

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/03/2017	Item No: 5.3
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2016/0918
Wards Affected	St. Peters	
Location	Kettering General Hospital, Rothwell Road, Kettering	
Proposal	Full Application: Two storey car park	
Applicant	Estates Department Kettering General Hospital	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 1 year from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. This permission shall be limited to a period expiring 5 years from the decision date. At or before the expiration of this period the structure hereby permitted shall be permanently removed from the site.

REASON: To enable the Local Planning Authority to re-assess the situation given the temporary nature of the building in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with approved plans and details listed within the table forming part of this decision notice.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. At all times when the car park is in use, the screening proposals shall be retained. Any proposed lighting shall be in accordance with details approved by the Local Planning Authority.

REASON: In the interest of neighbouring amenities in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

5. There shall be no construction on site before 08:00 hours or after 18:00 hours on Mondays to Fridays, nor before 08:00 hours or after 13:00 hours on Saturdays, nor at any time on Sundays or any recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0918

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

None relevant

Site Description

Officer's site inspection was carried out on 20th January 2017. The existing tarmac surface level car park B covers an area of 0.59 hectares and is located to the north west of the wider Kettering General Hospital site. The car park sits to the south of residential properties at Legion Crescent and to the north east of the hospitals own flatted accommodation within Naseby and Gretton House.

Proposed Development

The application seeks permission for a two storey car park that would be achieved through the use of a modular upper deck placed on top of the existing surface level car park, car park B, which is to be reconfigured. Car parking capacity within the application site would be increased from 227 to 451 parking spaces and 6 disabled parking bays and the main entrance to the car park moved to the north west corner of the site. Given the temporary nature of the structure, any permission would be time limited for a period of 5 years to enable the proposal to be reappraised by the Local Planning Authority in the medium term.

The applicant has stated that this proposal will meet their short term parking needs.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Highway Authority

No objection subject to the submission of a construction traffic management plan.

Environmental Health

No objection subject to the submission of additional lighting information on the vertical facades of the neighbouring properties themselves.

Neighbours

Two comments from neighbouring properties on Legion Crescent expressing concern regarding the proposed lighting above the top storey of the proposed car park which could be very intrusive and could be a bigger distraction and problem than the current lighting situation. One of these two neighbours has also raised concerns about the loss of privacy to their property.

One letter of support for the proposal.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 7 – Sustainable Development

Paragraph 17 – Core Planning Principles

Policy 7 - Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 10 – Provision of infrastructure

Policy 11 – The network of urban and rural areas

Local Plan

58. Employment: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:

1. Principle of development
2. Design and character
3. Impact on amenity
4. Highways
5. Flooding

1. Principle of development

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. Paragraph 7 underlines planning's social role – supporting accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The hospital site is located within Kettering town boundary, as defined by policy 58 of the Local Plan. Development within the town boundary is acceptable in principle, with Policy 11 and the vision for North Northamptonshire set out in the JCS recognises that Kettering will be the focus for healthcare within North Northamptonshire. The car park would provide a temporary addition to parking capacity for a period of 5 years and is functioning of the hospital. The policy rationale and the principle of healthcare development in this location are, therefore, firmly established.

2. Design and character

The car park is functional in design and clad with steel and timber but fundamental to the day to day running of the hospital. It is surrounded by existing buildings of varying styles and ages which when considered within its context would not be harmful to the character or appearance of the hospital. The proposal will not have a detrimental impact on the visual appearance and character of the area, and is considered to be appropriate and in accordance with policy 8 of the JCS and section 7 of the NPPF.

3. Impact on amenity

The car park is set centrally within the wider site and adjacent to residential properties to the north at Legion Crescent and to the south west the hospitals own residential accommodation within Naseby and Gretton house. To prevent any potential for overlooking to neighbouring properties, and minimise headlight glare from vehicles, the east elevation of the car park, in close proximity to Legion Crescent is screened with a combination of green steel louvre screens and treated softwood cladding to a height of 2.4m above the finished car park deck. Following officer concerns additional screening of the same specification has been included to the south west elevation of the car park which sits to the rear of Naseby House.

Lighting is proposed across the car park and has led to two objections from neighbouring properties on Legion Crescent. The initial lighting assessment was supported by information which clarifies the dispersion of the lighting beams and the exact position of the lighting columns. Environmental Health has no objection to the proposal subject to the submission of additional lighting information regarding any potential impact on the vertical facades of the neighbouring properties themselves. Additional information has been provided by the applicant with the desire of removing the need for pre-commencement conditions on any approval, which would delay the delivery of the project. Additional information will be provided within the committee update.

Subject to confirmation regarding the lighting, which could be conditioned if necessary, there will be no adverse amenity therefore the proposal accords with JCS policy 8 and paragraph 17 of the NPPF.

4. Highways

The Highway Authority has no objection to the principle of the additional car park but requested information about the construction phase in the form of a construction traffic management plan and vehicle routing plan in support of the application. This shows the limited construction traffic required for the construction utilising the new main entrance to the hospital via the roundabout and Haweswater road into the site, with access from Junction 7 of the A14. The plans provide information about the phased delivery of the scheme which will maintain a level of car parking provision within the site at all times. Subject to a condition which ensures adherence to the submitted documentation the development accords with the highway principles established in policy 8 of the JCS.

5. Flooding

The application site lies in Flood Zone 1; the area least at risk from flooding and the size of the development proposed precludes the need for a flood risk assessment. The additional car park deck is located on top of an existing hard surfaced car park and therefore the proposal will not increase the existing run-off from the site and therefore accords with policy 5 of the JCS.

Conclusion

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date: