

APPLICATION NO	PA/2015/0580
APPLICANT	Cedar Medical Practice
DEVELOPMENT	Planning permission to increase car parking facility to rear and install lighting
LOCATION	275 Ashby Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
CASE OFFICER	James Roberts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Gosling – significant public interest)

POLICIES

National Planning Policy Framework: Chapters 7 (Requiring good design) and 8 (Promoting healthy communities)

North Lincolnshire Local Plan: Policies T2 (Access to Development), T19 (Car Parking Provision and Standards), DS1 (General Requirements), DS11 (Polluting Activities), DS12 (Light Pollution) and LC12 (Protection of Trees, Woodland and Hedgerows).

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more sustainable development), CS5 (Delivering Quality Design in North Lincolnshire).

CONSULTATIONS

Highways: No objections.

Tree Officer: No objections following the receipt of amended plans showing a revised layout.

Environmental Health: No objections subject to conditions limiting construction hours and hours of lighting.

Drainage: No objections subject to an informative.

PUBLICITY

Neighbouring properties have been notified. Objections were received initially from two local residents, and further comments have been received following the last meeting of the Planning Committee, raising the following concerns:

- The proposal would increase pollution at neighbouring properties.
- Some trees have been removed within the site. Remaining trees should be retained.
- Any re-planting should be evergreen and environmentally friendly.
- The submitted information is inaccurate.
- During the consideration of previous applications at the site it was stated that sufficient parking would be provided.
- Neighbours have not been sufficiently notified.
- The application should be determined in its original form and the applicant should not be entitled to address issues during the consideration of the scheme.
- The proposal would be contrary to current policy.
- The proposal may increase flood risk.
- Additional planting should be used to screen the proposal from neighbouring dwellings.
- The proposal will increase congestion/parking/vehicle manoeuvring issues within the site.
- The site is inadequate to accommodate the increase in demand.
- The decision on this application should be consistent with others at the site and should therefore be refused.
- Opening hours may be increased in future which will further harm living conditions/crime prevention objectives.
- Further efforts should be made to ensure that bins are secured.
- The cycle parking facilities should be moved to the front of the site.
- There is no need for the increase in parking area.
- The case officer's previous report was inaccurate and misleading.

ASSESSMENT

The application was deferred at the last meeting of the council's Planning Committee (29 July) to allow the applicant to consider amending the scheme to address neighbours' concerns. An amended block plan has since been received from the applicant which makes the following changes:

- Removal of the existing tree between spaces 21 and 22 and car spaces 19-21 moved up.
- Spaces 17 and 18 moved away from the western boundary to be relocated on the southern boundary as indicated.

- New trees proposed along the western boundary to provide additional visual and sound screening.
- Spaces 17-21 to be reserved for staff parking to minimise vehicle movements near to the western boundary.

The application site comprises an existing medical surgery located off Ashby Road, Scunthorpe. The main buildings are located to the front of the site with a car parking area located to the rear. The car park to the rear is accessed via a driveway which runs down the side of the site. The remainder of the land to the rear is grassed and contains a number of trees. The buildings within the site were extended after being granted consent under application PA/2009/1137. The surrounding area is predominately residential in nature although there are some non-residential uses in the locality.

The main issues in the determination of this application are the benefits of the scheme; the impact of the proposals on neighbouring living conditions, trees and highway safety; and the design implications of the scheme.

Benefits of the scheme

The proposal is to extend the existing car park to provide an increase in the number of parking spaces available to customers from 18 spaces to 31 spaces, together with a bike storage area and lighting. The submitted documentation indicates that the increased car park would cater for the increased number of patients that the surgery is currently experiencing. The National Planning Policy Framework (NPPF) makes it clear that local planning authorities should plan positively for schemes which allow existing services to develop and modernise to meet changing demands. The NPPF also indicates that schemes which result in economic growth should be viewed favourably.

The scheme would enable the surgery to meet its changing levels of patients and would support the needs of the existing service within the site. It is therefore considered that the scheme would result in modest economic and social benefits – factors which should be weighted in favour of the application.

Impact on neighbouring living conditions

The proposal involves the extension of the existing car park and the provision of two external lighting columns to be located towards the centre of the site. The council's Environmental Health team have offered no objections to the scheme subject to conditions limiting working hours during construction and the hours during which the external lighting is switched on (7am to 7.15pm).

It is accepted that an increase in the number of cars visiting the site would result in some increase in pollutants, particularly noise. In addition, the fact that the proposed car park would extend in the direction of the neighbouring properties would exacerbate this impact. However, it should also be noted that vehicles using the car park are likely to do so at relatively low speeds, thus limiting the amount of noise and disturbance they would generate. Furthermore, no part of the car park would be within 25 metres of any neighbouring habitable building and the existing boundary treatments (timber fencing) are to be retained. The revised block plan has resulted in the proposed car parking being moved away from the western boundary and additional planting being incorporated along the

boundary. The details and specification of this planting could be adequately controlled by condition.

The applicant has confirmed that the proposed lighting columns would reach a maximum height of 6 metres and that they would be controlled by a timer ensuring they would stop operating at set times. Given the limited number of columns proposed, that they would be located centrally within the site, and that they would not be switched on outside of the aforementioned hours, it is considered that they would not result in an unacceptable increase in light pollution.

In light of the above factors, and in particular the comments received from Environmental Health, it is considered that the scheme would not have an unacceptable impact on neighbouring living conditions.

Impact on trees

It is understood that some trees within the site have been removed in the recent past. None of the trees within the site are protected and the owner of the site was therefore entitled to remove them without requiring prior consent from the local planning authority.

There are a number of trees retained within the site and the applicant has indicated that they aim to retain these. To ensure the trees are protected the site plan has been amended marginally during consideration of the application to ensure the hard surfacing is set further away from some of the existing trees. The applicant has also confirmed that any retained trees will be protected during the construction period via protective fencing. This can be adequately controlled via condition. Subject to such a condition, and given that the Tree Officer has raised no objections to the amended scheme, it is considered that the proposals would not have an unacceptable increase on the trees within the site.

Highways

The council's Highways team has offered no objections to the scheme. The proposed extension to the car park is intended to provide for a recent increase in patient numbers at the surgery. Whilst it is accepted that the proposal would accommodate a greater number of visitors to the site, this is due to the increased use of the service rather than the proposed car park. The existing access/egress point would be unaffected by the proposals whilst sufficient room would be provided within the site to ensure that vehicles could continue to enter and leave in a forward gear. In light of these factors, and given the lack of objection from the council's Highways team, it is considered that the scheme would not unacceptably compromise highway safety.

Design

The proposed works would be located to the rear of the site and would not be highly prominent from the highway. The scheme would be visible from neighbouring properties but any visual impact would be lessened by the retention of the existing fencing. Furthermore, the proposed extension to the car park would reflect the existing character of the site and would not therefore have a significant detrimental impact on the character of the site or surrounding area.

Other issues

The following issues, raised by the objectors, have not been addressed in the above report:

- The submitted information is inaccurate – *the submitted documentation has been inspected and a site visit carried out. It is considered that sufficient information has been provided to enable an accurate assessment to be carried out.*
- During consideration of previous applications at the site it was stated that sufficient parking would be provided – *each application must be treated on its own merits.*
- Neighbours have not been sufficiently notified – *the application has been fully advertised in accordance with current legislation.*
- The application should be determined in its original form and the applicant should not be entitled to address issues during consideration of the scheme – *such an approach would be contrary to the nationally prescribed and locally endorsed approach of offering a proactive planning service. The applicant has provided amended plans to address initial concerns.*
- The proposal may increase flood risk – *the site is not within an area known to be at risk of flooding and a condition could be attached to any approval ensuring that the development is carried out using a sustainable urban drainage system.*
- The decision on this application should be consistent with others at the site and should therefore be refused – *whilst previous decisions can be a material planning consideration, each application should be treated on its own merits. It is considered that to grant permission for the current scheme would not be contrary to any previous approach adopted by the council.*
- Opening hours may be increased in future which will further harm living conditions/crime prevention objectives – *the application must be assessed with the current situation in mind. Given that the proposal relates solely to the car park area it is not possible for a condition to be imposed limiting the opening hours of the medical practice.*
- Further efforts should be made to ensure that bins are secured – *bins are shown to the rear of the surgery on the submitted plans within a dedicated area. This is considered acceptable from a planning perspective.*
- The cycle parking facilities should be moved to the front of the site – *a cycle storage area is shown to the rear of the surgery on the submitted plans within a dedicated area. This is considered acceptable from a planning perspective.*
- There is no need for the increase in parking area – *the applicant has clearly indicated the justification for the proposal. The need for the proposal is peripheral to the main planning issues relating to impact on amenity, highways, safety, etc.*
- The case officer's previous report was inaccurate and misleading – *the report put before Members is considered an accurate and balanced appraisal of the planning merits of the case.*

Conclusion

It is considered that the revised proposal would make a positive contribution to the changing needs of the service and that the scheme would not result in unacceptable harm to neighbouring living conditions, the health of any trees, highway safety or the character of

the site and surrounding area. The scheme is considered to sufficiently accord with adopted planning policy and guidance.

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: CMP/15/03"C".

Reason

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

3.

Construction and site clearance operations shall be limited to the following days and hours:

7am to 7pm Monday to Friday

7am to 1pm on Saturdays.

No construction or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

In the interests of the amenity of the locality and to comply with policy DS1 of the North Lincolnshire Local Plan.

4.

All retained trees within the site shall be protected with tree-protective fencing during the construction period. The fencing shall be set out as detailed on approved plan CMP/15/03"C" and shall be of a type set out in BS5837:2012.

Reason

To ensure the health of the retained trees and to accord with policy LC12 of the North Lincolnshire Local Plan.

5.

The external lighting hereby approved shall be operational only between the hours of 7am and 7.15pm and shall be baffled and directed as far as practicable to only illuminate the car park area.

Reason

In the interests of the amenity of the locality and to comply with policy DS1 of the North Lincolnshire Local Plan.

6.

No hard surfacing shall take place until a scheme for the disposal of surface water has been agreed in writing by the local planning authority. The scheme shall include an assessment of possible sustainable urban drainage systems which should be prioritised.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

7.

The existing boundary treatments to the perimeter of the site shall be retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of the amenity of the locality and to comply with policy DS1 of the North Lincolnshire Local Plan.

8.

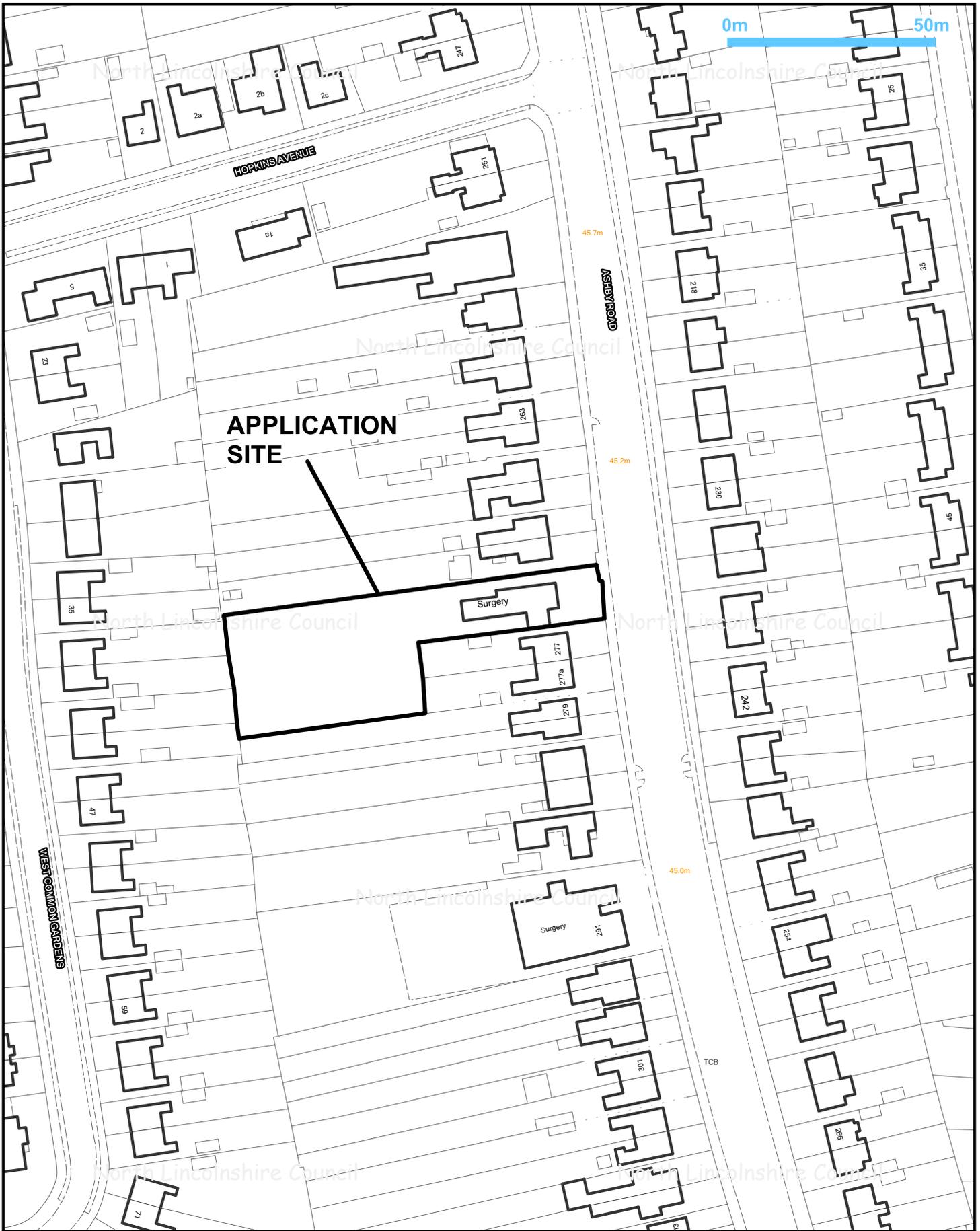
The development shall not be brought into use until additional planting has taken place along the western boundary of the site. The planting shall take place in accordance with a scheme to be agreed in writing with the local planning authority. The scheme shall include details of how the planting will be retained and maintained for the lifetime of the development.

Reason

In the interests of neighbouring amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2015/0580

Drawn by: Sue Barden

Date: 18/08/2015

Scale 1:1250

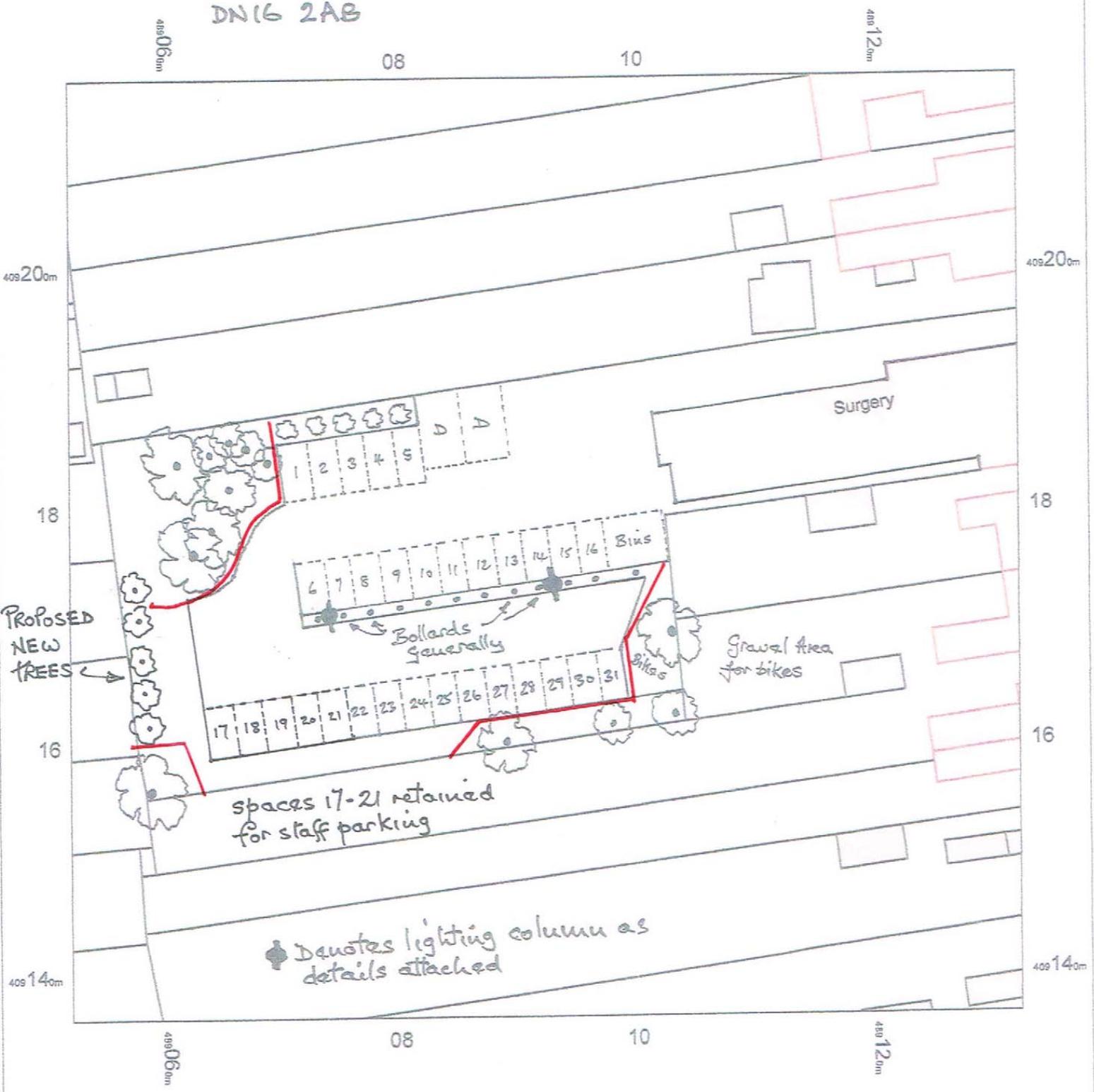


© Crown copyright and database rights 2015
Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

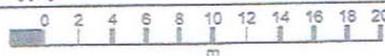
CEDAR MEDICAL PRACTICE
275 ASHBY ROAD
SCUNTHORPE
DN16 2AB



"PROPOSED BLOCK PLAN"

DRG. NO. CMP/15/03 "C"

"TREE PROTECTION MEASURES"



"A" REVISED 30/06/2015
"B" REVISED 30/07/2015
"C" REVISED 13/08/2015