

38/2002/250

TAUNTON AND SOMERSET NHS TRUST

ERECTION OF A HOSPITAL ONCOLOGY CENTRE COMPRISING TREATMENT AREAS AND WARDS ON LAND ADJACENT TO MUSGROVE ROAD TOGETHER WITH TWO DECK CAR PARK ON LAND TO NORTH OF HOVELAND LANE, MUSGROVE PARK HOSPITAL, TAUNTON.

21340/24300

OUTLINE APPLICATION

PROPOSAL

The proposal seeks outline permission for the establishment of a new oncology department on land towards the north eastern side of the hospital site. Although all matters other than siting are reserved for subsequent approval the applicant has indicated that the building would be predominantly two storey height with plant concealed in the roofspace. The site currently accommodates a childrens day nursery, which it is intended to relocate elsewhere on the site (separate application submitted). It will also involve the loss of a parking area. It is therefore proposed to provide a parking deck over an existing parking area to the south of the Duchess building.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY there is no objection in principle to the proposed development. All matters including highway and access are reserved for future approval. In terms of the effect on transport issues, the application states that there will be only 25-35 new car parking spaces provided as a result of the development, and consequently the traffic generated from these will have little effect on the highway network. It must be a priority to ensure that this development does not prejudice future plans for expansion of the hospital site and the transport issues that will result from this. No detailed permission should be granted until details of the overall development proposals for the hospital site have been agreed. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER no objection. FIRE OFFICER recommends notes. SOMERSET & AVON CONSTABULARY Oncology Centre - the planting area at the foot of the building should be kept to a maximum height of 1m to allow for natural surveillance of the car parking areas. Access control to the building is an important factor, especially considering it's close proximity to the site boundary and proposed new entrance. Car Park - careful consideration should be given to the detailed design of the car park with regard to access control, surveillance, lighting etc. With these issues in mind I have written to the developer's agent offering my assistance and asking them to consider the Secured Car Park Award-Scheme.

ENVIRONMENTAL HEALTH OFFICER no objection subject to conditions.

7 LETTERS OF OBJECTION received from residents of Musgrove Road raising concerns over potential overlooking windows, noise and light and potential for radiation leak, visual impact so close to boundary.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan Revised Deposit criterion E requires that potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider community.

ASSESSMENT

The principle of improved facilities at the hospital must be welcomed. The proposal should not give rise to additional traffic problems taking into account the additional parking proposed and the imposition of a condition requiring improvements to the Wellington Road access prior to the commencement of work. Conditions are also proposed restricting noise, light pollution and restricting windows that could potentially overlook the rear of properties in Musgrove Road. It has been confirmed that the installation will comply with the Ionising Radiation Regulations 1999 and will produce no radioactive effluent and will not otherwise release radioactive materials into the environment.

RECOMMENDATION

Permission be GRANTED subject to conditions of outline, landscaping, levels, floodlighting, overlooking windows, grampion condition requiring completion of access improvements, parking areas, contamination, noise. Notes re fire safety, CDM Regs, health and safety and construction noise.

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

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NOTES: