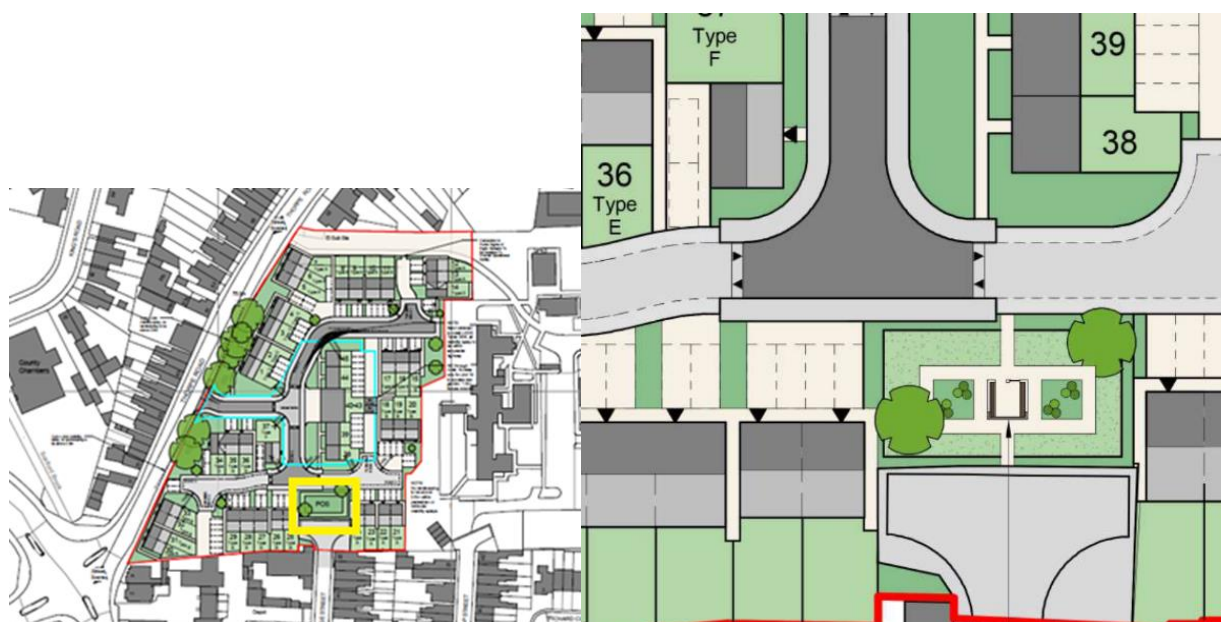


Discharge of Condition 30 (Vagrant Cells) attached to planning permission Ref. 19/00909/OUT

St Marys Hospital, Thorpe Road, Melton Mowbray. LE13 1SJ

Corporate Priority:	Delivering Sustainable and Inclusive Growth in Melton
Relevant Ward Member(s):	Councillor P Posnett, Councillor S Lumley, Councillor Margaret Glancy
Date of consultation with Ward Member(s):	9 May 2022 formal consultation 16 th June 2022 informal update to members with additional plans
Exempt Information:	No

1 Summary



- 1.1 The application seeks the discharge of a condition attached to an outline planning permission for the residential redevelopment of the site of the former St Mary's Hospital. The condition, No. 30 in a series of planning conditions and set out in full below, relates to the provision of an appropriate form of commemoration of the historic vagrant cells that previously occupied the site.
- 1.2 The site comprises the former Melton Hospital on the eastern side of Thorpe Road and accommodates a range of buildings and structures which previously formed the hospital. A single storey building comprising vagrant cells of the former workhouse building is also located on the site. The site is accessed from Thorpe Road and there is a pedestrian access from Thorpe Road to the current hospital which is located to the east of the site.
- 1.3 Outline planning permission with access was granted for the demolition of existing buildings and structures on the site and the redevelopment for up to 38 new dwellings together with associated access and site infrastructure was granted on the 25th August 2020. Full planning permission was granted for the change of use and conversion of the central block and wings of the former workhouse building to comprise four dwellings and four residential apartments with associated parking and amenity space under the same application. This is the area outlined in blue on the plan above.
- 1.4 Condition 30 of the outline permission relates to the Vagrant Cells at the site and reads as follows;
- 'Prior to their demolition, details of scheme to re-use part of the fabric and features of the Vagrant Cells within the confines of the site, as a means of commemoration and interpretation of their presence on the site and their role in the history of Melton Mowbray, which shall include incorporation of the Cell Block door, shall be submitted to and approved by the LPA. The scheme shall subsequently be implemented in accordance with the approved details.
- Reason: To facilitate commemoration and interpretation of the non-designated heritage asset in the history of Melton Mowbray'.
- 1.5 Detailed plans of the Vagrant Cell commemoration have come forward within this application which include an elevation mock-up of the feature in order to formally discharge condition 30.
- 1.6 The proposed memorial feature would be positioned within the public open space area of the site to allow natural surveillance
- 1.7 The feature would form a 3 sided structure, with an open front elevation and no roof, as well as low level side elevations in order to allow easy views in and out.
- 1.8 The structure would be built to a footprint based on a vagrant cell, measuring 2.5m to the eaves level and constructed using bricks reclaimed from the existing vagrant cells, as well as utilising windows from the existing cells. An existing vagrant cell door would be fixed in place with a steel frame at the front of the structure.

RECOMMENDATION(S)

1. It is recommended that the application is approved and condition 30 formally approved.

2 Reason for Recommendations

- 2.1 The proposed scheme is considered to result in an appropriate memorial and consists of a structure which offers an interesting and sensitively considered physical representation of

a historic vagrant cell at the site in terms of scale, design and appearance, ensuring that the feature would appropriately commemorate the interpretation of this important non-designated heritage asset and its place in Melton Mowbray's history.

- 2.2 Due to the design and positioning of the feature, it is considered that the risks arising from anti-social behaviour or vandalism have been adequately addressed and mitigated.

Key Factors

2.3 Reason for Committee Determination

- 2.3.1 Under Part 9 of Chapter 2 of the Constitution, the Director of Growth and Regeneration, in consultation with the Chair, considers that the application raises matters which should be referred to Planning Committee partly due to the close interest the Committee has taken in ensuring the commemoration is appropriately delivered.

2.4 Relevant Policies

- 2.4.1 Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.

- 2.4.2 The Local Plan Policies remain up to date and consistent with national planning policies and guidelines as contained in the National Planning Policy Framework (2021).

2.4.3

- 2.4.4 Please see Appendix B for a list of all applicable policies.

2.5 Main Issues

- 2.5.1 Heritage matters

3 Report Detail



3D Visualisation

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4.1 Heritage

- 4.1.1 Consideration of this Discharge of Condition application must address only those issues relating to the reason behind the inclusion of the particular planning condition. Broader issues and other material planning considerations that relate to the development as a whole have been considered elsewhere, most recently at Planning Committee on July 21st 2022.

- 4.1.2 Paragraph 197 of the NPPF requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets. Policy EN13 of

the Melton Local plan echoes this and seeks to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets.

- 4.1.3 The loss of the existing vagrant cells has been agreed within the permitted outline scheme, the purpose of attaching condition 30 was to commemorate this important aspect of Melton Mowbray Town centre and to retain an aspect of this feature within the site. Furthermore, the layout and siting of the vagrant cell memorial feature with the public open space area of the site has been agreed recently within the reserved matters application, which was approved at July 21st planning committee meeting.
- 4.1.4 Following significant discussions with the agent acting on behalf of the applicant, precise details of the memorial have come forward and been revised from the initial submission inline with the request of the planning committee and the deferral of the Reserved Matters application at the Planning Committee of 3rd March 2022..
- 4.1.5 No objection has been received from the Consultant Conservation Officer to the proposal in its most recent form, which has been revised to include stone capping over the brickwork and treatment of the door to ensure the longevity of the feature and overcoming initial concerns over the detailing of the external appearance.
- 4.1.6 Views into and out of the feature are also present, allowing the users to understand and appreciate its significance whilst also allowing natural surveillance by people coming and going on the adjacent footpaths and areas in front of nearby dwellings, aiming to reduce the risk of vandalism and anti-social behaviour
- 4.1.7 The proposed scheme is considered suitable as a memorial feature, having replicated the vagrant cell in terms of scale and appearance, albeit modified with open elevation and roof to allow natural surveillance.
- 4.1.8 The positioning of the feature within the public open space section of the residential development is also considered to allow for a good degree of natural surveillance as well as aiding integration of this feature into the wider site.
- 4.1.9 With respect to maintenance, it would be the intention of the developer to set up a Management Company to oversee maintenance and management of the feature and to ensure its continued contribution as a valued commemoration of the cell block feature within the development.
- 4.1.10 Overall, it is considered that the proposed scheme would meet with the aims of Policy ENV13 and Para 197 of the NPPF.

5 Consultation & Feedback

- 5.1 No formal public consultation is required with this application for discharge of condition. However several meetings have been held with the applicant as well as ward members to discuss the merits of the scheme and develop ideas on this feature.

6 Financial Implications

- 6.1 None

Financial Implications reviewed by: N/A

7 Legal and Governance Implications

- 7.1 None

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 Background Papers

- 8.1 19/00909/OUT - Change of use of the central block and wings of the former workhouse building to comprise 4 houses and 4 residential apartments with associated parking and amenity space. Outline application for demolition of existing buildings and structures on site and redevelopment of the site for up to 38 new dwellings together with associated access and site infrastructure. All matters are reserved except access. Approved 21.01.2021
- 8.2 21/00939/REM - Approval of the details of the layout, scale, external appearance of the buildings and landscaping of the site, pursuant to Condition 3 of Outline Planning Permission 19/00909/OUT. Resolution to permit at planning committee.
- 8.3 22/00633/DIS – Discharge of Condition 25 19/00909/OUT - Level 3 Building Recording – Pending Consideration.

9 Appendices

- 9.1 Appendix A – Summary of Statutory Consultation Responses
- 9.2 Appendix B – List of applicable Development Plan Policies

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