

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 15th November 2016

Application	05
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Application Number:	16/01730/FUL	Application Expiry Date:	30 th August 2016
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Application Type:	Full application
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Proposal Description:	Alteration and extension of car parking to existing health centre including relocation of turning area for Middleham Road
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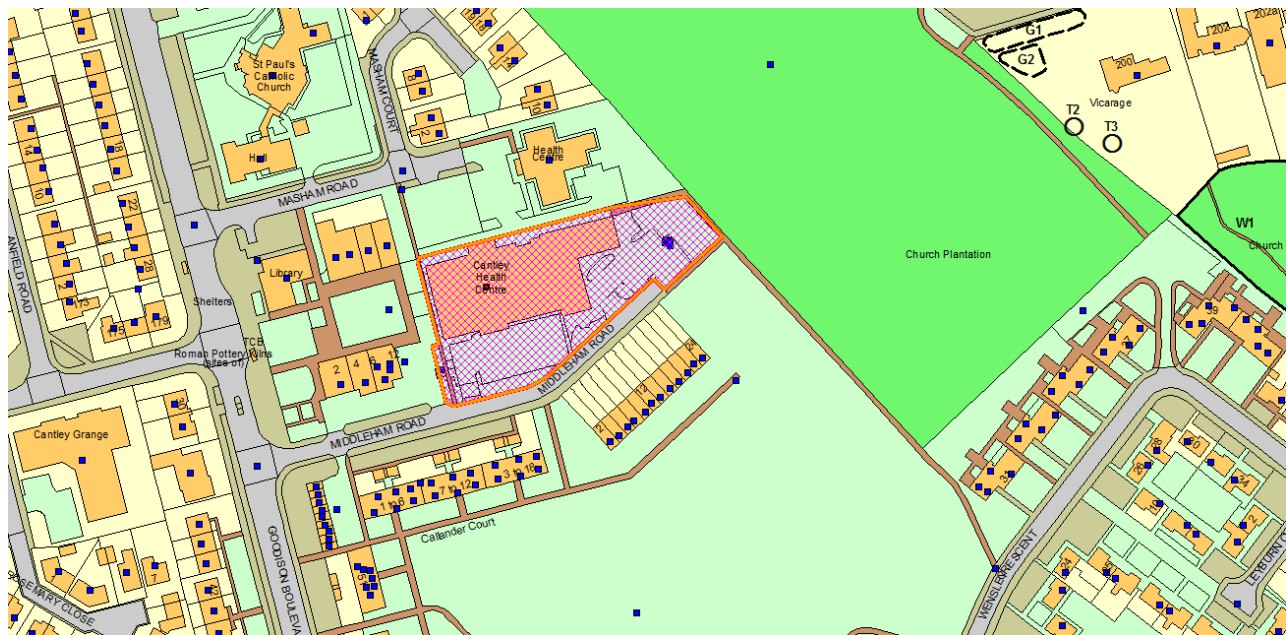
At:	Doncaster Primary Care Trust (Pct), Cantley Health Centre, Middleham Road, Cantley, Doncaster, DN4 6ED
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For:	RDASH NHS Trust - Mr Andy Stringer, Meadowview (Estates And Facilities), Tickhill Road Hospital, Balby, Doncaster, DN4 8QN
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Third Party Reps:	1 petition containing 15 signatures	Parish:	N/A
		Ward:	Bessacarr

Author of Report	Dave Richards
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MAIN RECOMMENDATION:	Grant
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1.0 Reason for Report

1.1 This application is being presented to Members due to the public interest shown in the application.

2.0 Proposal and Background

2.1 The application proposes the alteration and extension of an existing car parking to a health centre. Ten parking spaces were originally proposed to be added.

2.2 Amended plans were received following opposition from local residents and Doncaster's Highway's Officer. The amended plans reduced the number of new spaces originally proposed for the centre to nine and retains and relocates a turning area for use on Middleham Road.

2.3 Despite the retention of the turning area as requested, a further petition was received from concerned residents.

3.0 Relevant Planning History

3.1 Planning Permission 05/03443/FUL proposed the erection of a two storey pitched roof extension to the existing Health Centre including car parking/fencing and gates. The site layout included the provision of a turning area for Middleham Road. The application was granted in January 2006.

4.0 Representations

4.1 In accordance with the requirements set out in the Planning Practice Guidance, statutory and local publicity stakeholders have been consulted and their comments are documented on Doncaster's Public Access website. The application was advertised by means of written notification to neighbours nearby as well as displaying a public notice near the application site.

4.2 A single petition was originally received containing the signatures from 17 people. The concerns raised can be summarised as:

- The proposal would remove the only turning area for Middleham Road
- There is very restricted parking, visibility and manoeuvrability on Middleham Road

4.3 Amended plans were received by the LPA and the author of the petition was re-consulted. A further petition was received containing 15 signatures against the amended plans with the comments summarised below:

- There is no need for NHS traffic to be rerouted as proposed
- There would be constant traffic during the daytime
- Children live and visit residents on the road
- There is very restricted parking, visibility and manoeuvrability on Middleham Road and the problems have been created by the applicant

4.4 No individual representations have been received from other members of the public.

5.0 Relevant Consultations

5.1 Highway Officer

Comments on submitted proposal:

Whilst I have no objections in principle to the extension to the car park, I am unable to agree to the proposal as currently submitted as it removes the existing turning facility on Middleham Road and does not include a replacement facility of a sufficient size.

The turning area, whilst not adopted highway, was included on a previous application for a substantial extension to the health centre and was assessed at the time and deemed necessary to allow vehicular turning on Middleham Road.

The applicant should ensure that a turning area identical in size or larger is retained either in its current position, or if necessary given the changes to the car park, in an alternative location.

Comments on amended plans:

Further to earlier highway consultation response, I have now had the opportunity to assess the revised drawing recently presented (Drawing No. SK – 02A).

The layout is acceptable from a highway point of view subject to conditions HIGH 1 and HIGH 11.

It is also imperative that the applicant be made aware that the amended turning head position will require works tying into the adopted highway on Middleham Road and therefore, an informative should be included should the application be recommended for approval.

5.2 No other consultation responses were received

6.0 Relevant Policy and Strategic Context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 In the case of this application, the Development Plan consists of the Doncaster Core Strategy and Unitary Development Plan. The most relevant policy is CS14 of the Core Strategy which seeks to maintain public safety with regard to the highway.

6.3 Other material considerations include the National Planning Policy Framework (NPPF) and the subsequent planning guidance; as well as the Council's supplementary planning guidance.

7.0 Planning Issues and Discussion

7.1 The main planning consideration with this proposal is whether the alterations to the existing car park and the access provision amounts to an increased risk to highway safety.

Local Amenity and Highway Safety

7.2 Policy CS14 of the Core Strategy seeks to ensure that development does not have an unacceptable effect on the amenity of occupiers of nearby properties or give rise to a danger to highway safety. There are concerns that the proposal would increase the amount of traffic which uses the full length of Middleham Road to the detriment of nearby residents whose gardens and access points are being served by Middleham Road.

7.3 The existing car park arrangement consists of two contained areas of parking, served by Middleham Road. The proposals would join the two areas together and alter the parking layout to form a one way system, entering in to the grounds using the west access and leaving the site using the east access. Originally, 10 additional parking spaces were provided within the site.

7.4 Whilst the Highway Officer had no objections in principle to the proposals, the submitted layout was deemed unsatisfactory due to the removal of the existing turning facility on Middleham Road. The turning area, whilst not adopted highway, was included on a previous application for a substantial extension to the health centre and was assessed at the time and deemed necessary to allow vehicular turning on Middleham Road. This objection was reiterated by local residents who were of the same opinion.

7.5 Amended plans were received which reduced the number of new spaces proposed to 9 and maintained the intended circulation through the car park. The Highway Officer has technically assessed the amended layout and concluded that it is acceptable from a highway point of view subject to conditions. The turning area proposed was also considered acceptable, allowing vehicles to turn in the road. Currently, it appears that the turning area can be used for additional off street parking, exacerbating the narrowness of Middleham Road if vehicles are trying to turn in the street. The proposals should ensure that the turning area remains unobstructed during daytime hours, given it would double as an access point for the health centre.

7.6 The petition author suggests that the gates would be located in the wrong position and that there are existing issues with the narrowness of Middleham Road. It is acknowledged that the road is narrow and manoeuvring is restricted. However, with due care and attention, the movement of cars through the centre and egress on to Middleham Road would not cause any significantly detrimental impact to highway safety.

7.7 Neighbouring properties would be separated sufficiently from the access to avoid any issue with from noise or disturbance from the health centre.

7.8 The application therefore accords with Policy CS14 of the Core Strategy which recognises that a component of good design is to ensure that local amenity and highway safety is not affected.

Other issues

7.9 There are no concerns that the proposals would impact the character of the area given the alterations would maintain the existing institutional appearance of the site. No impact would occur to the footpath to the east of the site which connects with nearby open space.

8.0 Summary and Conclusions

8.1 The proposal would provide additional off street parking for the health centre without negatively impacting highway safety or local amenity. Under the provisions of the NPPF, the application is considered to be a sustainable form of development.

8.2 For the reasons given above, and taking all other matters into consideration including the representations received, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions set out below.

RECOMMENDATION: Planning Permission **GRANTED** subject to following conditions:

Conditions / Reasons

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. U48257 The development hereby permitted shall be carried out in accordance with the submitted details as amended by revised plans:

Dwg No. SK-02A Proposed Car Park Layout dated May 2016 revised 27.9.16 received 27.9.16

REASON
To ensure that the development is carried out in accordance with the application as approved.

03. HIGH1 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

04. HIGH11 The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

05. U48561 Before the development hereby permitted is brought into use, the parking and revised fencing as shown on the approved plans shall be provided and retained in perpetuity. The parking areas and shall not be used otherwise than for the parking of private motor vehicles belonging to the employees of and visitors to the development hereby approved. The access points to and from the site shall remain gated and otherwise unobstructed at all times.

REASON

To ensure that adequate parking provision and circulation is retained on site as required by Policy CS14 of the Core Strategy.

Informatives

01. INF1A

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016

02. U10495

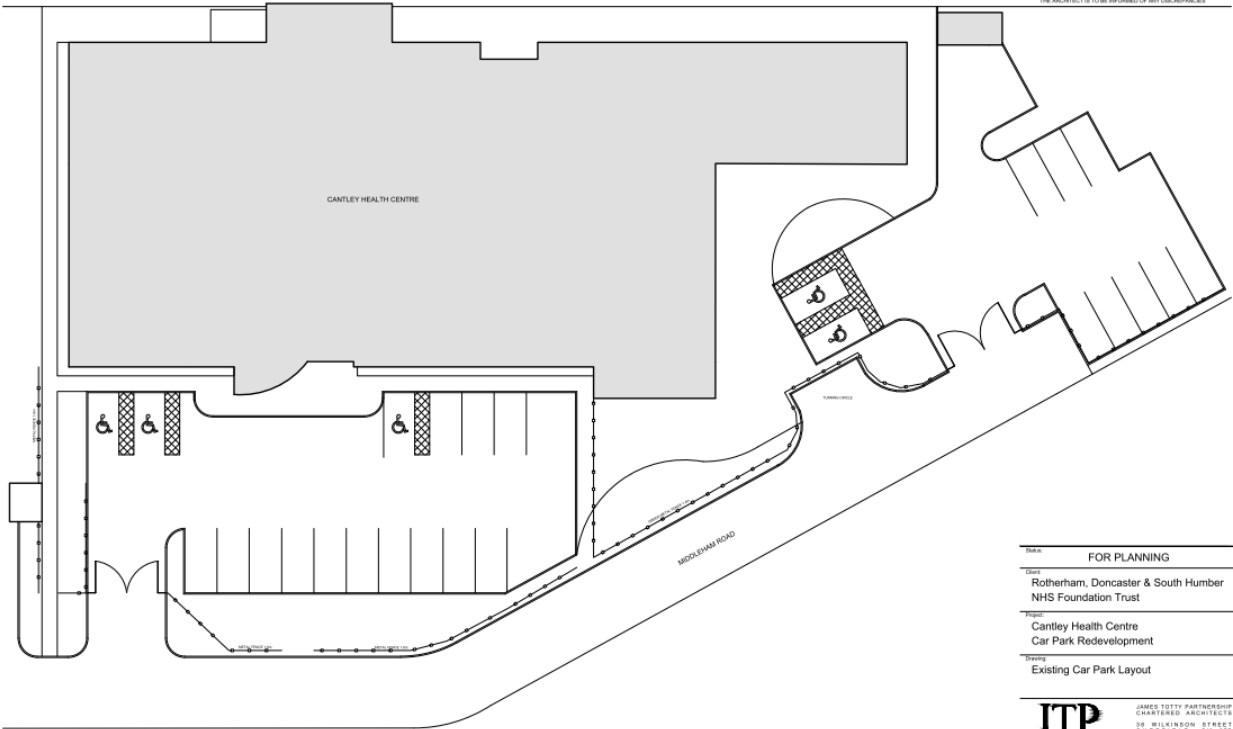
INFORMATIVE

Any works carried out on the public highway by a developer or any one else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement, and for on site inspection. The applicant should make contact with Malcolm Lucas, Tel. (01302) 745110. Email. Malcolm.lucas@doncaster.gov.uk as soon as possible to arrange the setting up of the agreement.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence

APPENDIX 2 – Existing Layout

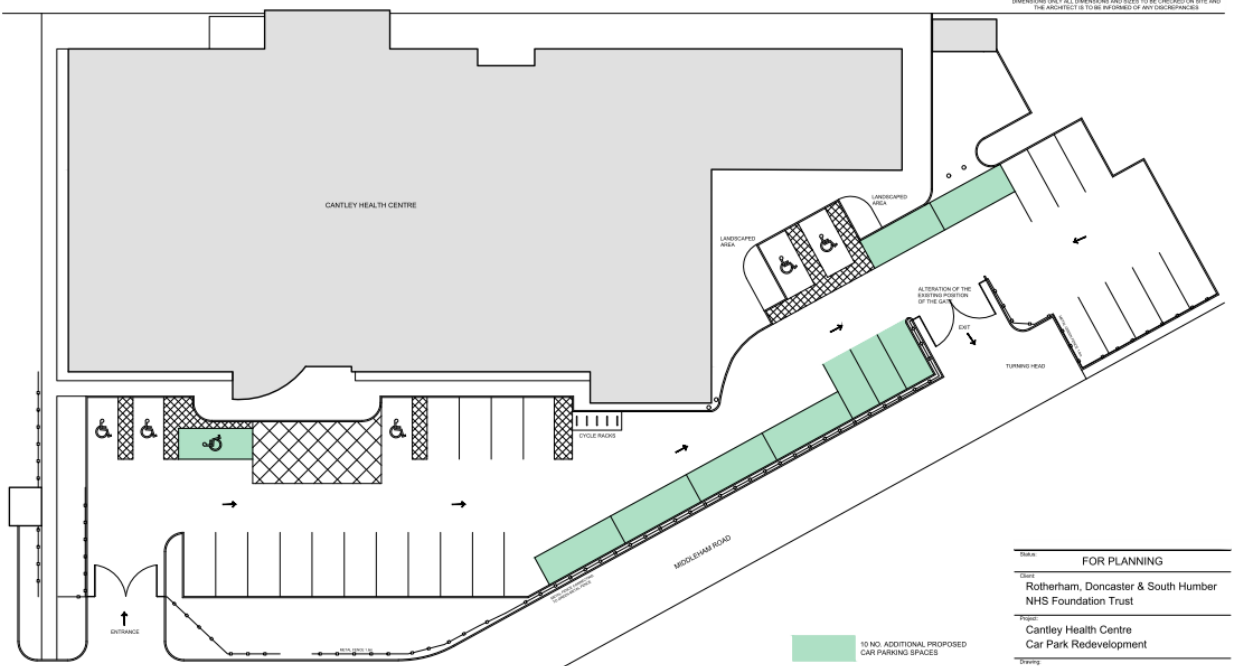
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Title			
FOR PLANNING			
Client			
Rotherham, Doncaster & South Humber NHS Foundation Trust			
Project			
Cantley Health Centre Car Park Redevelopment			
Drawing			
Existing Car Park Layout			
JAMES TOTTYPARTNERSHIP CHARTERED ARCHITECTS 38 WILKINSON STREET SHEFFIELD S10 3SB Telephone: (0114) 2760200 Email: info@jtp-architects.co.uk Web: www.jtp-architects.co.uk			
Date	Drawn	Project No.	15-1113
May 2016	NL		
Scale	Checked	Drawing No.	SK-01
1:250	LB		

APPENDIX 3 – Submitted Layout (superseded)

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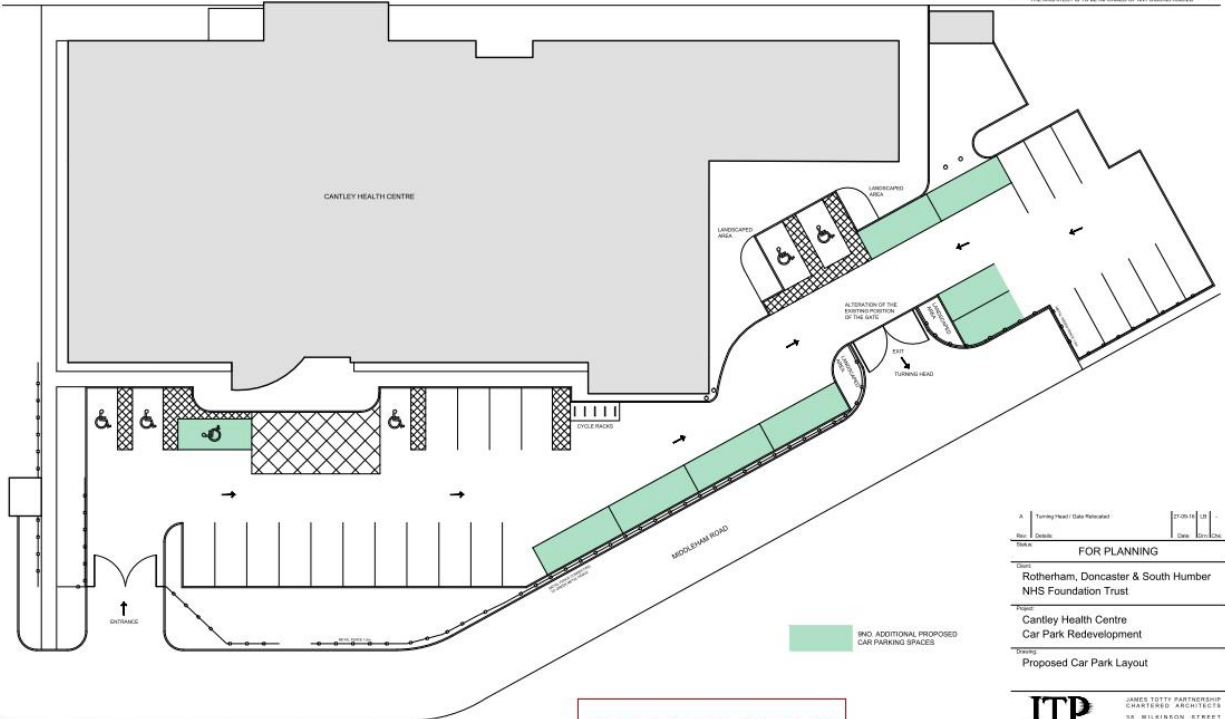
SUPERSEDED PLANS

Title			
FOR PLANNING			
Client			
Rotherham, Doncaster & South Humber NHS Foundation Trust			
Project			
Cantley Health Centre Car Park Redevelopment			
Drawing			
Proposed Car Park Layout			
JAMES TOTTYPARTNERSHIP CHARTERED ARCHITECTS 38 WILKINSON STREET SHEFFIELD S10 3SB Telephone: (0114) 2760200 Email: info@jtp-architects.co.uk Web: www.jtp-architects.co.uk			
Date	Drawn	Project No.	15-1113
May 2016	NL		
Scale	Checked	Drawing No.	SK-02
1:250	LB		

27.09.16

APPENDIX 4 – Proposed Layout (as amended)

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AMENDED PLANS

27.09.16

A		Turning Head (Gate Redevelopment)		27/09/16	
Rev.	Client	Drawn	Checked	Drawn	Checked
FOR PLANNING					
Client: Rotherham, Doncaster & South Humber NHS Foundation Trust					
Project: Cantley Health Centre Car Park Redevelopment					
Drawing: Proposed Car Park Layout					
JTP					
JAMES TOTT PARTNERSHIP CHARTERED ARCHITECTS 28 WILKINSON STREET SHEFFIELD S10 2JH Telephone: (0114) 2762288 Email: info@jtparchitects.co.uk Web: www.jtparchitects.co.uk					
Date: May 2016	Client: NL	Project No: 15-1113			
Scale: 1:250	Checked: LB	Drawing No: SK-02A			

APPENDIX 5 – Petition received to amended plans

Doncaster Council
Development Management
Civic Office
Waterdale
Doncaster
DN1 3BU



22 Middleham Rd
Cantley
Doncaster
DN4 6BZ
Tel. 07880026803

Saturday, 08 October 2016

OBJECTION TO REVISED PLANNING APPLICATION

REVISED PLANNING PROPOSAL MADE BY DONCASTER PRIMARY CARE TRUST (PCT) CANTLEY HEALTH CENTRE MIDDLEHAM ROAD CANTLEY

After careful consideration of the revised plans for Middleham Road we the undersigned feel that this proposal really has not changed in concept at all. The NHS idea of running all traffic past the whole of Middleham Road seems quite absurd unless they intend to widen the road!

The NHS says this is what they want and the rest of the community is left reeling from there pointless exercise and waste of public money. Is there really any need to have the traffic re-routed through the NHS grounds then back up along the entire length of Middleham Road, we think not! There are a number of children that live and visit residents along this road which you now want to change to constant traffic between the hours of 8am to 5pm. What consideration has been given to the residents with vehicles?

Yet again it seems very apparent that neither Doncaster Council nor Doncaster Primary Care Trust gives a damn about the community. There are currently four parking areas within Middleham Road and Masham Road not including all the space along both roads, the NHS car parks are very poorly laid out with refuse areas built and not used or could be put to better use. How much of tax-payers money are the NHS and planning prepared to waste on this sham!

There is currently very restricted parking and manoeuvrability on this road and that was created by the NHS fencing everything in, which in itself has created problems by creating an area where oncoming traffic cannot be seen due to the obstruction of the fence and shrubs. All the current problems with parking and manoeuvrability have all been created by the NHS but it's the residents that have to put up or shut up!

Even the gates to the NHS centre are positioned wrongly (bottom of the road) and if moved would create better/easier parking and more spaces without the need to remove the one and only turn around access point on this road!

Members of the community that object and don't have access to your online links are as follows:

			Signatures
Simon Hinds	22 Middlem Rd	9 th Oct 16	
Jeanne Hinds	22 Middlem Rd.	9 th Oct 16	
Christine Swift	25 Sycamore Grove	9 th Oct 16	
SHARRAD HOLLAND	24 MIDDLEHAM ROAD	10/10/16	
SOCK HOLLAND	24 MIDDLEHAM ROAD	10/10/16	
Wendy Gregory	16, Middleham Rd	10/10/16	
GLORIA MASON	18 MIDDLEHAM RD	10/10/16	
Christine Hall	8 MIDDLEHAM RD	10/10/16	
Kevin Branley	20 Middleham Rd	10/10/16	
Charlene Davies	10 Middleham Road	10/10/16	
Christian Cuppitt			
Aaron Davies			
Sharon Davies	52 Ingham Road	10/10/16	
Ronald Davies			
	Bawtry		
Patrica Kerigan	Goodison BVD	10/10/16	