverse impact on this property.
13. Highgrove House is a nursing home which is at a lower land level than the application site. To avoid disturbance to the occupiers of the nursing homes a 1 metre high close boarded fence was secured, as part of the original application, within the application site to avoid glare from car headlights. The fence and the parking are set away from the common boundary with Highgrove House to avoid any disturbance to the residents.

United Utilities request

14. United Utilities have requested that the following condition be attached to the recommendation:

Notwithstanding any details on the submitted plans, the car park shall be constructed & maintained using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the materials and shall be retained thereafter. For the avoidance of doubt, no surface water generated by the site will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewerage systems.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off. In accordance with Policy No.GN5 and EP18 of the adopted Chorley Borough Local Plan Review

15. The car park is however already in situ and the intention is to continue using the existing arrangement as such it is not possible to attach the suggested condition in this case.

Conclusion

16. The proposal will alleviate the current parking problems associated with the Hospital and will facilitate the re-use of this site until the housing market becomes more buoyant and financially viable to erect apartments on the site.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Regional Spatial Strategy

Policy RT2: Managing Travel Demand

Adopted Chorley Borough Local Plan Review

GN1- Settlement Policy- Main Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
EP20- Noise
TR4- Highway Development Control Criteria
PS1- Health and Welfare

Emerging Local Plan (2012-2026)

ST4- Parking Standards

Planning History

Application Site:

78/01044/FUL: Conversion of house to office. Refused 1979

82/00023/FUL: Use of ground floor rooms for Nursery School (approximately 20 children, 3 to 5 years old). Approved 1982

82/00222/FUL: Change of use to Rest Home. Approved 1982

84/00751/FUL: Change of use to nursing home single storey extension and fire escape. Approved 1985

86/00559/FUL: Extension to form staff room and minor internal alterations. Approved 1986

03/00958/COU- Change of use from Nursing Home to Offices (Class B1). Approved 2003

04/01295/OUTMAJ- Outline application for the demolition of existing nursing home and erection of new B1 office block and car parking. Refused January 2005

07/01271/FULMAJ- Demolition of existing building and erection of four storey apartment building, providing 28 no. one and two bedroom apartments with associated car parking and landscaping. Withdrawn

08/00232/FULMAJ- Demolition of existing building and erection of four storey building, providing 28 one and two bedroom apartments with associated car parking and landscaping. Refused June 2008

09/00033/OUTMAJ: Outline application for the demolition of existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking. Approved April 2009

09/00410/FUL: Change of use to hospital car park for temporary 3 year period. Approved July 2009

09/00470/DIS: Application to discharge conditions 3, 8 and 9 attached to planning approval 09/00033/OUTMAJ. Discharged July 2009

09/00671/DIS: Application to discharge condition 3 and 4 attached to planning approval 09/00410/FUL. Discharged September 2009

13/00076/OUTMAJ: Application for a new planning permission to replace the extant outline planning permission no. 09/00033/OUTMAJ (which permitted the demolition of the existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking) in order to extend time limit for implementation. Pending consideration

13/00198/TPO: Crown lift and thin Sycamore Tree (T1 at 94 Preston Road), remove ivy from Alder Tree and prune branches overhanging the highway (T1 at 67 Preston Road), remove Ash Tree (T4 at 67 Preston Road). Pending consideration

Hospital Site:

04/00168/FULMAJ- Construction of two-storey car park. Approved August 2005

Recommendation: Permit Full Planning Permission Conditions

- 1. The use hereby permitted shall cease and any material or equipment associated therewith shall be removed and the site restored to its former condition on or before 30th April 2016. Reason: *The permission was granted on a temporary basis having regard to the special circumstances advanced in support of the application, however the use would hinder the future redevelopment potential of the site and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Core Strategy.***
- 2. The vehicular access point onto Preston Road shall remain closed to vehicles for the duration of the permission hereby granted. Reason: *In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review and Policy 3 of the Adopted Core Strategy.***

