

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING & HOUSING	PLANNING COMMITTEE	6 NOVEMBER 2019	5
APPEAL AGAINST ADDITION OF PROPERTY TO THE LOCAL LIST OF HERITAGE ASSETS – WESHAM PARK HOSPITAL			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

An appeal has been received following proposals to add Wesham Park Hospital, Derby Road, Wesham, the former Poor Law Institute, to the local list of heritage assets.

The full grounds of appeal are attached as appendix 2 but, in summary, the appeal was submitted on the grounds that:

- The original pavilion plan has been all but obscured/largely lost due to incremental change and loss over the course of the Site's history.
- It is notable that the Site has not (amongst other criteria) been considered of local interest due to its age or architectural merit.
- Looking purely at its architectural qualities, it is not a building worthy of national designation and neither is it a building of any particular note on a local level, when architecture alone is considered.
- The interest in the Site remains predominantly derived from its history and associations within the local context, which is something that can be referenced and celebrated on the Site without necessarily retaining the existing, much altered, buildings on it, through display and interpretation boards along with informed and considered redevelopment in the future.

The property was placed before an appeal panel for consideration on 19 September 2019 to consider the heritage merits of the asset and to recommend the asset is either added to the local list or is not added to the local list. Their report is attached as appendix 3.

Members are requested to consider the report of the appeal panel and determine whether the property should be added to the Local List.

RECOMMENDATIONS

1. That, subject to securing the recording of the building and the preservation of the memory of Wesham Park Hospital through interpretive public information on the site, including the use of existing features from the building, that Wesham Park Hospital is not added to the local list of heritage assets.

SUMMARY OF PREVIOUS DECISIONS

This particular asset has not been considered for inclusion on a Local List committee meeting agenda previously.

On **26 March 2014**, in line with the recommendation of the Policy Development Scrutiny Committee of **6 March 2014**, Cabinet resolved to:

1. Approve the consultation exercise as undertaken in respect of the [Heritage] Strategy and responses thereto

be noted and the incorporation of these into the final Strategy.

2. Recommend to Cabinet that the Strategy as presented be approved and thereafter be adopted as official Council Policy.

3. Recommend to the Cabinet that the Task and Finish group to remain in operation, for a period of no more than 12 months, to oversee the initial implementation of the Strategy, Action Plan and Work Plan and the setting up of the Heritage Forum.

A series of task and finish groups were held culminating in the adoption of the Built Heritage Strategy for Fylde 2015 – 2032 in **November 2015**.

On **20 January 2016**, the Development Management Committee was invited to appoint members to a working group, to be known as the Project Board in the delivery of the local listing of heritage assets.

Following consideration of this matter the Committee RESOLVED: to appoint Cllr Richard Redcliffe, Cllr Maxine Chew and Cllr Peter Collins to the working group.

On **8 March 2017**, Planning Committee RESOLVED TO approve the methodology and Protocol relating to the implementation of the project, the concept of protecting and recognising Groups of High Townscape Value, the scope for conservation area review and further potential designations and the locally listing of the first 'batch' of 10 buildings.

On **13 September 2017** Planning Committee RESOLVED TO approve the Groups of High Townscape Value in Ansdell, the scope for conservation area review and further potential designations and the locally listing of the second batch of locally listed buildings.

On **17 January 2018** Planning Committee RESOLVED TO approve the local listing of the third batch of locally listed buildings.

On **3 July 2019**, Planning Committee RESOLVED TO approve the local listing of a number of buildings in Kirkham, Wesham, Singleton and Freckleton as well as appointing Vice-Chairman, Councillor Richard Redcliffe and Councillors Ray Thomas and Heather Speak to form part of the Project Board.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

- Members will note that consideration of adding Wesham Park Hospital to the Local List of Heritage Assets at the Planning Committee on 3 July 2019 was postponed pending consideration of an appeal to the listings appeal panel submitted on behalf of the property owner.
- The appeal panel met on 19 September 2019 and discussed the architectural and historic merit of the asset using the Protocol document, the datasheet, photographs, and OS map provided. In order to ensure the independence of the appeals panel, no Fylde Council officers have been involved in the appeals process.
- The report of the appeals panel in respect of the property is reproduced as appendix 3 to this report, but in summary the Panel found:
 - That the buildings have rarity value
 - Sufficient building format is retained to allow the original form of the buildings to be read

- c. The changes that have been made have not affected the overall character
 - d. The architecture is austere but not unbearable
 - e. Local listing would inform future development
4. In conclusion, the panel considered that the building meets three of the selection criteria for inclusion on the Local List (historic interest, group value and rarity), although they considered that the entry could have potentially been enhanced to add architectural merit to the listing.

Analysis

5. The buildings at Wesham Park Hospital have been considered by an independent appeal panel made up of members who were not involved in the original consideration of the buildings for inclusion in the list. The appeal panel considers that the buildings meet several of the selection criteria for inclusion on the local list and so members would ordinarily be recommended to add the buildings to the list.
6. However, before making such a decision, Members should be aware that the NHS are proposing to redevelop the Hospital Site in order to make way for housing and a local health centre.
7. The demolition of a building such as the hospital is regarded as permitted development under Class A of Part 31 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). However, prior to demolishing any buildings under this class, a developer must apply to the local planning authority *“for a determination as to whether the prior approval of the authority will be required to the method of demolition and any proposed restoration of the site”*. In order to facilitate the redevelopment of the hospital site, a prior determination submission relating to the demolition of the existing buildings has been submitted to the council for consideration.
8. The demolition submission proposes that, prior to the demolition of the building, an archaeological record of the buildings will be made, that the key features of the building will be preserved as part of the demolition and that they will be retained on site in order to form a memorial to the buildings and the historical importance of the site.
9. The appeals panel recognised that the addition of a building to the local list would not, in itself, prevent the future demolition of the building, but it would allow the heritage value of the building to be considered alongside any proposed redevelopment. Given that the building has been identified for inclusion on the local list primarily for its historical rather than architectural importance and as the other buildings that provide a group value (Superintendent’s house on Station Road and the Cottage Home on Moor Street) are now isolated from the site, it is considered that the recording of the building and the retention of key features to be incorporated into a memorial to the building and the historic use of the site would preserve the memory of the site and its local significance.
10. The legislation requires that, in the event that a local planning authority considers that prior approval is not required the demolition must be carried out in accordance with the submitted details. In the event that prior approval is required the demolition must be carried out in accordance with the details approved. As the applicant has included details of the method of demolition and preservation of key features in its application, they would be required to carry out the demolition in accordance with those details unless an alternative scheme is approved. Any future application for planning permission to redevelop the site for housing and/or a health centre would be able to consider any adjustments necessary to the approved scheme of restoration in order to facilitate the memorial features within the scheme.
11. Accordingly members are recommended not to add the buildings to the local list of heritage assets as the historic importance of the site can be preserved by alternative means. However, should members not agree with this recommendation and consider that the buildings are worthy of preservation, it would be necessary to serve an Article 4 direction on the site in order to remove permitted development rights relating to demolition of buildings.

IMPLICATIONS	
Finance	There are no direct financial implications arising from this report

Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Appeal panel report	*****	Attached as appendix 1

Attached documents

1. Datasheet for Wesham Park Hospital
2. Grounds of Appeal
3. Report of Appeals Panel
4. Local List Protocol document