

38/2004/003

TAUNTON & SOMERSET NHS TRUST

ERECTION OF TWO STOREY BUILDING TO ACCOMMODATE ONCOLOGY CENTRE WITH ASSOCIATED ACCESS AND CAR PARKING AT MUSGROVE PARK HOSPITAL, TAUNTON AS AMENDED BY AGENTS LETTER DATED 26TH JANUARY, 2004

21345/24321

RESERVED MATTERS

PROPOSAL

Outline permission was granted in August 2002 for the establishment of a new oncology department on land towards the northeastern corner of the hospital site. The site previously accommodated a children's day nursery which has since been relocated elsewhere on the site. It also involves the loss of a car parking area. As a result a requirement of the outline permission was that a deck was added to the surface car park close to the western side of the site roughly in the location where permission has subsequently been granted for the erection of a multi-storey car park. The two storey oncology unit has a curved front providing a day ward, out patients, pharmacy, radiotherapy and reception at ground floor level with in patient ward, staff and admin accommodation above. The majority of the necessary plant located is on the roof where it will be largely screened from public view.

CONSULTATIONS AND REPRESENTATIONS

COUNTY ARCHAEOLOGIST no objections. WESSEX WATER no comments. FIRE OFFICER suggest notes.

ENVIRONMENTAL HEALTH OFFICER suggests noise condition.

ONE LETTER OF OBJECTION raising the following:- a larger building than presently exists on the site will make the view to the rear of our home less appealing; the potential loss of privacy caused by the building; the levels of noise generated by construction (particularly if this overruns schedule), and later by the new car park included in the proposal; risk of damage to our own property; risk of negative impact to our property's value; loss of light to the rear garden, and the consequent damage to plants

POLICY CONTEXT

Policy S1(D) of the Taunton Deane Local Plan Revised Deposit requires that new development takes account of potential pollution, public health and safety and the amenity of individual dwellings or residential areas. Policy S2 requires all new development to be of good design.

ASSESSMENT

The principle of a building in this location has been established by the granting of outline consent. The site backs onto rear gardens in Musgrove Road. However, distances to dwellings are such that no material loss of light will occur. Any windows facing this boundary will be obscure glazed, details of which are conditioned. The design of the building is considered appropriate to its location. Details of the replacement car parking is also conditioned.

RECOMMENDATION

Permission be GRANTED subject to conditions of noise, landscaping, floodlighting, contamination, materials, obscure glazing, details of car parking. Notes re outline permission, compliance, Part M, CDM Regs, fire safety.

REASON(S) FOR RECOMMENDATION:- The proposed building is of good quality design and will not detract from the character of the locality. The relationship with nearby dwellings is acceptable and will not cause harm to residential amenity. The proposal therefore complies with Taunton Deane Local Plan Revised Deposit Policy S2.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356464 MR T BURTON

NOTES: