

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

1st December 2004

AUTHOR/S: Director of Development Services

**S/1975/04/F - Fulbourn
Extension to Provide a Smoking Room, Store and Entrance Lobby
at George Mackenzie House, Fulbourn Hospital for Cambridgeshire and Peterborough
Mental Health Partnership NHS Trust**

Recommendation: Approval

Conservation Area

Site and Proposal

1. George Mackenzie House is sited within the western complex of Fulbourn Hospital part of the Addenbrookes NHS Trust site. The site is bounded by Yarrow Road to the west and Cambridge Road to the south. To the north is Tesco superstore; to the east is the original Victorian Hospital together with a collection of various buildings that form the Capital Park development.
2. The site is designated as a Conservation Area and as a Major Developed Site within the Green Belt. The western complex comprises mainly low-rise single storey buildings with some two-storey units sited between areas of landscaped grounds and access roads with associated parking areas. George Mackenzie House forms one of the older units surrounded by other wards to the north and south.
3. This application received on 23rd September 2004 seeks full planning permission for a single storey pitched roof extension to the east side of the existing building to form a smoking room, store and lobby. The proposal would project directly east by 5.85m onto an inconspicuous area of grass; it would provide a width of 9.12m with 2 windows inserted into the north elevation. The pitched roof would appear as a continuation of an existing gable feature in the roof and would house the smoking room air extraction system. The land surrounding the proposed extension slopes upwards to an area of parking associated with this unit and the immediate surrounding wards.

Relevant Planning History

S/1415/03/F – Extension to provide patient's smoking room was approved at The Cedars Fulbourn Hospital.

S/1110/03/F – Conservatory for use as a patient's smoking room was approved at Burnet House Fulbourn Hospital.

S/0233/00/F – Retrospective planning permission was approved for a Portable Office Building adjacent to George Mackenzie House for a limited time period.

S/2064/99/F – Gardeners Store Building and Hardstanding was approved at Fulbourn Hospital.

S/2030/98/F – Erection of four ward buildings, support accommodation building together with roads and parking was approved at Fulbourn Hospital.

Planning Policy

4. **P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 (“Structure Plan”) states that a high standard of design and sustainability should be adopted for all new forms of development.
5. **P9/2a ‘Green Belt’** of the Structure Plan sets out the purpose and limitations of development within the area designated as the Cambridge Green Belt.
6. **Development Brief for Fulbourn and Ida Darwin Hospitals Site (Revised), May 1996** adopted as supplementary planning guidance sets out the criteria that the Council will take into account when determining planning applications for redevelopment. These include a requirement that any new building should have no greater impact on the Green Belt than currently exists and there should be no increase in the overall floorspace on the site. The principles of this Development Brief are largely superseded by the Policies of the South Cambridgeshire Local Plan 2004.
7. **GB2 ‘Principles of Development’** of the South Cambridgeshire Local Plan, 2004 (“Local Plan”) sets out forms of development considered to be appropriate in the Green Belt.
8. **GB3 ‘The Location of Development’** of the Local Plan requires appropriate Green Belt Development to be located within or adjoining existing complexes in order to protect the rural nature and openness of the Green Belt.
9. **GB4 ‘Major Developed Sites’** of the Local Plan permits limited infilling on identified sites and limits redevelopment to the existing built form.
10. **EN30 ‘Development in Conservation Areas’** of the Local Plan requires development to preserve or enhance the special character and appearance of the Conservation Area in terms of scale, massing and materials.
11. **Policy Fulbourn 1 ‘Fulbourn and Ida Darwin Hospitals’** of the Local Plan identifies the site as a major developed site in the Green Belt and sets out considerations that will be made in determining proposals for change of use, conversion or re-development of the site.

Consultation

12. **Fulbourn Parish Council** recommends refusal unless there is a reduction in the overall footprint elsewhere on the site – see Master Plan.
13. **The Conservation Manager** has no objections.

Representations

14. No representations were received in response to site and press notices
15. The applicant has supplied a statement of need in support of the application (attached at appendix A).

Planning Comments – Key Issues

16. The key issues to consider in respect of this application are the impact upon the Green Belt and the Conservation Area and whether the proposal accords with the principles of the Master Plan and Development Brief for the site.
17. Policy GB2 of the Local Plan restricts inappropriate development within the Green Belt unless very special circumstances can be demonstrated. Development is inappropriate unless it comprises, amongst others, development of Major Developed Sites subject to assessment under Policy GB4. Fulbourn and Ida Darwin Hospital has been identified as one of the three Major Developed Sites. Thus the principle of limited infilling or redevelopment in the Green Belt is acceptable.
18. Given the above, Policy GB4 paragraph 1 allows limited infilling and specifically states that this should have no greater impact upon the open nature of the Green Belt and should not lead to a major increase in the developed proportion of the site, a principle held within the Development Brief (para 6.03).
19. George Mackenzie House is grouped within the main cluster of wards within the western part of the Fulbourn site. Windsor ward is sited to the south with Friends ward and Adrian House to the north. The proposed infill would provide additional new footprint of 53.35 square metres. The most recent large-scale development within the western site of Fulbourn Hospital was for 4 new Wards north of the George Mackenzie House (S/2030/98/F). This involved a net increase in footprint of 260 square metres (1.86% increase in overall foot print) accounting for the demolition of Kent House (still pending) a nearby ward. On this basis the footprint has formally reached and exceeded the planned level as set out in the development brief although as the planning history suggests development has continued at very small scale with similar schemes to that proposed.
20. Notwithstanding the above, the assessment is clear under Policy GB4 and on this basis it is considered the proposed dimensions for the new smoking room would be insignificant in comparison to the overall footprint and floorspace on western section of the site. The positioning is well within the built up area of the site and is such that, in my opinion, this infilling would have no greater impact on the open nature of the Green Belt and would not lead to a major increase in the developed proportion of the site.
21. Consideration has also been given to the cumulative impact of infilling at the site, in particular two previously approved infill developments for smoking rooms at The Cedars (S/1415/03/F) and Burnet House (S/1110/03/F). Taking account of this previous infilling it is considered that the development would not be against the principles of agreed Policy or Government advice upon the Green Belt.
22. The size, siting and design of the extension is considered to preserve the appearance and character of the Conservation Area.

Recommendation

23. Approval is recommended subject to the conditions set out below:
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc19 – Matching Materials (RC19)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:
P1/3 (Sustainable Design in Built Development)
P9/2a (Green Belt);**
 - **South Cambridgeshire Local Plan 2004:
GB2 (Principles of Development),
GB3 (The location of development)
GB4 (Major Developed Sites)
EN30 (Development in Conservation Areas
Fulbourn 1 “Fulbourn and Ida Darwin Hospitals”**

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - **Increase in footprint in the Green Belt**
 - **Accordance with the Master Plan for the site**

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Development Brief for Fulbourn and Ida Darwin Hospitals Site (Revised), May 1996.
- Planning file Ref: S/1975/04/F and related history

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