
2024/0573

South West Yorkshire Partnership NHS Foundation Trust

Construction of new HV Substation with associated works including formation of compound area with access road for maintenance and refuelling and alterations to existing car park.

Kendray Hospital, Doncaster Road, Kendray, Barnsley, S70 3RD

Site Location & Description

The application relates to an existing hospital site located to the south of Doncaster Road. The hospital consists of various buildings with associated car parks and pathways in between. Small parcels of landscaping are also located amongst the built form.

The main vehicular entrance into the site is via Doncaster Road, with an access road broadly following the perimeter of the site. The hospital buildings are not within direct view from the street, being heavily screened by a tall brick wall and mature landscaping along the frontage. The application site consists of a small parcel of grassed land located in the north-west corner of the site; part of the adjacent existing car park and parcels of landscaping across the site.

An established belt of trees borders the hospital site to the west, with residential housing adjoining the site to the east and south. Overall, the character of the site consists of a mixture of materials and building forms, typical of most hospital complexes.

Site History

2020/0405 – Alterations and extensions to an existing single storey hospital ward, GRANTED, 8/6/2020

2019/0460 - Formation of car park and associated internal reconfiguration works to enable vehicular and pedestrian access provisions, GRANTED, 26/7/2019

2015/0853 - Erection of single storey extension, GRANTED, 24/8/2015

2012/0810 - Erection of extension and alterations to existing day hospital to form new stroke unit, GRANTED, 21/8/2012

2011/0741 - Extension and Alterations to existing Ward 4 to form new Community Respite Rehabilitation Unit, GRANTED, 28/7/2011

2010/0870 - Alterations and refurbishment to Ward 6 of Hospital, WITHDRAWN, Received: 12/7/2021

2009/1440 - Erection of single storey extension and internal alterations to Substance Misuse Unit, GRANTED, 23/12/2009

B/02/1623/BA - Erection of single-storey building to provide additional office space, GRANTED, 23/12/2002

B/01/1537/BA - Erection of single storey office accommodation, GRANTED, 16/1/2002

B/98/1352/BA - Erection of lobby and store room extension and internal alterations, GRANTED, 14/1/1999

B/97/1144/BA - Erection of single-storey extension, GRANTED, 20/10/1997

B/87/0794/BA/CD - Re-development of hospital phase 2, UNKNOWN, 29/7/1987

Proposed Development

This application seeks full planning permission to erect a new substation building and compound on the existing grassed land and alterations to an existing car park, as well as associated landscaping works.

The agent has confirmed that the site's existing substation comprises electrical switchgear and equipment which is obsolete. The hospital trust is looking to increase electrical capacity at the site to facilitate the installation of new low carbon technologies to work towards the long-term carbon reduction objectives. In order to replace the existing equipment whilst maintaining electrical supply to the site a new substation is required to be constructed prior to switching to the new supply.

The proposed substation structure will have an L-shaped footprint, built in red brick with concrete tiles on the hipped style roof. The building is single storey, with an overall footprint of 81sqm. Double doors will be installed on the south, west and east elevation with a separate single door on the south elevation. Internally the building will house various electrical equipment including a transformer and switch rooms.

The alterations to the adjacent car park include the loss of 6 parking spaces to allow sufficient access to the substation. A new gulley will be installed and the retained spaces will be regraded.

3 trees will be removed to create the compound area, which will situate to the east of the substation building. The compound will house the fuel tanks, which will provide fuel for the standby generator in the event of a mains failure. A new tarmacked access is proposed between the compound entrance and the existing road. Appropriate replacement planting is proposed to offset the loss of the existing trees, as described below. The red line boundary has been amended to ensure that the replacement planting lies within the site.

Section 15 – Conserving and Enhancing the Natural Environment

Barnsley Local Plan 2019

The following Local Plan policies are relevant:

Policy GD1: General Development
Policy D1: High Quality Design and Place Making
Policy SD1: Presumption in favour of Sustainable Development
Policy T4: New Development and Transport Safety
Policy LC1: Landscape Character
Policy POLL1: Pollution Control and Protection
Policy BIO1: Biodiversity and Geodiversity
Policy CC1: Climate Change

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Trees & Hedgerows, May 2019
Biodiversity & Geodiversity, March 2024
Parking, November 2019

Consultations

Local Ward Cllrs– No response.

Biodiversity Officer – No objection based on the submitted information. The submitted assessment demonstrates that there will be a 29.41% net gain in biodiversity which is welcomed. Conditions attached relating to full compliance with Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment and the Statutory Biodiversity Metric. Informatives also attached relating to bird nesting session and protected species.

Forestry Officer – The development will require the removal of 3x category B trees which is not ideal. However, given the nature of the site and its constrained layout, amending the proposal to avoid this loss would be difficult. Given that the trees are not visible from outside the site and suitable replacement planting is proposed, this is accepted in this instance. Conditions attached relating to protection of the retained trees and the submission of a soft landscaping plan.

Highways DC- The loss of 6 spaces is noted but not considered to cause a significant impact, as explained below. No objection and no conditions required.

Pollution Control– No objection subject to condition relating to noise levels and construction hours.

Northern Powergrid- No response.

Sustainability – No response.

Yorkshire Water – No response.

Representations

The application has been publicised twice, following amendments to the application site boundary and the description. This application has been advertised in accordance with the Development Management Procedure Order 2015 as follows:

First Round- Original Proposal

- Site Notice displayed (public interest), consultation expiry: 7/8/2024

Second Round – Amended red line/description

- Site Notice displayed (public interest), consultation expiry: 17/9/2024

No neighbour representations have been received in response to the above publicity.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. New buildings and extensions are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

The proposed development relates to the erection of new infrastructure/utility equipment which is ancillary to the wider hospital use of the site. The principle of the development is therefore considered to be acceptable subject to the considerations as followed.

Design, Appearance and Amenity

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The main substation building will be built in red brick with concrete roof tiles and steel doors. The building will have a hipped roof, with a ridge height of 5.7m at the highest point, which reduces to 4.7m on the sideways projection. The building itself is not architecturally interesting but is suitable for its intended use/purpose. As mentioned, there is no definitive building style within the wider site and therefore the appearance of the proposed building is acceptable.

The development also includes the erection of a compound area which will be enclosed by a 3m high wire mesh fence. The compound will house two fuel tanks which will be accessed via a new road to the east.

The proposed equipment will be located a suitable distance away from residential properties and hospital wards to ensure that amenity is not harmfully impacted by virtue of overshadowing. A condition has also been attached in relation to noise levels to ensure that the noise created by the equipment is not a harmful or disturbing volume.

The development will provide much needed infrastructure/utility equipment at an existing hospital site. The development has been carefully positioned towards the corner of the site and therefore out of direct view. On this basis the design and appearance is considered to be acceptable.

Impact Upon Trees

Policy GD1 states proposals for development will be approved if existing trees are to remain on site and are considered in order to avoid overshadowing.

Policy BIO1 states development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

Section 5.3 of the Trees and Hedgerow SPD (May 2019) states where trees are situated in close proximity to a proposed development a full tree survey is required. The survey should specify any works or pruning that is needed. Section 5.4 states that the submitted site plan must clearly indicate which trees are to be retained and which are to be removed.

Section 6.1 states that the tree survey should inform the layout and design of the development and should ensure that higher category trees are retained. Plans which show the retention of high value trees too close to buildings or roads will not be approved.

The proposal has been supported by a tree survey, as well as a proposed soft landscaping plan. As mentioned, 3x category B trees will need to be removed in order to facilitate the proposed development, which are currently positioned where the compound is proposed to be sited. Category B trees are typically of moderate quality and value and therefore should look to be retained.

The trees to be removed are labelled as T7, T8 and T9 on the submitted tree survey plan and are the following species/conditions:

T7: Holly – good condition

T8: Common Lime- good condition

T9: Horse Chestnut- Good condition

The Forestry Officer has reviewed the application submission and whilst ideally the proposal should be amended to avoid the loss of the trees, in this instance the felling of trees is accepted. It is noted that the hospital site consists of various buildings and built form meaning an alternative location for the development with less harm upon trees, cannot be identified. The existing trees are not within direct view from Doncaster Road due to being screened by the established trees along the site frontage. Given the nature of the proposal and the fact that it relates to vital infrastructure at a hospital site, the loss of the trees is acceptable on this basis.

In order to offset the loss of the trees, a sufficient replacement planting scheme has been proposed within the wider hospital site. The submitted soft landscaping plan includes a tree schedule for the 45x proposed replacement trees. These will be planted within three of the existing landscaped areas within the wider hospital site. The application site boundary has been amended to include these areas.

The trees within the wider site, including those along the frontage and to the side of the application site will not be impacted by the development. However, to ensure the protection of the retained trees, a pre-commencement condition is attached relating to the submission of tree protection barrier details; tree protection plan and an arboricultural method statement. There is no objection on this basis.

Highways Considerations

NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

The Highways DC Officer has reviewed the application and has no objection to the proposal. Whilst it is noted that the development will result in the loss of 6 standard parking spaces, this is not considered to cause a significant impact upon the parking availability at the site, with sufficient off-street parking and regular bus routes serving the site.

The development will not result in additional traffic movements, apart from during the construction period. There is no objection on this basis, with no conditions required, though an informative is attached to ensure that disabled parking availability should not be impacted.

Biodiversity Considerations

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

The application has been supported by a Biodiversity Net Gain assessment and metric as well as the associated condition assessments. A preliminary ecological appraisal has also been submitted, which has been reviewed by the Ecologist.

In summary the development will deliver a +29.54% net gain in biodiversity. This will be achieved through the enhancement of 0.16 ha of modified grassland in addition to the 45 native trees which are to be planted to replace those lost (as explained above).

On this basis the development is acceptable subject to the conditions attached which includes the mandatory biodiversity gain plan which is to be provided prior to the commencement of any development.

Conclusion

The site has a long-established use as a hospital, and the proposed works are ancillary to this facility. The development will provide vital utility infrastructure and is therefore considered to be acceptable in principle.

The appearance and design of the development is suitable, given its use and purpose. The development will not be in direct view from the wider area, thus not impact the character or appearance of the street scene. The development will only be viewable from within the site and existing hospital buildings.

Whilst the development will result in the loss of 3x category B trees, this is considered to be suitable in this instance. The loss of trees is always resisted, however given the nature of the scheme in conjunction with the position and amenity value of the existing trees, the loss is accepted. A satisfactory replacement planting scheme will offset the harm introduced by the loss of trees.

In summary, the proposed works are in-keeping with the existing appearance and use of the site and is therefore acceptable subject to the conditions attached.

Recommendation

Approve with conditions

Site Location Plan, Drawing No: 2357-TAD-XX-XX-DR-A-EX-0001, Rev: P04

Proposed Site Plan, Drawing No: 2357-TAD-SS-XX-DR-A-PL-0001, Rev: P04

Proposed Site Sections, Drawing No: 2357-TAD-SS-XX-DR-A-PL-0005, Rev: P02

Proposed Roof Plan, Drawing No: 2357-TAD-SS-ZZ-DR-A-PL-0003, Rev: P04
Proposed Floor Plan, Drawing No: 2357-TAD-SS-00-DR-A-PL-0002, Rev: P04
Proposed Elevations, Drawing No: 2357-TAD-SS-ZZ-DR-A-PL-0004, Rev: P04
Soft Landscaping Plan, Drawing No: (96)001