

**Application Number**

P/2014/0891

**Site Address**

Mount Stuart Hospital  
St Vincents Road  
Torquay  
Devon  
TQ1 4UP

**Case Officer**

Mrs Ruth Robinson

**Ward**

Tormohun

**Description**

Proposed erection of single storey rear recovery extension (additional to approved planning application ref no. P/2014/0511).

**Executive Summary/Key Outcomes**

Mount Stuart is a private hospital with increased referrals from the NHS. It currently has two operating theatres and a third theatre was recently approved at the DMC meeting of the 11.08.14. following a site visit. (Application No P/2014/0551).

There was strong opposition at the time from residents who live adjacent to the site. Their concerns related to adverse impact on amenity, parking, congestion, noise and the likely impact arising from the incremental and continuing growth of activity on the site.

They have, since the decision was issued written to the MP requesting an urgent meeting with DMC Members and representatives of Ramsey Health Care UK who operate the site.

This application involves a further single storey 5 bed recovery extension which will be located to the rear of the building and will displace the portacabin approved as part of the previous application on the site. This was to be located close to the rear boundary with Chapel Court and was to accommodate medical records and the hospital engineer. 2 chillers are also to be re-sited from the rear elevation of the building to the side elevation of the new extension.

Similar objections have been received from the same residents regarding possible impact on amenity and this further application confirms their fears about continuing growth and impact.

This application is for a relatively small extension to accommodate recovery beds and will not in itself have an adverse impact on residential amenity.

In response to resident concerns about continuing growth on the site and its possible impact on local amenity, the hospital have confirmed that they do not

have any plans for further expansion in the next five years.

However they have been advised that if they do wish to submit further proposals for expansion, in view of local concerns, this should form part of a longer term master planning approach to the site which should engage with residents and look to introduce mitigation to deal with potential impacts.

### **Recommendation**

Conditional Approval extending control of noise conditions imposed on P/2014/0551 to include this extension.

### **Statutory Determination Period**

8 weeks which expired on the 28th October. The applicant's agent has agreed to extend the time period for determination to 30th November 2014.

### **Site Details**

Mount Stuart Hospital is located within a residential area which fronts onto St Vincents Road. The rear gardens of properties on Parkhurst Road border the western part of the hospital grounds and 19-36 Chapel Court extends close to the northern boundary. The hospital carries out a range of medical procedures. It currently has two operating theatres; a third has been recently approved and the site now benefits from a recently completed additional car park with 24 spaces.

### **Detailed Proposals**

Is a single storey rear extension to be used as a 5 bed recovery room. It will be designed to match the rest of the building and the style and finish of the new operating theatre. It is to be located close to the northern boundary of the site adjacent to Chapel Court.

### **Summary Of Consultation Responses**

Community Safety: Comments awaited.

### **Summary Of Representations**

3 letters of objection received from occupiers of properties on Parkhurst Road. The main issues raised are as follows:

- 1) Noise.
- 2) Overdevelopment.
- 3) Parking and access.
- 4) Failure to consult adequately.
- 5) How much future growth can be accommodated?
- 6) Adverse impact on property values.
- 7) Location of bins.

It has precipitated a further call for a meeting with Members of DMC.

### **Relevant Planning History**

P/2012/0274: Formation of additional car parking: Approved 8.11.2012.

P/2014/0511: Construction of third operating theatre: Approved 15.08.14.

### **Key Issues/Material Considerations**

The key issues to consider in this application are:

1. Impact on neighbour amenity/noise/overdevelopment.
2. Noise from Air Extraction Plant/deliveries etc.
3. Future expansion plans.

1. Impact on neighbours/amenity/overdevelopment.

The additional single storey recovery room is discretely located to the rear of the hospital building and is overlooked by Chapel Court. It is designed to accord with the overall style of the building and particularly, the recently approved additions to the building. It is not considered that this is harmful to local amenity from either a design or amenity perspective.

It is also the case that the previously approved portacabin, which was to be located close to the site of the new extension will no longer be required so there is now only a small increase in built area.

2. Noise from Air Extraction Plant/deliveries

It is important that the operation of the hospital use on site such as noise from plant is properly controlled. Conditions were imposed on the previous consent to ensure that noise limits were controlled and these will be monitored and extended to include the new recovery room.

The timing of deliveries to the hospital is not controlled by condition and it would not be proportionate or enforceable to try and impose such a degree of control on the back of a minor application. The timing and route for deliveries may be something that could be considered as part of a longer term strategy for the site.

3. Future Expansion Plans.

Concern has been expressed about the cumulative impact of growth on the site with concerns about noise, overdevelopment and adverse impact on amenity cited.

However, this application has to be determined on its merits and this small extension even in conjunction with the previously approved third theatre will not lead to an unacceptable erosion of amenity.

Notwithstanding this, the residents have a legitimate concern about the possible implications of long term growth proposals for the site. In response to resident concerns, the hospital has confirmed that they do not have any plans for further expansion in the next five years.

However they have been advised that if they do wish to submit further proposals for expansion, in view of local concerns, this should form part of a longer term master planning approach to the site which should engage with residents and look to introduce mitigation to deal with potential impacts.

In general terms, the development is acceptable as it would support an existing community use and generate jobs. The application accords with Local Plan Policies BES, BE1 and CF1 in terms of design and amenity. Environmental impacts arising from noise from plant and deliveries are subject to a condition imposed on P/2014/0551, which will be extended to include this extension and as such the scheme is compliant with policies EPS and EP4 of the saved Adopted Local Plan 1995-2011

**S106/CIL -**

No contributions are required.

**Conclusions**

The proposed extension is discrete and well designed and will have no appreciable impact on the local environment. There is a legitimate request from local residents to be better informed about future growth proposals for the Hospital. The hospital has confirmed they have no current plans for expansion within the next 5 years. In the event that further expansion is envisaged, they have been advised to consider a master plan approach to future growth, engage with residents and to consider evolving effective mitigation proposals.

Recommendation: Conditional approval subject to the imposition of conditions to secure details of plant/noise attenuation measures as imposed on P/2014/0551.

**Relevant Policies**

BES - Built environment strategy

BE1 - Design of new development

EPS - Environmental protection strategy

EP4 - Noise

T25 - Car parking in new development

CF1 - Provision of new and improved community