

Item A. 2 **07/01197/FULMAJ** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Lostock**

Proposal **Erection of sixty four place prisoner block with ancillary soft tarmac multi court exercise area, extension to staff car park and provision of additional visitors car parking spaces,**

Location **Hm Prison Wymott Moss Lane Ulnes Walton Lancashire PR26 8LX**

Applicant **National Offender Management Service**

Proposal This application proposes the erection of a new 64 place Rapid Build Residential Unit (RBRU) prisoner accommodation block and the provision of 49 additional car parking spaces, 30 of which are for staff parking and the remaining 19 are additional spaces for visitors. The proposed building is two storey in nature measuring 6.5m to eaves and 8.7m to the ridge and incorporates a ridged roof and an 'X' shaped footprint.

Background The accommodation block is proposed within the confines of HMP Wymott whilst the additional car parking spaces are proposed adjacent to the staff parking area adjacent the Wymott security fence and the existing visitor car park respectively. The site is occupied by HMP Wymott and HMP Garth as well as various other prison buildings and hardstanding areas outside of the confines of the two prison walls. The site is in the Green Belt but is identified in the Local Plan as a Major Developed Site under Policy DC6, which covers the two prisons and the land around the periphery and in the centre of the two prisons. Access to the prisons is from

Applicants Case The applicant states that in recent years there has been a significant increase in the prison population. The prison estate is experiencing serious overcrowding acknowledged in Circular 3/98 'Planning for Future Prison Development', a situation that is no less relevant today.

Whilst a great deal of work is being done to maximise capacity at existing prisons by bringing buildings back into use through refurbishment, there is a need to create new capacity through new house blocks. The Home Secretary recently announced to Parliament that an extra 8,000 places would be provided by 2012, which would be a combination of additional accommodation at existing establishments and new prisons.

The National Offender Management Service (NOMS) is charged with exercising the Home Secretary's responsibilities under Section 1 of the Prison Act 1952 for accepting into custody all prisoners committed by the Courts. It must therefore provide sufficient places to accommodate them. Whilst keeping in custody

those committed by the Courts, the service has a duty to look after prisoners with humanity and to help them lead law abiding and useful lives in custody and after release.

The specific need for this development is the creation of a 'Therapeutic Community' at the prison, to accommodate prisoners in a 1 year programme to get people off substance abuse. The accommodation block will form part of a self contained 'pod' of facilities associated with delivering that programme.

Planning Policy

GN5 - Building Design
DC1 - Development in the Green Belt
DC6 - Major Developed Site in the Green Belt
EP4 - Species Protection
TR4 - Highway Development Control Criteria
PPG2 - Green Belts
Policy 7 - Parking Standards (JLSP)

Planning History

Ref: 94/00878/CIRC **Decision:** PERCRC **Decision Date:** 13 January 1995

Description: Circular 18/84 Application for the erection of single-storey education building

Ref: 95/00348/CIRC **Decision:** PERCRC **Decision Date:** 5 July 1995

Description: Extension of roadway to link existing perimeter road with Willow Road

Ref: 96/00474/CIRC **Decision:** PERCRC **Decision Date:** 7 August 1996

Description: Circular 18/84 Application for erection of additional accommodation block

Ref: 97/00918/FUL **Decision:** PERFPP **Decision Date:** 27 January 1998

Description: Erection of detached staff locker room/facilities building on existing staff car park area

Ref: 02/00069/CIRC **Decision:** PERCRC **Decision Date:** 27 March 2002

Description: Circular 18/84 Application for erection of additional accommodation block (renewal of 9/96/474/CIRC)

Ref: 02/00601/CIRC **Decision:** PERCRC **Decision Date:** 31 July 2002

Description: Circular 18/84 application for additional prisoner living accommodation

Ref: 02/01184/CIRC **Decision:** PERCRC **Decision Date:** 22 January 2003

Description: Erection of additional accommodation

Ref: 03/00346/CIRC **Decision:** PERCRC **Decision Date:** 29 May 2003

Description: Circular 18/84 application for the installation of four 8m high masts fitted with cameras

Ref: 03/01028/CIRC **Decision:** REFCRC **Decision Date:** 27 October 2003

Description: Circular 18/84 to seek planning permission for extension to the gymnasium, workshop and education facilities and the additional staff car parking

Ref: 04/00409/CIRC **Decision:** PERCRC **Decision Date:** 30 June 2004

Description: Circular 18/84 application for the formation of a 96 space car park,

Ref: 04/00456/CIRC **Decision:** PERCRC **Decision Date:** 22 June 2004

Description: Circular 18/84 application for a gym extension

Ref: 04/01017/CIRC **Decision:** PERCAC **Decision Date:** 25 October 2004

Description: Erection of modular building to be used for training

Ref: 07/00873/FUL **Decision:** PERFPP **Decision Date:** 25 September 2007

Description: Renewal of temporary planning permission 02/00601/CIRC to retain Prison Accommodation Unit

Ref: 07/01039/FUL **Decision:** PERFPP **Decision Date:** 1 November 2007

Description: Installation of a 1.8m (in diameter) satellite dish affixed on the ground next to the gatehouse building.

Consultations

LCC (Highways) raise no objections.

LCC (Ecology) raise no objections.

No comments have been received from South Ribble Borough Council. Any which are received will be reported in the addendum.

Representations

To date, no comments have been received from local residents and the Parish Council. Therefore, any comments received will be reported in the addendum.

Assessment

The pertinent issues warranting consideration are as follows:

1. Planning Policy;
2. Impact on the Green Belt and the character and appearance of the area;
3. Residential amenities;
4. Highways issues, and;
5. Ecological Issues.

Planning Policy

The site is location in the Green Belt but is identified by Policy No. DC6, which is reflective of PPG2, as a Major Developed Site in the Green Belt. Therefore, the principle of the development proposed is acceptable subject to the proposals not having a materially greater impact on the openness of the Green Belt than the existing use.

Impact on the Green Belt and Character and Appearance of the Area

Notwithstanding the Policy DC6 designation of this site, which establishes the principle of the development in line with PPG2, its impact on the openness of the Green Belt is still a material consideration as is impact on the character and appearance of the locality.

In this case, the car parking spaces are sited adjacent to existing spaces and will not outwardly encroach nor unduly exacerbate the impact of the existing car parking areas upon the openness of the Green Belt.

The accommodation block is sited within the confines of the Wymott security fence, which will serve as an effective screen to the building from outside of the prison walls. The building is lower in height than the more central prisoner accommodation buildings and in design terms is typically utilitarian although this is to be expected given the context of the building being a prisoner block within the confines of a prison. It is therefore considered that the accommodation block will not have a detrimental impact on the character and appearance of the Green Belt or that of the area in general and is in line with the objectives of Policy DC6 and Policy GN5.

Residential Amenities

The nearest residential properties are well away from the proposed prisoner block and the centrally located additional car parking areas hence it is not considered that the proposals will harm the living conditions of the occupiers of the nearest residential properties.

Highways

LCC (Highways) have not raised any objections to the application subject to the Travel Plan relating to 04/00409/CIRC being enforced or a further travel plan being made the subject of a suitable condition. The 2004 application was submitted under the old Crown Immunity regime under Circular 18/84 (as the development was by a Government department on Crown Land) wherein the Council could not formerly resolve to permit or refuse planning permission but was considered a consultee on the proposals by the Prison Service and as such could raise an objection to the proposals. Recent procedural changes mean that the Council is now the determining authority hence a suitably worded condition is recommended to secure a Travel Plan as such a document was in the accompanying submissions with the said 2004 application although as explained, its monitoring and updating could not be enforced by the Council.

Ecological Issues

LCC (Ecology) have been consulted on the application and in providing comments on the proposals, no objections have been raised.

Conclusion On the basis of the above, it is recommended that planning permission be granted.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Prior to the first use of the new prisoner accommodation block and the car parking spaces hereby permitted, a Travel Plan, as defined by this permission, shall have been submitted to and approved in writing by the Local Planning Authority (in consultation with Lancashire County Council).

The Travel Plan shall provide details of the following: -

- a) A summary of the prisons particular transport and road safety issues;
- b) Evidence and results of consultation with staff and visitors and other interested parties;
- a) Targets and measures to minimize the impact of and a reduction in private car use for the journey to and from the prison by staff and visitors;
- b) A summary of the prisons current road safety policies and practices and, details of any new and proposed initiatives including a planned timetable of introduction and;
- c) Proposals for monitoring the progress of the Travel Plan including a timetable for its implementation and review.

The Travel Plan shall be implemented within the timescales set out in the approved Travel Plan document and shall be audited and updated, the details of which shall then be submitted for written approval to the Local Planning Authority (in consultation with Lancashire County Council) at intervals not greater than 18 months after the date of the written approval of the initial Travel Plan document referred to above and prior to the 18 month anniversary of this date thereafter. A Travel Plan is a document setting out a package of measures for reducing the number of car trips made to the development and the promotion of alternative methods of travel.

Reason: To ensure the safe operation of the car parks, to reduce dependence of private car journeys to and from the prison by staff and visitors, in the interests of road safety and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review and the Lancashire Parking Standards.
