

APPLICATION NO	PA/2010/0994
APPLICANT	Dr J Gallagher, South Axholme Group Practice
DEVELOPMENT	Planning permission to change the opening hours of an existing surgery
LOCATION	32 High Street, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee

POLICIES

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified by post and four letters of objection have been received objecting on the following grounds:

- the proposed car park would be contrary to policy LC14 as it is located on land that forms part of an area of High Landscape Importance

- the impact on adjacent properties of additional cars being parked to the rear of the property
- light pollution from proposed new floodlighting would have an adverse impact upon the living conditions of the adjacent properties.

ASSESSMENT

Planning permission is sought for the extension of the opening hours of the existing doctors' surgery, located at 32 High Street Belton. This is an amendment from the submitted scheme in that the proposed extended car park has been removed from the application after consultation between the applicant and the local planning authority.

The existing doctors' surgery is located within a converted bungalow on High Street, Belton. Adjacent properties either side are of the same style and build whilst across the road is a collection of former council houses. To the rear of the surgery is a small car park used by the doctors attending the surgery which is accessed by the existing driveway of which access is shared with 34 High Street. There is also an existing 2m high fence between the adjacent properties.

The main issue to consider in the determination of the application is whether or not the proposed extended opening hours will have a detrimental effect on the amenity of the adjacent residential properties.

In relation to the issue surrounding extended opening hours there is an important act of balancing the needs of the surgery to provide a valuable community service that fits in with people's busy lives and the need to protect the amenity of the adjacent residential properties. It would be unfeasible to allow unlimited opening hours at the surgery as this would undoubtedly lead to a loss of amenity to adjacent properties by virtue of the increase in car and people movements to and from the site.

Discussions with the applicant has resulted in them submitting details of when they intend to have extended opening hours and for how long. For the record, it is the applicant's intention to extend the opening hours to 8.30pm on a weekday and from 8.30am to 12.30pm on a Saturday. However, they have stated that at this current stage they would be willing to only open until 8.30pm on a Wednesday and Thursday evening.

Taking this into account and the fact that the main objections to the proposal were in relation to the extended car park, it is considered a suitable alternative that can be considered acceptable. It is therefore considered that, subject to a condition stipulating the practice shall only be open until 8.30pm on a Wednesday and Thursday and from 8.30am until 12.30pm on a Saturday, there are no other concerns with the proposal in principle and it is recommended for approval in accordance with policy DS1 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The practice shall only be open between the following hours: Monday, Tuesday and Friday 8.30am to 5.30pm, Wednesday and Thursday 8.30am to 8.30pm and Saturday 8.30am to 12.30pm.

Reason

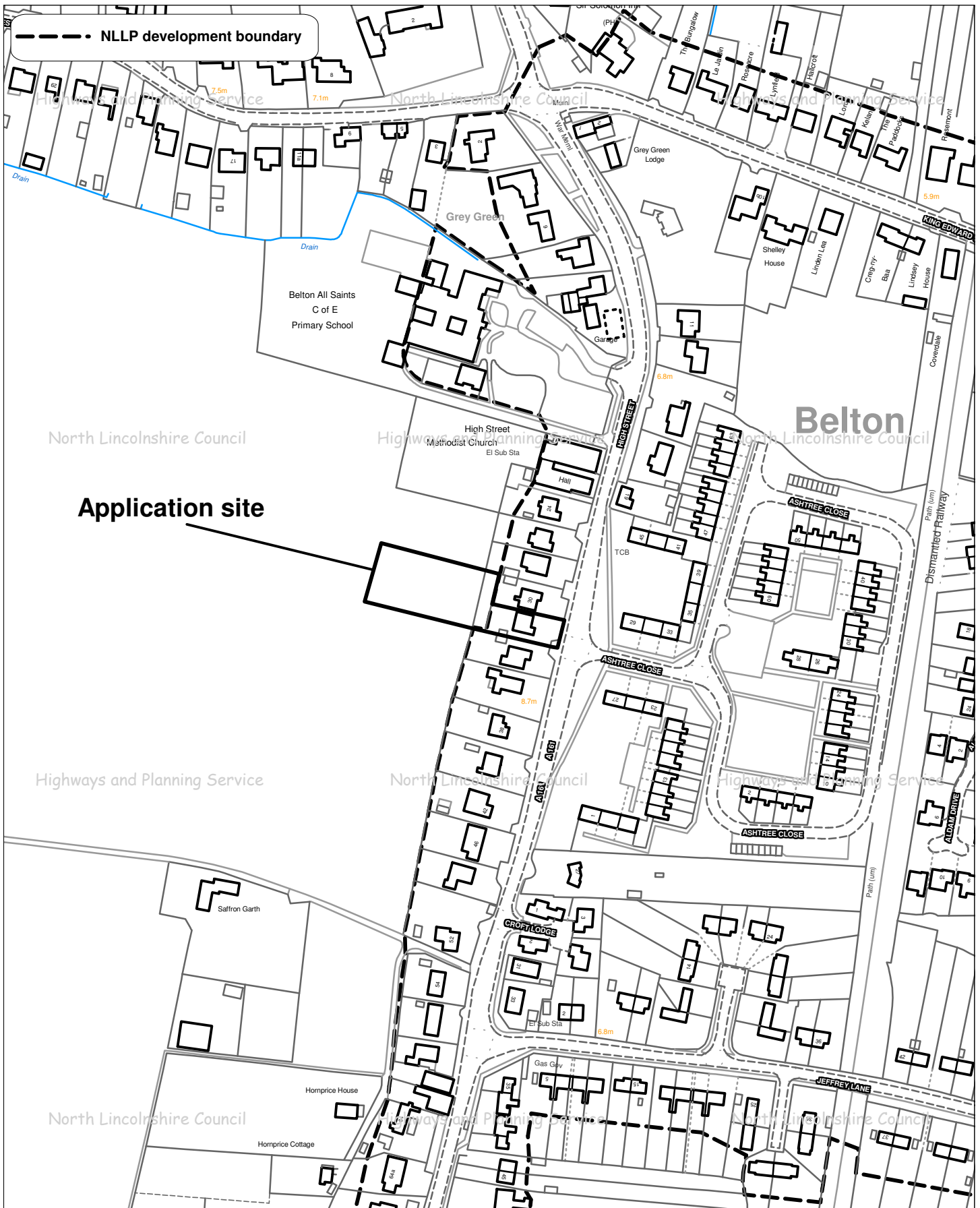
To protect the amenity of the adjoining residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

The permission hereby granted shall be limited to a period of one year from the date of the permission.

Reason

To assess the impact of the extended opening hours on the adjacent properties and thus the amenity of the surrounding area, in accordance with policy DS1 of the North Lincolnshire Local Plan.



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Highways and Planning Service

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