

REPORT OF THE CHIEF PLANNER

Queens Medical Centre, Derby Road

1 SUMMARY

Application No: 16/01742/PFUL3 for planning permission

Application by: IDP Group on behalf of Nottingham University Hospitals

Proposal: Elevated pedestrian footbridge linking tram stop to QMC.

The application is brought to Committee because the development relates to a prominent site with important design considerations

To meet the Council's Performance Targets this application should be determined by 27th September 2016

2 RECOMMENDATIONS

1. Grant permission subject to the conditions listed in the draft decision notice at the end of this report.

Power to determine the final details of the conditions to be delegated to the Chief Planner.

3 BACKGROUND

3.1 This application relates to an area of mature landscaped open space and hard standing to the south to the Queen Medical Centre's (QMC) South Block. The site sits between the main hospital building and the newly constructed NET tram viaduct and its elevated tram stop. The hospital's internal access (South Road) and the Occupational Health and hospital nursery building, lie beyond the tram viaduct.

3.2 The site is located within Flood Zone 3.

4 DETAILS OF THE PROPOSAL

4.1 It is proposed to provide an enclosed, elevated pedestrian footbridge from the platform of the tram stop tower directly into the main hospital building. The footbridge would be positioned on the tram stop's stair/lift core and would connect into the south elevation of the QMC's South Block at Level B. The footbridge would provide to access to the hospital during the operational times of the tram.

4.2 The footbridge is approximately 86m long and is proposed to be supported on steel columns. It has been designed with a largely circular steel frame to support a clear polycarbonate roof, with open sides protected by a framework of steel rods and a balustrade either side of the walkway, within the circular frame. The footbridge has

a graded fall in height, through the use of a series of platforms and graded ramps, to achieve level access into Level B of the building, which sits at a lower level than tram stop.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

A site notice has been posted on site (expiry date of 14.09.16). A member of the public has concern over the additional need to provide direct access from the tram stop to the Treatment Centre on the opposite side of the South Road. No further comments have been received.

Additional consultation letters sent to:

Environment Agency: No objections.

Drainage: No objections.

NET Team: Comments to be reported to the meeting.

6 RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework

- 6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies. While planning applications still need to be determined in accordance with the development plan, which are set out in the report, the NPPF is a material consideration in the assessment of this application.
- 6.2 The NPPF advises that there is a presumption in favour of sustainable development and that development which is sustainable should be approved. Paragraph 17 of the NPPF lists the core planning principles that should underpin decision taking on planning applications. Of particular relevance to this application is the need to actively drive and support sustainable economic development; taking full account of flood risk, to secure high quality design; to manage patterns of growth to make the fullest use of public transport, walking and cycling and to focus significant development in locations which are or can be made sustainable.
- 6.3 Paragraph 60 of the NPPF advises that local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. Paragraph 63 adds that great weight should be attributed to outstanding or innovative schemes which raise the standard of design.

Aligned Core Strategies (ACS) (September 2014)

Policy A: Presumption in Favour of Sustainable.

Policy 1 - Climate Change.

Policy 10 - Design and Enhancing Local Identity.

Policy 14 – Managing Travel Demand.

Nottingham Local Plan (November 2005):

NE10 - Water Quality and Flood Protection.

NE5 - Trees.

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

- (i) Principle of the Development and Impact upon NET Tram
- (ii) Design considerations

(i) Principle of the Development and Impact upon NET Tram (ACS Policies A, 10 and 14)

- 7.1 The proposed elevated footbridge will significantly improve access into the QMC for members of the public and staff not only travelling to the hospital by tram, but also for those travelling by car and parking in the 650 space car park 3 to the south. It was originally estimated that 1,200 per day would travel to the hospital by tram, however a survey in December 2015 identified that this was already being exceeded, with 2,245 people travelling by tram in a 12 hour period. Together with footfall from the car park, estimated at between 1,200 to 2,200 per day, this equates to between 3,445 to 4,545 people needing to access the hospital from the southern side of building on a daily basis.
- 7.2 Existing access from the tram stop platform requires all pedestrians to descend by either stair or lift to ground level and, together with those using the main southern car park, find the easiest route to their destination in the building, which is unclear and difficult. Most visitors are presently directed to the main entrance to the hospital in the East Block at Level B, on the opposite side of the building and from there can wayfind the route to their destination.
- 7.3 The footbridge would therefore provide an enclosed, clear and direct route into the hospital at Level B for tram users and from there, onto the central corridor leading to the hospital's main entrance in East Block. The footbridge would significantly boost the use of the tram as a viable sustainable means transport for all visitors to the hospital.
- 7.4 The footbridge has been designed to have minimal structural impact on the tram stop platform. Any comments from the NET Team will be reported to the meeting.
- 7.5 The principle of the development is therefore considered to be acceptable and would accord with Policies A, 10 and 14 of the Aligned Core Strategy.

(ii) Design considerations (ACS policy 10 and NE5 of the Local Plan)

- 7.6 This part of the QMC campus is prominent from the surrounding area to the south and east. There are also long distance views into this part of the campus due to the elevated position of Clifton Boulevard flyover, with the main QMC building forming a landmark building when travelling into the city from the south. The elevated footbridge would be highly visible within this context, although largely from views

within the campus. From the south and east the footbridge would be seen against the backdrop of the main QMC building, and in part obscured by the new NET tram viaduct and stop. It is therefore, considered that the scale, height, and massing of the proposed development is appropriate to its position and context.

- 7.7 In response to comments made at the pre-application stage, the design of the footbridge has been developed to provide a high quality solution that is both functional and lightweight, yet also has a striking modern aesthetic created by the circular frame. The bridge has been designed to gently curve towards the QMC building through the existing mature landscaping. The underside of the bridge is given a simple, clean finish with more sculptured supports than originally proposed.
- 7.8 The proposal would result in the removal of some of the mature trees in the landscape area but any loss is proposed to be kept to a minimum and replacement trees are to be provided.
- 7.9 Subject to the final details of the external materials and replacement trees being agreed by condition, it is considered that the siting and design of the proposed footbridge would comply with Policy 10 of the Aligned Core Strategy.

Other Matters – Flood Risk (ACS Policy 1 and Policy NE10 of the Local Plan)

- 7.10 The proposal raises no issues in terms of flood risk and both the Environment Agency and the drainage team have raised no objections on this basis.
8. **SUSTAINABILITY / BIODIVERSITY** (ACS Policy A and 14)
- 8.1 The provision of a direct level access into the hospital would promote the use of the tram as a sustainable mode of transport.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

The building would be fully accessible.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Healthy Nottingham – Improving health and wellbeing

An equal Nottingham – Provide inclusive and accessible services for our citizens

14 CRIME AND DISORDER ACT IMPLICATIONS

None.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 16/01742/PFUL3 - link to online case file:
<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OB461LLYK9F00>
2. Environment Agency comments 30.08.16
3. Drainage comments 30.08.16

17 Published documents referred to in compiling this report

Nottingham Local Plan (November 2005)

Contact Officer:

Mrs Jo Briggs, Case Officer, Development Management.

Email: joanna.briggs@nottinghamcity.gov.uk. Telephone: 0115 8764041

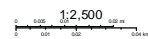
NOMAD printed map



Key

 City Boundary

Nomad web map printed by a Nomad user at 09:20, 13/09/2016



Description

No map description

My Ref: 16/01742/PFUL3 (PP-05201442)
Your Ref:
Contact: Mrs Jo Briggs
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City Council**

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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 16/01742/PFUL3 (PP-05201442)
Application by: Nottingham University Hospitals
Location: Queens Medical Centre, Derby Road, Nottingham
Proposal: Elevated pedestrian footbridge linking tram stop to QMC.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit

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

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

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. No development shall commence until a Construction Method Statement detailing how the development works are to be carried out, including details of any construction works which may have an impact upon NET infrastructure or operations (including cranes over sailing the tramway and storage of plant and materials adjacent to / beneath the viaduct), has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of NET safety and amenity and in accordance with the aims of Policy 14 of the Aligned Core Strategy.



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3. No development shall commence until details of all external materials, their finish, colour and design pattern, have been submitted to and approved by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved materials.

Reason: In order to ensure an appropriate quality of finish to the approved development and in accordance with Policy 10 of the Aligned Core Strategy.

4. The development hereby permitted shall not be commenced until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. The Arboricultural Method Statement shall specify measures to be put in place for the duration of construction operations to protect the existing trees that are shown to be retained on the approved plans.

Reason: To ensure that existing trees are safeguarded during construction in accordance with Policy NE5 of the Local Plan.

5. The tree protection measures detailed in the approved Arboricultural Method Statement shall be put in place prior to the commencement of the development hereby permitted, and retained for the duration of construction operations. The development shall be carried out in accordance with any ongoing requirements set out in the approved Arboricultural Method Statement.

Reason: To ensure that existing trees are safeguarded during construction in accordance with Policy NE5 of the Local Plan.

6. Prior to the commencement of the development the following details shall be submitted to and agreed in writing with the Local Planning Authority:

- a) How the footbridge will attach at either end, to the tram stop and hospital building;
- b) Any means to restrict access ie. gates or barriers, onto the footbridge from the tram stop or into the hospital;
- c) How the footbridge is proposed to be lit.

Reason: In order to ensure an appropriate quality of finish to the approved development and in accordance with Policy 10 of the Aligned Core Strategy.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

7. The development shall not be brought into use until a tree planting scheme has been submitted to and approved in writing by the Local Planning Authority.
- (a) The planting scheme shall be on the basis of two trees to replace each one to be removed and include details of the type, height, species and location of all new trees, and the approved landscaping scheme shall be carried out in the first planting and seeding seasons following its occupation;
 - (b) any trees which die, are removed or become seriously damaged or diseased within five years following the footbridge being first brought into use shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation; and
 - (c) no part of the site included in the landscaping scheme shall be used for any other purpose without the prior written consent of the Local Planning Authority.



Reason: To ensure the loss of the trees as a result of the siting of the visitor centre is adequately mitigated in accordance with Policy NE5 of the Local Plan.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

Standard condition- scope of permission

S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 2 August 2016.

Reason: To determine the scope of this permission.

Informatives

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.



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RIGHTS OF APPEAL

Application No: 16/01742/PFUL3 (PP-05201442)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.



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