

2021/0601 – Full Application

Applicant: Barnsley District General Hospital (Robert McCubbin)

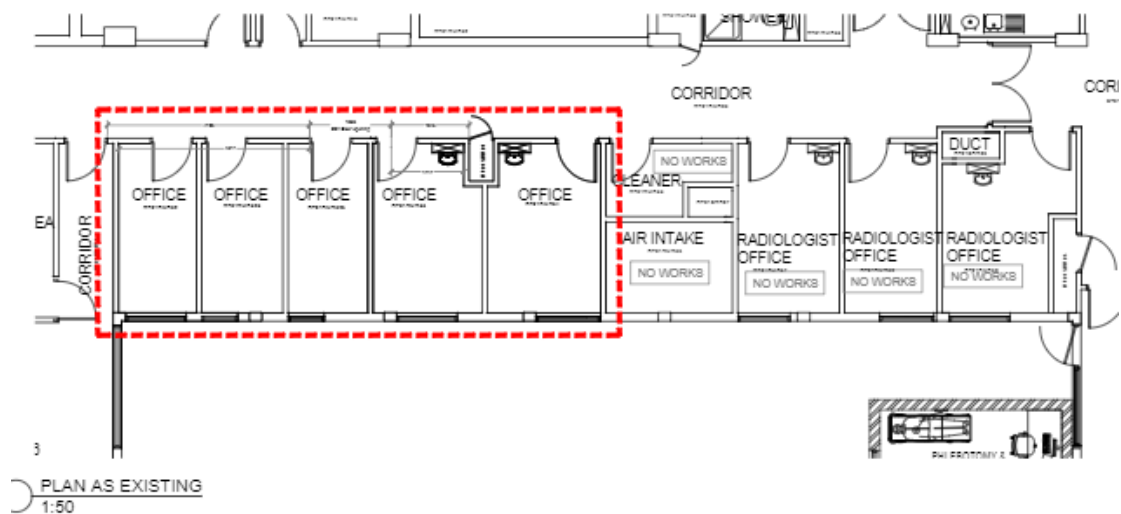
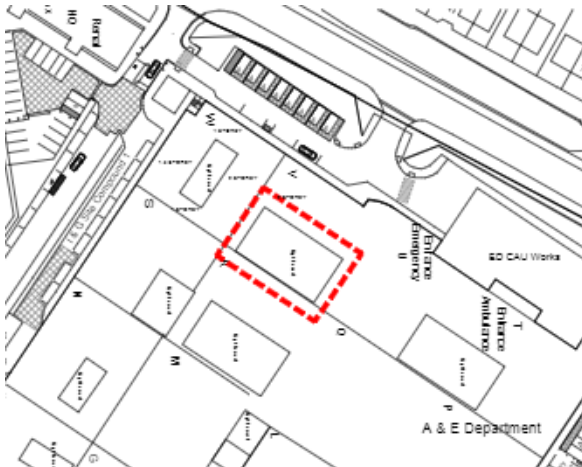
Description: Installation of prefabricated modular unit with a self-contained MRI scanner and associated equipment, link corridor to join with the hospital and conversion of 5no offices into a new preparation area for the MRI with patient changing room facilities (Retrospective).

Site Address: Barnsley District General Hospital, Gawber Road, Old Town, Barnsley

Site Description

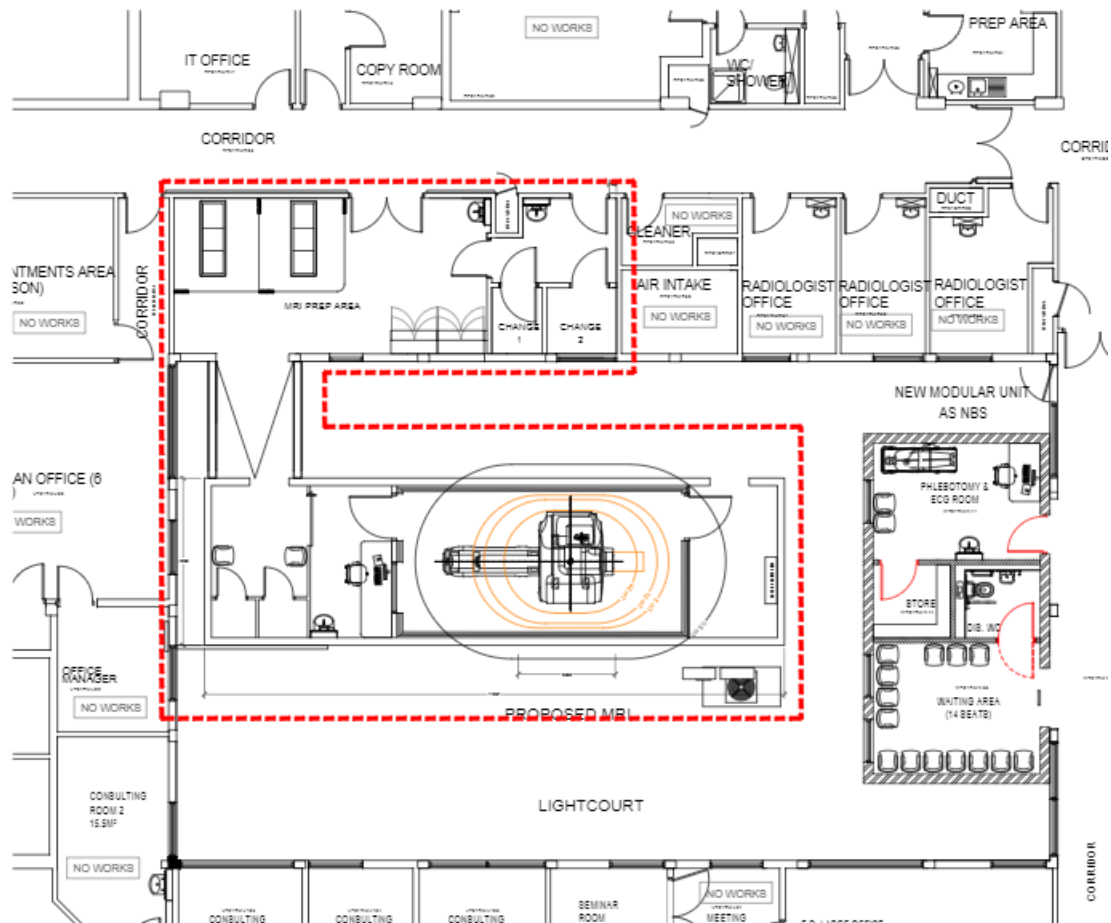
The application concerns the light court adjacent to the X-ray and Radiology department as well as 5 no. offices which are positioned at the south western elevation of the light court at the ground floor.

The development is to occur in the north western part of the Hospital campus which faces Gawber Road but which is wholly within the confines of buildings on the site and shall not be viewable from a public vantage point.



Proposed Development

The applicant proposes development within the lightcourt for the purpose of installing an MRI scanner within a modular building at 14.95m in length by 4.3m in width at a height of 3.3m which shall be lifted into the lightcourt by crane and connected by an external corridor (3m in length by 2.4m in width) to the offices which themselves shall be converted to a patient preparation area for the MRI.



History

There have been a large number of previous applications at the site. The list of applications includes:

2020/0994 - Erection of single storey modular unit to the Light Court of the Acute Medical Assessment Clinic, single storey infill development to Light Court of Surgical Admissions Unit, access prevention measures to external staircase and mezzanine records store with double access door within the gymnasium roof. - Granted – 21-01-2021

2020/0443 - Erection of canopy roof structure for ambulance drop off area and associated sheltered walkway to the new children's emergency department blue light entrance – Granted 03-07-2020

2019/1070 - Single storey front extension to contain paediatric emergency department and clinical assessment unit – Granted 20-11-2019

2019/0736 - External alterations within the site including the provision of hard surfacing and soft landscaping works and new surface markings/crossing points to enable reconfigured drop off areas for ambulances and patient transfer vehicles (Lawful development certificate for a Proposed Development). Granted 26/07/2019.

2018/0918 - Single storey front extension to contain paediatric emergency department and clinical assessment unit (Outline seeking approval over scale of development). Granted outline planning permission with conditions 25/09/2018.

2013/0850 - Demolition of two to three storey staff accommodation blocks. (Prior Notification). Decision: Prior approval not required 09/09/2013

2012/0344 - Replacement of existing windows. Approved 01/05/2012

2011/0713 - Replacement windows and associated alterations to elevations of blocks A and B. Approved 10/06/2011

2011/0572 - Erection of single storey extension to existing Emergency Department. Approved 04/07/2011

2010/1436 - Erection of extension to existing canopy. Approved 10/01/2010

2010/1116 - Erection of security fence. Approved 10/01/2010

2008/0512 - Replacement of existing cladding and windows to the Accident and Emergency and Outpatients Department. Approved 06/05/2008

B/03/2001/BA - Provision of an additional 65 No. car parking spaces. Approved 16/01/2004.

B/02/0622/BA - Siting of a two-storey modular building for use as office accommodation. Approved 13/06/2002

B/00/0072/BA - Formation of additional car parking areas. Approved 22/02/2000

B/92/1522/BA - Erection of combined heat and power plant room to hospital. Approved 07/01/1991

B/91/1549/BA - Formation of new access to classified road. Approved 09/01/1999

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric & Existing Community Facility

Relevant policies include:-

I2 Educational and Community Facilities
LG2 The Location of Growth
GD 1 – General Development
D1 – High Quality Design and Place Making
Poll1 – Pollution Control and Protection
T4 – New Development and Transport Safety

Supplementary Planning Document

Residential Amenity and the Siting of Buildings
Parking

NPPF

The revised National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Highways DC – No objections (verbal)

Highways Drainage – No objections

Pollution Control – No objections.

Ward Councillors – No response

Representations

The application was advertised by neighbour notification letters and a site notice. No representations have been received.

Assessment

Principle of development

The site is located in Urban Barnsley and so the proposal accords with policy LG2. The developments would be of substantial health care provision benefits to the local community which needs to be afforded substantial weight. On this basis the application also conforms with LP Policy I2 for community facilities.

Visual amenity

The hospital site is made up of a large complex of buildings which appear to have been built in the time period between World War 2 and the 1980's. Architecture and facing materials are typical of that period with most buildings being flat roof rectangular blocks that are white or light or dark grey in colour. More recently an application was approved in 2008 to re-clad the exterior of the A&E department which uplifted its appearance. However there are no architectural features of note to protect as far as the existing building is concerned and in any case it's the functions within the hospital that assume the greater importance.

The works are not sited in a location that is permanently visible from a public vantage point and the internal lightcourt is devoid of landscaping that would otherwise be impacted by the development.

In any case, the significant public benefit of the installation of the MRI scanner and its associated preparation area, demonstrably outweighs the negligible visual impact of the modular unit within the lightcourt.

On the basis of the above assessment, the proposal is in accordance with LP Policy D1 – High Quality Design and Placemaking.

Residential Amenity

The development converts existing space while also creating new floorspace within the confines of the existing buildings and shall not increase the external envelope of the site which prevents a decrease in separation distances to surrounding residential properties. Taking these considerations into account the proposal easily satisfies the Residential Amenity and Siting of Buildings SPD.

No objections have been received from Pollution Control concerning noise considerations, although the standard conditions would need imposing to limit disturbance during the construction phase.

In light of the above, the proposal is determined to be in accordance with LPPolicy GD1 – General Development in respect of residential amenity.

Highways

The modular building has already been installed and a health and safety risk assessment has been submitted which was conducted prior to the building being lifted into place which minimised the risk to the highway, adjacent buildings and passersby. The assessment has not been made available on the council website due to the sensitive information it has within it.

The proposal is acceptable with regard to LP Policy T4 – New Development and Transport Safety.

Conclusion

In summary the proposed developments are being made to increase capacity and improve performance within this NHS Hospital. Given that the works have a negligible impact upon visual and residential amenity, the development is determined to be consistent with the requirements of policies LG2, GD1, D1 and Poll1.

Overall the officer recommendation is one of approval subject to the conditions listed.

Recommendation

Grant planning permission with conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. **Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan Nos-

- Proposed Plan – 170/032 – (0-)01 – Rev G
- Study of Proposed Link to Modular MRI - 170/032 – (2-)01 – Rev E
- Proposed External Works Plan - 170/032 – (0-)02
- Proposed Prep Room Elevation - 170/032 – (72-100)01
- Proposed MRI Drainage Plan - 170/032 – (52-)01
- Loaded Plan, IPS and Furniture Details - 170/032 – (72-)01 – Rev F
- Site Location, Contractor's Compound & Route to Site – (S-) Location
- Existing and Proposed Courtyard Elevations - 170/032 – (0-100)01 Rev H
- Existing and Proposed Courtyard Sections – (0-100)02 Rev G

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.