

APPLICATION NO	PA/2010/0038
APPLICANT	Dr J Gallagher
DEVELOPMENT	Planning permission to change the use of part of a surgery to a retail pharmacy with associated alterations
LOCATION	30 Church Street, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Eckhardt – concerns over parking/congestion)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy YH6 (Local Service Centres and Rural and Coastal Areas) states that Local Service Centres will be protected and enhanced as attractive places and communities, providing quality of place and excellent environmental, economic and social resources. Plans and strategies should retain and improve local services and facilities, particularly in Local Service Centres.

Policy ENV11 (Health, Recreation and Sport) states that plans and strategies should work with commissioners of health and social care to ensure health and social care provision is targeted as close to people's homes as possible, promoting independence and prevention and, where not possible, to be easily accessible by public transport. Additionally this policy states that adequate and accessible health facilities shall be retained and promote the development of major health care facilities within Regional Cities, Sub Regional Cities and Towns, and Principal Towns, and supporting provision of outreach facilities in rural areas.

North Lincolnshire Local Plan: Policy ST2 – Haxey is identified as a minimum growth settlement.

Policy DS1 provides general design guidance in relation to all new development.

Policy T2 – all new development should provide a satisfactory access.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Support the application.

PUBLICITY

Advertised by site notice and neighbouring properties notified. Five letters of objection have been received (two from the same objector) raising the following material considerations:

- congested site
- no additional on-site car parking to be provided
- additional vehicles travelling to and from the site
- lack of on-street car parking
- additional hazards to pedestrians and vehicular users
- prescriptions can be collected from the dispensary
- other retail outlets already selling medical products
- additional noise and disturbance
- disabled parking is not catered for
- the existing surgery should never have been built on this site and the surgery should be encouraged to move to a better site with a custom-built building with car parking.

ASSESSMENT

This proposal is to change the use of part of the existing surgery into a pharmacy/dispensary. The existing dispensary within the building is cramped and space is limited. The new pharmacy/dispensary will allow patients to collect prescriptions from the site and will also provide medical products for sale to the general public. Minor alterations to the frontage of the building will be required in order to facilitate the change of use. Ramped access will provide access for the disabled and infirm.

The main issues associated with this proposal are whether, in planning policy terms, the proposal is acceptable and if so, whether the impact on neighbours, the amenity of the locality and the highway network is also acceptable.

It is accepted that Haxey High Street is already congested by virtue of on-street parking and that Haxey surgery has limited off-street parking for its patients and staff. The proposed pharmacy is located inside the existing surgery. It is anticipated that the majority of customers using the pharmacy will have obtained a prescription/medical advice from the surgery. As a result, a linked trip will be formed and no additional traffic movements will be caused in this manner.

It is accepted that the pharmacy may attract customers who have not used the surgery. It is likely that these customers will be from Haxey itself and many would walk to the surgery. Highways have raised no objections to the proposal and therefore it is considered to be acceptable in highway terms.

Concerns relating to additional noise and disturbance to neighbours are noted. In order to reduce the impact of the proposal on residents, restrictions on opening hours can be placed on the permission so that the pharmacy is not open late at night or on Sundays.

Objectors have raised the issue of illegal parking. This is not a planning issue and is a matter for the council's parking enforcement service. Issues relating to other retail outlets in the vicinity selling medical products are noted. However, the planning system cannot be used to control competition in this manner.

The issue of the existing surgery relocating to an alternative site is not material to this application.

The proposal will provide an additional community facility for the residents of Haxey and is therefore a sustainable proposal. It is hoped that, where possible, residents will walk/cycle to the surgery/pharmacy rather than using private vehicles. It is anticipated that the majority of visits to the pharmacy will be linked with visiting the doctor's surgery and as a result an increase in vehicular movements will be marginal. The controlling of opening hours of the pharmacy will decrease noise and disturbance to residents. The proposal therefore accords with policies YH6 and ENV11 of the Regional Spatial Strategy and 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 development hereby permitted shall be carried out in accordance with the following approved plans: G/01/01/053/09 and site plan date stamped 15 January 2010.

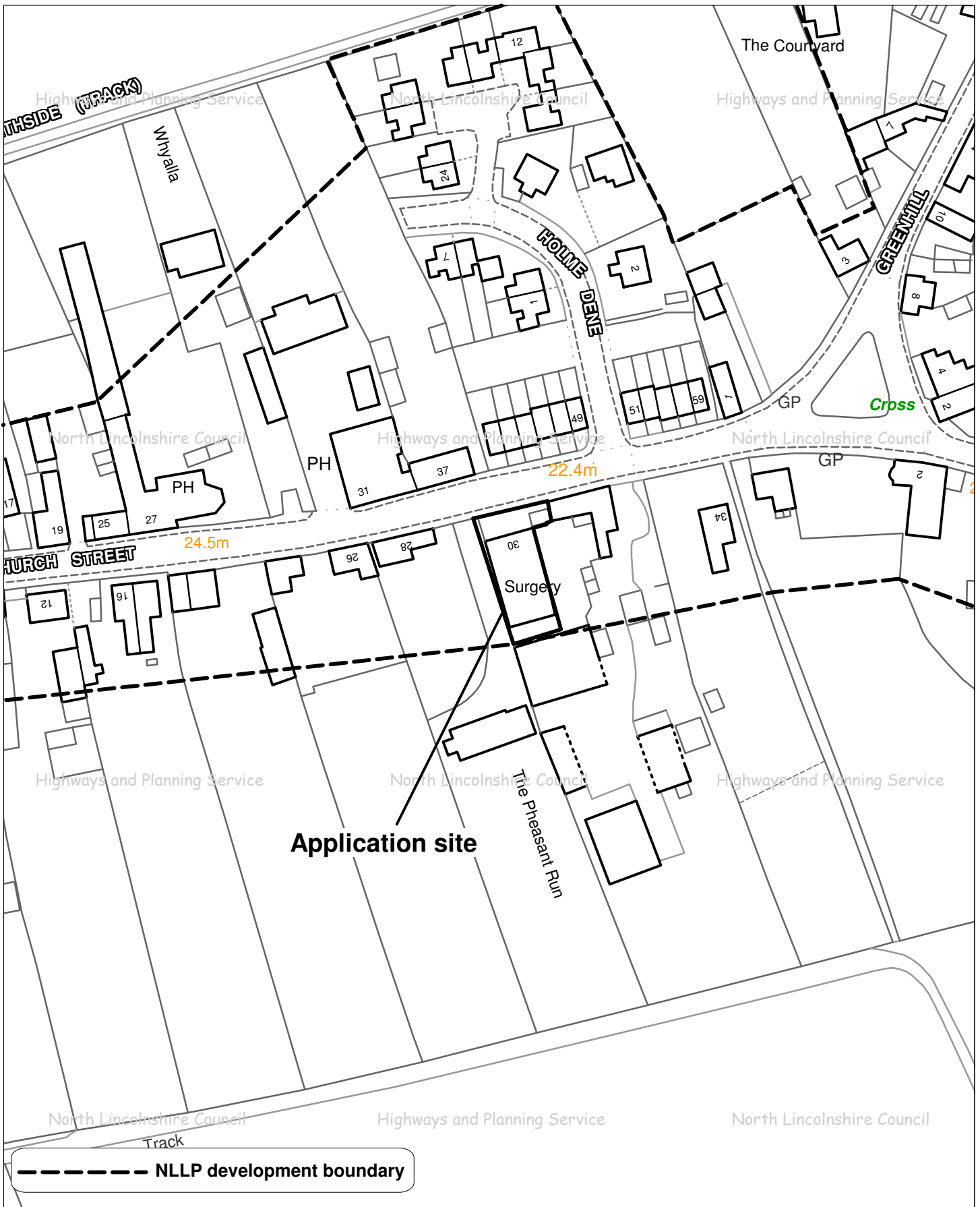
Reason

For the avoidance of doubt and in the interests of proper planning.

3.
The pharmacy hereby permitted shall only be open to the general public between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, and shall not open at all on Sundays, Public and Bank Holidays.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0038

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Highways and Planning Service

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