



# INFRASTRUCTURE OVERVIEW AND SCRUTINY COMMITTEE

## *Committee Report*

**Public**

**26th February 2009**

**Date of Meeting:**

**Title:** FORMER GARLAND HOSPITAL SITE DEVELOPMENT BRIEF  
(SPD)

**Report of:** Head of Planning and Housing Services

**Report reference:** DS.17/09

### **Summary:**

This report sets out a draft development brief for the Former Garland Hospital Site on the southern boundary of the City. The draft is being considered for consultation.

### **Questions for / input required from Scrutiny:**

Input is required on the content of the proposed consultation draft SPD

### **Recommendations:**

That the views of Infrastructure Overview and Scrutiny Committee are referred to Executive when considering the draft SPD for consultation

A C Eales  
Head of Planning and Housing Services

**Contact Officer:** Chris Hardman

**Ext:** 7190

## **1.0 Background**

- 1.1 Executive considered report DS.14/09 on the 16<sup>th</sup> February 2009. The report set out a draft Supplementary Planning Document for the Former Garlands Hospital Site for consultation. Executive resolved to refer the draft to Infrastructure Overview and Scrutiny Committee for consideration prior to consultation. The Executive report is attached.
- 1.2 The draft report has been prepared following work on the Local Plan policies which contain a specific policy LC14 for the development of the remaining buildings which are surplus to requirement of the Trust. The draft development brief has been prepared by the Trust's consultants with officer involvement. Ownership of the brief passes to the City Council to undertake consultation, report back on comments and consider the adoption of the brief in due course.
- 1.3 Members are requested to consider the content of the brief for consultation and the views will be reported to Executive for consideration prior to a City Council report. The committee's previous report on SPD production related to the Shaddongate/Caldewgate area and Members considered that they should scrutinise the document through a workshop. Should members consider that approach useful for this document a workshop session could be arranged during March which would enable a response to be reported to the Executive meeting on the 14<sup>th</sup> April.

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# REPORT TO EXECUTIVE

## PORTFOLIO AREA: INFRASTRUCTURE AND ENVIRONMENT

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Date of Meeting: 16th February 2009

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Public

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Key Decision: Yes

Recorded in Forward Plan: Yes

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Inside Policy Framework

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**Title:** FORMER GARLANDS HOSPITAL SITE DEVELOPMENT BRIEF  
**Report of:** Head of Planning and Housing Services  
**Report reference:** DS.14/09

### Summary:

This report sets out a draft Supplementary Planning Document for the former Garlands Hospital Site on the edge of Carlisle.

### Recommendations:

That the draft version of the Supplementary Planning Document be referred to Infrastructure Overview and Scrutiny Committee for consideration prior to consultation.

**A Eales**

Head of Planning and Housing Services

**Contact Officer:** Chris Hardman

**Ext:** 7190

**Note:** in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

## **1. BACKGROUND INFORMATION AND OPTIONS**

- 1.1 Under the Planning and Compulsory Purchase Act 2004 the City Council has a statutory duty to provide the Local Development Framework to guide development within the district. This includes the provision of supplementary planning documents (SPDs) to amplify Council planning policies. The Council also has a duty to update any existing Supplementary Planning Guidance.
- 1.2 The documents for production within the Local Development Framework are contained within the Local Development Scheme. This includes the Former Garlands Development Brief as a Supplementary Planning Document.
- 1.3 The brief expands on Local Plan policy LC14 Carleton Clinic which refers to the remaining surplus land at the former Garlands Hospital site. This policy however restricts development to redevelopment of the areas already occupied by buildings whether by conversion or replacement. The brief has been prepared in the context of existing planning policies within the Carlisle District Local Plan 2001-16 taking into account the land use designations.
- 1.4 The site is currently owned by the Hospital Trust and they have assisted with resources to commission the preparation of the brief with officer input. The brief is a Carlisle City Council document when adopted and its preparation remains the responsibility of the Council including necessary consultation and modification through the preparation process.
- 1.5 The document provides the background information on the site along with its land use and policy context for development proposals. It is intended that this will guide potential developers of the site accompanying any market information. The draft planning brief is attached to this report.

## **2. CONSULTATION**

- 2.1 Consultation to Date.  
Minimal consultation has taken place with statutory service providers
- 2.2 Consultation proposed.  
A six week consultation is proposed on the draft SPDs in line with current practice. This will follow consideration of the draft SPDs by Executive and Council.

**3. RECOMMENDATIONS**

That the draft version of the Supplementary Planning Document be referred to Infrastructure Overview and Scrutiny Committee for consideration prior to consultation.

**4. REASONS FOR RECOMMENDATIONS**

To provide further guidance on policies contained within the Carlisle District Local Plan.

**5. IMPLICATIONS**

- Staffing/Resources – Within existing resources of the Local Plans and Conservation Section. .
- Financial – The preparation of the draft SPD has been undertaken with external resources. The remaining work will be undertaken within existing resources of the Local Plans and Conservation Section
- Legal – In accordance with the Planning and Compulsory Purchase Act 2004 provisions
- Corporate – This document will assist with the Council's "greener" priorities by bringing forward development of previously developed land.
- Risk Management – Without this SPDS there may remain a lack of clarity on the intention of the policies within the Local Plan.
- Equality and Disability – None
- Environmental – Environmental Issues will be covered within the SPDs
- Crime and Disorder – Covered in additional SPDs and where relevant referred to in this document
- Impact on Customers – This will provide additional guidance improving the service to customers of the planning service

**A Eales**

Head of Planning and Housing Services

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**Ext:** 7190