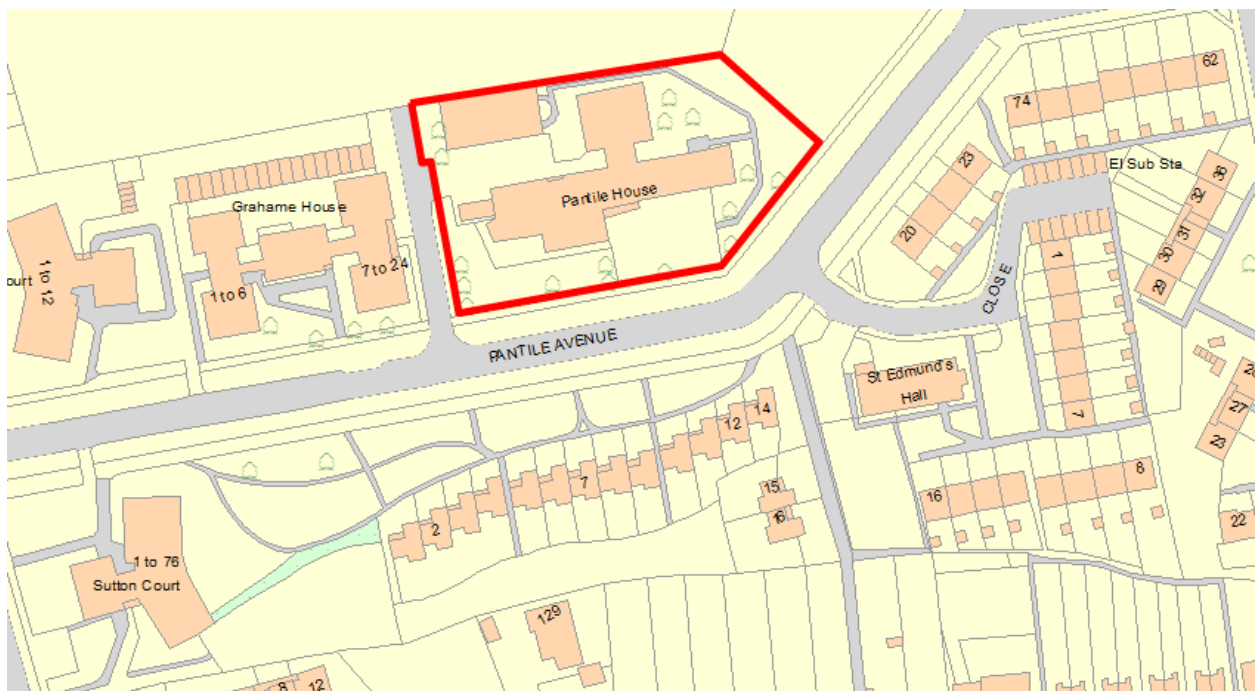


<b>Reference:</b>	17/00471/BC4
<b>Ward:</b>	St Lukes
<b>Proposal:</b>	Use temporary building as a health clinic (Class D1) and layout parking
<b>Address:</b>	Cumberlege Intermediate Care Centre, Pantile Avenue, Southend-on-Sea, Essex, SS2 4BD
<b>Applicant:</b>	NHS Property Services Ltd
<b>Agent:</b>	LSI Architects
<b>Consultation Expiry:</b>	21.04.2017
<b>Expiry Date:</b>	11.05.2017
<b>Case Officer:</b>	Janine Rowley
<b>Plan No:</b>	17036 1700 Site Location Plan; 17036 1701 Site Plan; 17036 1702 Parking Plan; 17036 2050 Elevations page 1; 17036 2050 Elevations page 2; 148 08 1 Revision E
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION</b>



# 1 The Proposal

- 1.1 Planning permission is sought to retain the existing temporary building located to the rear of Cumberlege Centre on Pantile Avenue for 18 months.
- 1.2 It should be noted planning permission was granted to erect a temporary building for use as a health clinic under application 08/01572/FUL subject to a condition that it was to be removed within 5 years after 27.02.2009. The applicant then sought to extend the time under application 14/00148/BC4 dated 22.05.2014 for a further 3 years expiring on the 22.05.2017 due to the changes in funding for NHS England and Southend Clinical Commissioning Group.
- 1.3 The existing building measures 9m deep by 20m wide and 3m high, is flat roofed and constructed of modern materials consisting of blue fascia board with aluminium weatherlap cladding and grey marble stone chip panel walls with black plywood skirting to the bottom. It is fitted with aluminium framed PVC windows and steel doors and accessed via two ramped entrances. The clinic has an internal floor space of 205sqm, and contains 5 consulting rooms, with other associated rooms including toilets. There are 5 members of staff and 4 administration staff on site daily. The opening times are between 08:00-18:30 hours Monday to Friday and 10:00-13:00 hours Saturday and Sunday.
- 1.4 The existing parking arrangements would not be altered with a total of 11 spaces to the front and 8 parking spaces to the rear together with the existing cycle spaces in situ. The original arrangement with St Edmunds Hall will be maintained whereby an additional 16 spaces would be accommodated at the hall which has an overall capacity of 25 parking spaces and is available everyday.
- 1.5 Supporting information has been submitted with this application in relation to the retaining the temporary building for a further 18 months for the St Luke's Health Centre. NHS Southend Clinical Commissioning Group (CCG) and South East Essex Partnership University (SEPT) state that they remain fully committed to the provision of primary care and walk in services to patients of the health centre and is assisting NHS England. Retention of the temporary building will enable refurbishment works required at Cumberlege Lodge to ensure that the building is compliant and fit for service delivery as required by current legislation. NHS England has recommended the temporary building is retained for a further 18 months whilst contractual re-procurement process runs its course. St Lukes GP Practice is situated in the East Central Locality, which has some of the highest deprivation levels and health needs across Southend. The temporary building was erected in 2008 and retained for a further 3 years under application 14/00148/BC4. The applicant states that the continued provision of this service is critical to the area and it is extremely unlikely that suitable alternatives temporary premises could be sourced should permission not be granted in this instance. The long term plan is for the health centre to be located within the existing Cumberlege Lodge.

## **2 Site and Surroundings**

- 2.1 The existing clinic replaced the former surgery at Cluny Square, located some 300 metres to the west. The site lies in a predominantly residential area typified by properties of mixed type and tenure. To the immediate west lies a residential block of social housing with two storey detached and semi detached properties located to further west. To the south, on the other side of Pantile Avenue are detached bungalows set behind the adjoining street separated by street trees, a footpath and front landscaped area.
- 2.2 Temple Sutton Primary School adjoins the application site to the north while St. Edmund's Community Hall is located opposite to the southeast.

## **3 Planning Considerations**

- 3.1 The main issues for consideration are the principle of the development, design and relationship with adjacent development and the streetscene, any impact on neighbours, parking implications and CIL.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework 2012, Development Plan Document 1: Core Strategy (2007) Policies KP1 KP2, CP4, CP6, Development Plan Document 2: Development Management Document (2015) policies DM1 and DM3 and the Design and Townscape Guide SPD1(2009)**

- 4.1 Part 1 of Policy CP6 of the Core Strategy states:

*“Providing for health and social care facilities in particular supporting the strategic services development plan of the Primary Care Trust, and the improvement and expansion plans of Southend Hospital and other key health and social care agencies where these demonstrate clear net benefits in terms of accessibility to services for the local community. This will include the establishment of Primary Care Centres at Leigh, Eastwood, Westcliff, Central Southend, Southchurch and Shoeburyness”.*

- 4.2 In this instance, a temporary permission is sought to retain the existing health clinic on Pantile Avenue for a period of 18 months. The building to be retained provides a local facility in the form of a clinic. There is no objection in principle to the medical facility however; the building is not suitable for permanent retention due to its temporary nature. The applicant has submitted justification for the additional 18 months, which is considered an appropriate timeframe.

## Design

### **National Planning Policy Framework, Development Plan Document 1: Core Strategy (2007) Policies KP2, CP4; Development Management Document 2: Development Management Document (2015) policies DM1, DM3 and the Design and Townscape Guide SPD1(2009)**

4.3 Paragraph 56 of the NPPF states:

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.*

4.4 Policies KP2 and CP4 of the Core Strategy together with policies DM1 and DM3 of the Development Management Document advocate the need for development to secure good relationships with the existing development and respect the existing scale. The Design and Townscape Guide states that alterations to existing buildings with particular reference to extensions should appear subservient and must be respectful of the scale of existing buildings.

4.5 It is considered the overall design, scale and materials of the existing temporary building will have limited impact on the character of the area, given it is not visible from the street. The design and construction is not one that would be appropriate as a permanent building, however given the temporary consent in this instance no objection is raised.

4.6 Given the proposal is temporary in nature it is considered to be in accordance with the National Planning Policy Framework, policies KP2 and CP4 of the Core Strategy, policies DM1 and DM3 of the Development Management Document and the Design and Townscape Guide.

## Traffic and Transport

### **National Planning Policy Framework, Development Plan Document 1: Core Strategy (2007) Policies KP2, CP4, CP3; Development Plan Document 2: Development Management Document (2015) policy DM15 and the Design and Townscape Guide SPD1(2009)**

4.7 The existing site includes 11 parking spaces to the front of the clinic and a further 8 spaces to the front of Cumberlege House, thus an overall total of 19. The applicant states the existing staffing levels will remain the same as previously considered under applications 08/01572/FUL and 14/00148/BC4. As per the previous application written confirmation has been provided stating 16 spaces at St Edmunds Hall will be continued to be used and required to be provided by condition. In accordance with policy DM15 of the Development Management Document 1 space per full time member of staff and 3 spaces per consulting room is required therefore equating to a total of 5 staff and 15 for the consulting rooms. Given there are 36 car parking spaces the proposal is policy compliant.

Furthermore, the Councils Highway Officer has raised no objection to the temporary permission being extended as the existing building has not had an adverse impact on the highway network or parking since 2008. Notwithstanding the above, an existing controlled parking zone has also been implemented in the area and this helps to mitigate against any potential parking issues surrounding the clinic.

### **Impact on Neighbouring Properties**

#### **National Planning Policy Framework, Development Plan Document: Core Strategy (2007) Policies KP2, CP4; Development Management Document (2015) policies DM1, DM3 and the Design and Townscape Guide SPD1(2009)**

- 4.8 Policies DM1 and DM3 of the Development Management DPD refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive environment for its occupiers whilst not having an adverse impact on the amenity of neighbours. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of proposed development into existing neighbourhoods. Amenity refers to well-being and takes account of factors such as privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, pollution and daylight and sunlight. A proposed development will need to consider its potential impact upon neighbouring properties and the surrounding area. DM DPD1, policy DM1 requires that all development should (inter alia):

*“Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight;”*

- 4.9 The nearest residential property is located to the 15m away to the west in Grahame House. Given the existing use of the building as a health clinic, it is not considered to be overbearing nor to result in any loss of light, harm to privacy or noise and disturbance to the immediate residential occupiers. The existing opening hours are between 08:00 to 18:30 Monday to Friday and 10:00 to 13:00 Saturday and Sundays and at no time on Bank Holidays. It is not considered the continuous use will result in a harmful impact on neighbours given the separation distance which mitigates against any potential harm.

### **CIL**

- 4.10 As the proposal creates no new floorspace at the application site, the development is not CIL liable.

### **Conclusion**

- 4.11 The retention of the temporary building will continue to provide health facilities within an area of some of the highest deprivation levels in Southend. The applicant has provided a project plan detailing the timeframe for when the existing practice will be moved into St Lukes Medical Practice in 2018. This justifies an extension to the existing temporary permission. There is sufficient parking available for staff and visitors and it is not considered the continued use will affect the amenities of nearby residential occupiers.

The development is therefore considered to be in accordance with National and Local Planning Policies and is considered to be acceptable.

## **5 Planning Policy Summary**

- 5.1 National Planning Policy Framework March 2012.
- 5.2 Development Plan Document 1: Core Strategy (2007) Policies KP1( Spatial Strategy) and KP2 (Development Principles) CP4 (Environment & Urban Renaissance), CP3 (Transport and Accessibility), CP6 (Community Infrastructure)
- 5.3 Development Plan Document 2: Development Management Document (2015) Policies: Policy DM1 – (Design Quality); DM3 (Efficient and Effective Use of Land), Policy DM15 – (Sustainable Transport Management).
- 5.4 Supplementary Planning Document 1: Design & Townscape Guide, 2009.
- 5.5 Community Infrastructure Levy Charging Schedule

## **6 Representation Summary**

### **Highways**

- 6.1 There are no highway objections to this proposal

### **Public Consultation**

- 6.2 A site notice displayed on the 31.03.2017 and 43 neighbours notified of the proposal. No letters of representation have been received.

## **7 Relevant Planning History**

- 7.1 Application for variation of condition 02 (temporary building) of planning permission 08/01572/FUL dated 27/2/2009- Granted (14/00148/BC4)
- 7.2 Erect temporary building for use as Health Clinic (class D1) and lay out parking- Granted for 5 years (08/01572/FUL).

## **8 Recommendation**

**Members recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

- 01 The building shall be removed on or before 18 months from the date of this permission and the area affected by the works reinstated to its original condition to the satisfaction of the Local Planning Authority.**

**Reason: The building in this location would be unacceptable on a permanent basis.**

- 02** Parking shall be permanently retained for staff and visitors to the clinic in accordance with drawing 17036-1702 1700 Site Parking Plan C unless otherwise agreed in writing by the local planning authority.

**Reason:** To ensure that satisfactory off-street car parking and highway efficiency, in accordance with the National Planning Policy Framework, policy CP3 of the Southend on Sea Core Strategy (2007), policy DM15 of the Southend on Sea Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

- 03** The health clinic shall not be used outside the following hours: - 08:00 hours to 18:30 hours Monday to Friday, 10:00 hours to 13:00 hours on Saturdays and Sundays; and at no time on Bank Holidays or Public Holidays.

**Reason:** To protect the amenities of the adjacent residential occupiers from undue noise and disturbance in order to protect their amenities in accordance with DPD1 Southend Core Strategy (2007) policies KP2 and CP4, Policies DM1, DM3 and DM8 of the Southend Development Management DPD2 (2015) and advice contained within the Southend SPD1 (Design and Townscape Guide) (2009).

#### **Informative**

- 01** You are advised that as the proposed works will not result in the creation of internal floorspace in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See [www.southend.gov.uk/cil](http://www.southend.gov.uk/cil) for further details about CIL.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.