

38/2006/476

AMEC DESIGN AND PROJECT SERVICES

ERECTION OF TWO STOREY BUILDING TO FORM ONCOLOGY CENTRE AND ASSOCIATED PARKING AT MUSGROVE PARK HOSPITAL, TAUNTON (REVISED SCHEME)

321344/124323

FULL

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 currently accommodates a children's unit which is to be demolished and relocated elsewhere on the site. A detailed approval for the building was granted in 2004. The current submission is a revised application to take into account design developments and the requirements of the amended Building Regulations.

The works will involve the loss of a car parking area. However this is made up for in the new multi-storey car park, thus avoiding one of the original conditions. The two storey oncology unit has a curved front and provides a day ward, out patients, consulting rooms, pharmacy, radiotherapy and reception at ground floor level with in patient ward, staff and admin accommodation above. The majority of the necessary plant is located in an enlarged space within the roof where it will be largely screened from public view.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection as this is a resubmission of a previously approved scheme subject to previous requirements being met. WESSEX WATER the hospital has its own private drainage system that discharges to the public system. There should be no increase in flows to the public surface water sewer and attenuation may be required. There are no anticipated problems with regard to the capacity of the public foul system. There is a public surface water sewer crossing the site and an easement is normally required for maintenance and repair. Diversion or protection works may need to be agreed. An informative should be placed on any consent to ensure protection of Wessex infrastructure. There is water supply in the vicinity and connection can be agreed at detailed stage. Private pumping may be necessary and the developer should contact our development engineer to discuss further.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, POLICY48 – Access and Parking.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design.

ASSESSMENT

The principle of a building in this location has been established by the granting of outline consent. The main issue is the impact on neighbouring amenity. The main change from the previously approved scheme is the raising of a section of roof by 2 m to allow for the provision of plant within the roof space. The site backs onto rear gardens in Musgrove Road, however, distances of 7 - 10 m to rear garden boundaries and approximately 28 m to dwellings are such that no material loss of light will occur and the roof change does not materially affect this. 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, while details of the replacement car parking is also considered appropriate. A noise condition was previously imposed and this requirement is still considered necessary.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, floodlighting, noise, obscure glazing. Notes re Wessex Water infrastructure, compliance, Part M, CDM Regs and 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 Policies S1 and S2.

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

CONTACT OFFICER: 356398 MR G CLIFFORD

NOTES: