

SUMMARY OF APPLICATION			
Application Reference	B/20/0463		
Application Type	Full Planning Permission		
Proposal	Change of use from residential accommodation to office use for the NHS Trust (ground floor only for an 18 month period)		
Location	Tattersall House, Castle Road, Boston, PE21 9QQ		
Applicant	Progress Housing Group, c/o Agent		
Agent	Mr Lee Greenwood, Smith & Love Planning Consultants		
Received Date:	20-Nov-2020	Consultation Expiry Date:	30-Dec-2020
Valid Date:	23-Nov-2020	Statutory Expiry Date:	18-Jan-2021
Date of Site Visit:	02-Dec-2020	Extension of Time Date:	
Objections received?	No		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission		
Report by:	Grant Fixter		
Date:	04/01/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises Tattersall House which is sited within the Boston Pilgrim Hospital complex. The building is located within the north western extent of the complex and is currently used as accommodation for key workers and those associated with the emergency services at the Pilgrim Hospital.

The application only relates to the ground floor which comprises 15 flats and communal facilities. As per the South East Lincolnshire Local Plan, the site is within the settlement boundary for Boston. In terms of surroundings, there is agricultural land to the north, with the remainder of the Pilgrim Hospital to the east, south and west.

DETAILS OF PROPOSAL:

This application seeks full planning permission for the change of use of accommodation on the ground floor to temporary office space for departments within the NHS Trust. The need for such a permission has been exacerbated by the Covid-19 pandemic, and an initial approval of 18 months is sought.



There are no external alterations proposed, with full details of the proposal shown on the following plan:

- Drawing 31468 521 02 – Existing and Proposed Plans.

RELEVANT HISTORY:

- B/05/0401 - Application for variation of condition 3 (occupancy restriction) attached to planning permission B/05/0098 granted on 28 April 2005 – Approved on 11/05/2005;
- B/05/0098 - Erection of 267 single en-suite rooms, 15 x 1 bed flats, 9 x 2 bed flats, and 12 x 3 bed houses with temporary access road – Approved on 28-04-2005.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 30: Pollution.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2: Achieving sustainable development;
- Section 4: Decision-making;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

CONSULTATION RESPONSES:

Witham Fourth IDB

Have no comments.

Fishtoft Parish Council

Have no objections or comments.

Environment Agency

Have no comments to make on the application as submitted as the change of use would be to a less vulnerable development.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regard to this application are set out below:

- Principle of development;
- Impact on the character and appearance of the area;
- Impact on amenity;
- Flood risk.

Principle of development

Policy 1 of the SELLP sets out the settlement hierarchy, stating development will be permitted within the settlement boundaries of the respective settlements providing the proposal supports the designated role of the settlement in which it is to be executed. Applications in the countryside (outside of settlement boundaries) will be approved provided it is necessary to its location and/or can be demonstrated that it meets sustainable development needs of the area.

Boston is identified as a Sub-Regional Centre in the SELLP and the application site is within the settlement boundary. Furthermore, the works are all within the confines of the Pilgrim Hospital's curtilage and make use of an existing building. The need for the proposal is to ensure the hospital can deal with the increased pressures arising from the current global pandemic and this would provide muchly needed additional office space.

The principle of development is deemed acceptable subject to the relevant policy considerations being met.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposal makes use of the ground floor of an existing building which is within the confines of the curtilage of the hospital, sited in the north western aspect of the complex. As expected, with the application site being within a hospital, there is extensive existing development of multiple storeys. This application involves an existing building and there are no external changes proposed.

The proposal, therefore, complies with policies 2 and 3 of the SELLP in regard to the effect on the character and appearance of the area.

Impact on amenity

SELLP Policy 2 and 3 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Due to the siting and extent of surrounding development within the confines of the hospital's curtilage, in addition to the proposal making use of an existing building where there are no proposed external alterations, there will be no detrimental impact on the amenity of any surrounding land uses.

The proposal therefore satisfies SELLP Policy 2 and 3 in respect of the effect on residential amenity.

Flood risk

Policy 4 of the SELLP state a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding, it can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk. Where supported by a site specific flood specific risk assessment a criteria will need to be adhered to. Change of use of existing buildings will be supported providing they do not pose an increase in risk to people.

Development within all flood zones (and development larger than 1 hectare in Flood Zone 1) will need to demonstrate that surface water from the development can be managed whilst not increasing the risk of flooding to third parties.

It is not considered the works would not increase the flood risk in the area or have an adverse effect on surface water.

CONCLUSION:

This proposal seeks the change of use of the ground floor of Tattersall House from 15 flats and communal areas to offices and communal areas for a period of 18 months. The need for this change of use has been further exacerbated by the pressures of Covid-19 and there will be no external alterations to the application building. The proposal complies with both local and national policy and is deemed acceptable.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:

1	<p>This planning permission is granted for a limited period only expiring 18 months from the date of this permission. The use of the building hereby permitted shall be discontinued and restored to its original use in accordance with the details submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To enable the flexible use of the building to respond to the extraordinary pandemic situation which would be in general accord with Policies 1 and 2 of the South East Lincolnshire Local Plan (2011-2036).</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received on 23/11/2020 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • Flood Risk Assessment; • Drawing 31468 521 02 – Existing and Proposed Plans. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	