

**PLANNING
COMMITTEE**

25th August 2021

Planning Application 21/00444/FUL

Creation of 2 new staff car parks and demolition of 2 existing staff car parks, plus creation of some additional infill car parking spaces around the trust site and repositioning of helipad

The Alexandra Hospital, Woodrow Drive, Redditch, Worcestershire, B98 7UB,

**Applicant: Mr Lewin
Ward: Greenlands Ward**

(see additional papers for site plan)

The case officer of this application is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

Procedural Matter

Members will recall that this application was considered at the Planning Committee meeting of 28th July 2021. It was resolved to defer the application for further information with respect to the number of car parking spaces being provided, particularly with respect to the number of staff car parking spaces being replaced compared with those being lost. Amended plans and further information has been sought with respect to this matter which is discussed in detail below.

Site Description

The site comprises the Alexandra Hospital situated to the south of Redditch close to the boundary with Stratford upon Avon District. To the east of the site lies Tudor Grange Academy and to the south a new residential development accessed off Nine Days Lane. The hospital site itself is access off Woodrow Drive to the north of the site.

Proposal Description

The proposal seeks the removal of two staff car parks which are located in the north west corner of the site and their replacement. A new car park is proposed to the north east of the site along with a new helipad. An extension to the existing staff car park in the south eastern corner of the site is proposed as well as extended car parking to the south west of the site. As well as this some reordering of the existing public car park to create additional spaces and the formation of some new public car parking spaces are proposed.

For the avoidance of doubt a table is provided below outlining the number of spaces affected by the proposal:

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Type of parking space affected	Existing	Proposed	Difference
Staff	307	308	+1
Public	-	28	+28

Please note, the 'existing' public car parking spaces is blank in the table above as none of the existing spaces are being removed. Reordering of the existing public car park has led to an increase of the number of public car parking spaces being proposed.

Relevant Policies :

Policy 1: Presumption in Favour of Sustainable Development
Policy 16: Natural Environment
Policy 18: Sustainable Water Management
Policy 20: Transport Requirements for New Development
Policy 44: Health Facilities

NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

21/00447/OUT	Outline application for the removal of existing carpark and demolition of existing apartment buildings (Use Class C3). Proposed new residential development of up to 92 homes (Use Class C3) with all matters reserved (scale, layout, appearance, landscaping) except access.	Pending consideration
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Consultations

North Worcestershire Water Management

No objections subject to recommended condition relating to the submission of a scheme of surface water drainage to be implemented before first use of the development.

Arboricultural Officer

No objections subject to recommended conditions and informative relating to tree protection measures and methods of construction.

Highways Redditch

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No objection subject to conditions and informatives.

Public Consultation Response

A site notice was displayed on 15.04.21 which expired on 09.05.21

A total of 43 letters were sent on 12.04.21 which expired on 06.05.21

Two representations have been received as a result. The matters raised cover the following points:

- Negative carbon impact
- Removal of trees and shrubs which provides a screen to the hospital
- Impact of proposed lighting
- Poor air quality
- Increased risk of traffic on hospital roads
- Use of hospital ground which may be needed for expansion in the future

Assessment of Proposal

Principle

The Alexandra Hospital site is covered by Policy 44 of the Borough of Redditch Local Plan No. 4 (BoRLP) 'Health Facilities'. This states, at 44.3, that the Borough Council will continue to safeguard land with the curtilage of the hospital for development which is intended for genuine health related purposes. The reasoned justification outlines at 44.6 what the Local Planning Authority consider are genuine health related facilities. Car parking does not feature within this list. It is noted, however, at 44.4 that a review of healthcare services at the hospital may necessitate a more flexible approach to land use in the curtilage of the hospital where it relates to the functioning of the hospital. In addition, it is noted that the applicant is the hospital itself, and the submitted design and access statement explains that the proposals have been prepared in view of Government directives requiring NHS Trusts to consider their land requirements. A result of this is the requirement to relocate the car parks in order to allow surplus land to be released for development.

Taking all these matters in to account it is considered that the NHS no longer has a need for the land subject to this application and as such the principle of redeveloping the site for car parking is acceptable.

Visual impact

The car parking will encroach into areas of the hospital site which are currently landscaped and grassed over. This will visually change parts of the site. However, when the development is seen in the context of the existing hospital building and associated development and considering the development will not be prominent outside of the

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bounds of the hospital site it is considered that the visual impact of the proposal will be acceptable.

Highways

The highway authority has been consulted on the application and raise no objection, subject to the imposition of conditions. Importantly, a condition is recommended with respect to timing such that the existing car parking provision is not closed until the replacement parking is constructed.

Members will note the table at the start of this report outlining the spaces being proposed with respect to those being lost. The application now proposes creating 308 staff spaces compared with 307 being lost. In addition, 28 public car parking spaces are being created.

With respect to the staff car parking spaces the application also notes that much of the existing car parking provision was associated with the residential blocks on the site, two of which have been vacant for some time. Notwithstanding, the application seeks to retain, and indeed now exceed by 1, the existing staff car parking provision on the site.

Taking all these matters in to account the proposal is considered acceptable on highway grounds.

Ecology

A preliminary ecological appraisal has been submitted with the application. No evidence of protected species was found at the application sites, however a series of recommendations have been made with respect to protected species when carrying out the works which can be adequately controlled by planning condition.

Amenity impact

One of the representations received raises the impact of the southern car park extension on the amenity of the occupiers of Whetstone Street which will be exacerbated by the removal of vegetation present along the boundary. Additional information has been sought which shows the proposed lighting arrangement and light spill from the car park extension. These plans indicate that any spill to the gardens of the properties on Whetstone Street will be limited. In addition, there is a robust boundary treatment between the application site and the residential properties which also benefit from garden lengths in excess of the current adopted standard. Taking all these matters in to account it is considered that the proposal development will not have a significant adverse impact on the occupiers of these dwellings sufficient to warrant refusal of planning permission.

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Other matters

In response to concerns raised by members with respect to health and safety concerns surrounding the Helipad element of the proposal the agent has provided some further information in this regard.

The space for the helipad exceeds the Civil Aviation Authority International and CAP 1264 (Standards for helicopter landing areas at hospitals) guidelines. The helipad would be suitable for an Augustawestland AW189 helicopter classification and the clearance around the pad exceeds the minimum recommended 3m clear zone. The helipad is to be fenced and the street lights to the car park in the near vicinity of the helipad are bollards as opposed to higher poles.

Whilst members are aware that this matter is covered by other legislation as outlined above it is hoped that this additional information provides some comfort with respect to safety matters relating to the helipad.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

ALX2942/E1B
(80)007 Rev P1
(80)005 Rev P2
(80)004 Rev P1
(80)003 Rev P1
(80)002 Rev P1
(80)001 Rev P1
(10)001 Rev P2

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. Prior to any works above foundation level commencing on site a scheme for surface water drainage will be submitted to and approved in writing by the Local Planning Authority. The scheme should provide appropriate levels of surface water attenuation. This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

4. No trees or hedges on the application site, or the branches or roots of trees growing onto the site from adjacent land, other than those shown on the plans hereby approved shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority

Reason: To safeguard the visual amenities of the area.

5. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed. There shall be no storage of plant/materials within the Root Protection Areas of any retained trees.

Reason: In order to protect the trees which form an important part of the amenity of the site.

6. No works of any kind shall be permitted within or through the Root Protection Areas of trees or hedges on and adjacent to the application site to be retained on site without the prior specific written permission of the Local Planning Authority. This specifically includes any works such as changes in ground levels, installation of equipment or utility services, the passage or use of machinery, the storage, burning or disposal of materials or waste or the washing out of concrete mixing plants or fuel tanks.

Reason: In order to protect the trees which form an important part of the amenity of the site.

7. Any excavations within the root protection areas must be carried out by hand and in accordance with BS5837:2012.

Reason: In order to protect the trees which form an important part of the amenity of the site.

8. The Development hereby approved shall not be first brought in to use until details of the provision of proposed dropped kerbs and tactile paving, where appropriate, associated with the various car parks have been submitted to and approved in writing by the Local Planning Authority and installed on site.

Reason: In the interests of highway safety.

9. The Development hereby approved shall not be brought in to use until details of the proposed accessible car parking spaces have been submitted to and approved in writing by the Local Planning Authority and installed on site. These spaces shall thereafter be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

10. The Development hereby approved shall not be brought in to use until details of the proposed electric vehicle charging spaces have been submitted to and approved in writing by the Local Planning Authority and installed on site. The spaces shall thereafter be retained on site.

Reason: To encourage sustainable travel and healthy communities.

11. The Development hereby approved shall not be brought into use until a draft Signage and Marking Strategy document, setting out appropriate changes to existing signage and road markings associated with parking and wayfinding, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

12. The existing car parks shall not be closed until all of the replacement parking has been built and is available for operational use.

Reason: To help prevent any indiscriminate parking during the construction phase and to ensure the safe and free flow of traffic onto the highway.

13. The development hereby approved shall be carried out in complete accordance with the recommendations of the protected species survey by Worcestershire Wildlife Consultancy dated September 2020.

Reason: In order to protect any protected species which may be present on the site.

Informatives

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1. You shall carry out all works in accordance with British Standard BS: 5837.12 document 'Guide for trees in relation to Construction 2012'.

Reason: To protect the health and condition the tree/s.

2. Drainage arrangements shall be provided to ensure that surface water from the vehicular access and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
3. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic. Before any work is commenced upon the development hereby approved representatives of Worcestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within one month or other agreed timescale.
4. Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development and as such the application falls outside the scheme of delegation to Officers.