

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 July 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0559/10/F – PAPWORTH EVERARD

**Erection of Building Comprising Heritage Centre, Gift Shop and Staff Rest Facility,
with Single Storey Link to Provide Offices for Fundraising and the Erection of a
Building for Seminar Room at Papworth Hospital, Ermine Street South
For Papworth Hospital NHS Trust**

Recommendation: Approval

Date for Determination: 16 June 2010

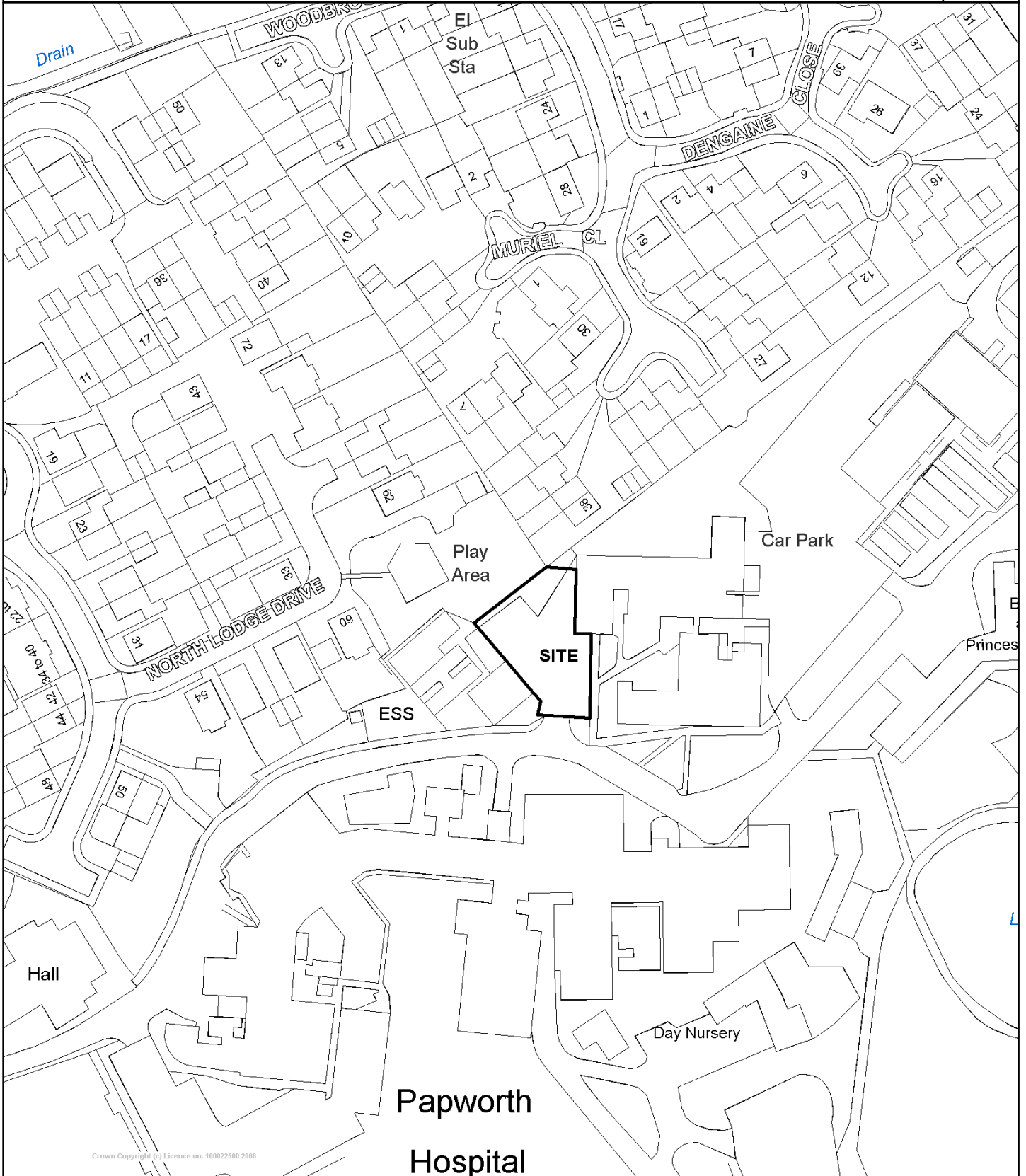
This Application has been reported to the Planning Committee for determination following a recommendation of refusal by the Parish Council that does not accord with the officer recommendation.

Site and Proposal

1. The site lies on the Papworth Hospital site, located to the eastern side of Ermine Street South. The hospital has an internal road layout linking to the many permanent and temporary buildings on site. The application site is at the northern end of the hospital complex. To the north of the site is a play area at North Lodge Drive, with dwellings to its north, west and east sides. The hospital land is set on higher ground than that to the north.
2. The full application, validated on the 21 April 2010, seeks the erection of two different buildings. A two storey modular building would form the heritage centre and shop, and would be linked to the existing two-storey pharmacy building. There would be a single storey element to the north creating office space for the fundraising team. A detached single storey building would then form a new seminar room. The application is accompanied by a Design and Access Statement.

Planning History

3. The site has a long planning history, the majority of which is not relevant to the determination of this planning application. Planning permission was granted for the adjacent pharmacy building through planning permission **S/1876/08/F** dated 22 December 2008.
4. Application **S/1214/07/F** granted temporary consent for the change of use of land to form a new 300 space hospital car park on land to the south of the hospital, accessed through Stirling Way. Condition 1 of the approval stated the use shall cease on 30th June 2012. A current application, **S/0040/10/F**, has been submitted to vary the condition to allow the use to continue until 31 March 2015, although this remains undetermined.



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5. Since application **S/1214/07/F** was approved, a number of applications on the Hospital site have been approved that have resulted in changes to the parking provision on site. These are summarised below.

Planning Ref	Description of Development	Net Loss of Spaces
S/0010/10/F	Portable Building (although not yet approved)	2
S/0378/09/F	Extension to ICU Building Including Room Top Plant Room (Amended Design)	19
S/1876/08/F	Extension to Existing Pharmacy	9

Planning Policy

6. **South Cambridgeshire Local Development Framework Development Control Policies (LDFDCP) 2007:**

DP/1 – Sustainable Development, **DP/2** – Design of New Development, **DP/3** – Development Criteria, **DP/7** – Development Frameworks, **CH/2** - Archaeological Sites, **TR/1** – Planning for More Sustainable Travel and **TR/2** – Car and Cycle Parking Standards.

7. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Consultation

8. **Papworth Everard Parish Council** recommends refusal of the application, as eleven parking spaces will be lost. They do note that if permission is granted, then a condition is recommended to require the Hospital to deliver enforceable traffic measures in the form of yellow line in critical locations on nearby public highways in consultation with the Parish Council. Any consent should also be for a temporary period only.
9. The **County Council Assistant Archaeologist** has requested a condition for archaeological investigation given the potential of the site.

Representations

10. No further representations have been received.

Planning Comments – Key Issues

11. The key issues relating to the application are the parking provision on site, and the impact upon the occupiers of the adjacent properties.

Parking Provision on Site

12. Historically, parking has always been a contentious planning issue at the Papworth Hospital site. This has particularly caused concerns for local people given levels of on-street parking in the nearby vicinity. The site has been the subject of numerous planning permissions over the years, which have had the cumulative affect of reducing on site parking provision. This was recognised as a problem, and the Hospital then sought consent for a large parking area to the rear of Stirling Way

through application S/1214/07/F. This car park is open on site specifically for staff parking.

13. Since the car park application was approved, other applications have resulted in a net loss of 30 spaces on site. At the same time, employee numbers have increased. The current application would lose 12 spaces, totalling 42 spaces since the new car park was open. Given the provision of 300 extra, albeit temporary, spaces on the site, I do not consider that the cumulative loss of parking since 2007 would result in a serious loss of parking for the Hospital site as a whole. It is appreciated that the new car park is for staff only, but this provides a large number of demand for spaces.
14. I note the concerns from the Parish Council regarding parking on the site and the surrounding roads. The Parish Council recommend a condition be imposed if the application is supported for a scheme of yellow lines to be painted on adjacent roads. Whilst it is noted that this would alleviate problems in the locality, I do not consider it reasonable for such a condition to be added to this planning application, given the small number of parking spaces lost. Such line painting may be a future consideration for the Hospital and Parish Council outside of this planning application. However, it would be appropriate for development to be granted temporary planning permission in this instance.

Impact Upon the Occupiers of the Adjacent Properties

15. The land to the north of the site is a play area accessed from North Lodge Drive. The two storey heritage centre and shop would be located approximately 8.2m from the shared boundary at its closest, whilst the single storey fundraising unit would be within 3.8m. The two-storey element would be 7.3m in height, whilst the single storey element would be 3m in height. Both developments would easily be visible from this play area, particularly given the slope on the site. However, I do not consider that any harm would be caused to users of this play space. No windows are shown in the north elevation, but I do not consider a condition restricting any future windows as necessary in this instance.
16. The property of 62 North Lodge Drive is again set on lower ground, but would be 27m from the boundary of the Hospital. Whilst the occupiers of this property would have views of the buildings, I do not consider given this distance that any serious harm would result. The property at 38 Hamden Way would be close to the development, particularly the single storey seminar room. However, given the existing relationship with the recreation room, I do not consider any serious harm would be caused to the occupiers of this property. The occupiers of 60 North Lodge Drive would again see the development but given the distances involved, no serious harm would result.

Other Matters

17. I note the comments from the County Archaeologist relating to the site. Such a condition was not requested for the adjacent pharmacy site. However, further justification has been provided by the County Council given the proximity to the Scheduled Ancient Monument moat site and the former Roman road of Ermine Street. I consider such a condition appropriate in this instance.

Recommendation

18. The application is recommended for approval subject to the conditions listed below.

Conditions

1. The temporary buildings, hereby approved, shall be removed from the site and the land restored to its former condition on or before 31 March 2015.
(Reason – Approval of the proposal on a permanent basis would be contrary to the proper planning of the area and the land should be reinstated to facilitate future beneficial use, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 09547 01, 09547 02 & 09547 02 Rev P1 date stamped 9 April 2010.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Development Control Policies adopted 2007
- Circular 11/95 – The Use of Conditions in Planning Permissions
- Planning Files Ref: S/0559/10/F, S/0040/10/F, S/0010/10/F, S/0378/09/F, S/1876/08/F and S/1214/07/F

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