

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 19 AUGUST 2005

**05/0751/FL: ERECTION OF EXTERNAL PLANT VIE (VACUUM INSULATED
EVAPORATOR) AND SPRINKLER COMPOUND (REVISED POSITIONING OF
PLANT COMPOUND)
AT CROSSHOUSE HOSPITAL, KILMARNOCK ROAD, CROSSHOUSE
BY DAWN CONSTRUCTION**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of two plant compounds, one housing two Vacuum Insulated Evaporator tanks and the second compound housing a sprinkler tank and associated pump house for the new maternity unit. The main Vacuum Insulated Evaporator tank is 6.83 metres in height and the back-up tank is 3.8 metres high which will store medical gas to be piped below ground to the maternity building where it radiates to the Birthing Department, Neo Natal Department and Operating theatres on the ground floor and to the ward accommodation of the first floor. The enclosure will be 2.7 metres in height and finished in white render to match the finishes on the proposed maternity building.

1.2 The second plant compound to house the sprinkler tank and sprinkler pump house will also be an enclosed structure also of 2.7 metres in height with finishes to match the proposed maternity building and other plant compound. The sprinkler tank is 5 metres x 5 metres x 2.5 metres high and is finished in galvanised steel. The sprinkler pump house is approximately 3.4 metres x 3.4 metres x 2.7 metres high. Both plant compounds are to be sited to the west of the new maternity unit in landscaped areas adjacent to the car park for the maternity unit. A layby is also proposed for large vehicles servicing the Vacuum Insulated Evaporator Compound.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet.

3. CONCLUSIONS

3.1 As indicated at Section 5 of the report there are no applicable policies in the Adopted EALP and therefore greater weight should be attached to other material considerations.

3.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The consultation responses received raise no adverse comments and the concerns of the objector are not considered to be of sufficient weight to justify a refusal of this application. The proposed siting and location of the external plant will not have a detrimental impact on the amenity of the adjacent dwellinghouses. Furthermore the surrounding area is to be extensively landscaped to further reduce any adverse impact on the amenity of the adjacent dwellinghouses.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is subject to objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 3.01 hectares in area and is the site of the new maternity hospital and car park presently under construction. The application site is bound to the north and east by Crosshouse Hospital, to the south by the Kilmarnock B7081 Road and residential properties, to the west by residential properties.

2.2 **Proposed Development:** Full planning permission is sought for the erection of two plant compounds, one housing two Vacuum Insulated Evaporator tanks and the second compound housing a sprinkler tank and associated pump house for the new maternity unit. The main Vacuum Insulated Evaporator tank is 6.83 metres in height and the back-up tank is 3.8 metres high which will store medical gas to be piped below ground to the maternity building where it radiates to the Birthing Department, Neo Natal Department and Operating theatres on the ground floor and to the ward accommodation of the first floor. The enclosure will be 2.7 metres in height and finished in white render to match the finishes on the proposed maternity building.

2.3 The second plant compound to house the sprinkler tank and sprinkler pump house will also be an enclosed structure also of 2.7 metres in height with finishes to match the proposed maternity building and other plant compound. The sprinkler tank is 5 metres x 5 metres x 2.5 metres high and is finished in galvanised steel. The sprinkler pump house is approximately 3.4 metres x 3.4 metres x 2.7 metres high. Both plant compounds are to be sited to the west of

the new maternity unit in landscaped areas adjacent to the car park for the maternity unit. A layby is also proposed for large vehicles servicing the Vacuum Insulated Evaporator Compound.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division and Scotland Gas Networks, East Ayrshire Council's Homes and Neighbourhood Services and Scottish Water have no adverse comments to make regarding the proposed development.

Noted.

3.2 Crosshouse Community Council, East Ayrshire Council's Outdoor Amenities and SEPA have not responded to their consultation letter at the time of writing this report.

Noted.

3.3 East Ayrshire Council's Environmental Health have no objections in principle provided noisy work on the site is restricted to 8:00 am to 6:00 pm Monday to Friday, 8:00 am - 1:00 pm on a Saturday and no noisy work on a Sunday.

The requirements of Environmental Health can be addressed by attaching a suitably worded condition to any grant of planning consent. It is considered that as the hours of construction for the new maternity unit are restricted from 08:00 am to 17:00 hours Monday to Saturday and at no time on a Sunday a similar worded condition should be attached to this proposal.

4. REPRESENTATIONS

4.1 There is one objector to the proposed development and their grounds of objection are as follows:-

4.2 They object to the revised location of the plant compound.

This is addressed in Section 6.4 of the report.

The Division has repeatedly sought clarification of the reason for this objection but has received no reply.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP).

Ayrshire Joint Structure Plan

5.2 The proposed development does not raise any strategic issues.

Adopted East Ayrshire Local Plan (EALP)

5.3 There are no relevant policies in the EALP and therefore greater weight should be placed on the material considerations as identified in Section 6 of this report.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultations and representation received which are detailed in Sections 3 and 4 of the report, the planning history of the site and the impact upon the amenity of the surrounding area.

Consultations and Representations

6.2 The consultations and representations received are addressed in Sections 3 and 4 of the report, neither of which indicate that the application should be refused.

Planning History

6.3 05/0419/FL: Proposed Erection of External Plant - Vacuum Insulated Evaporator and Sprinkler Compound, Crosshouse Hospital, Crosshouse. This application was withdrawn by the applicant following discussions with this Division regarding a revised location for the external plant, further away from the residential properties on Woodbank Road.

Amenity

6.4 The location of the external plant compounds have been revised moving them further away from the rear gardens of residential properties on Woodbank Road and closer to the new maternity unit. The sprinkler tank is 19.5 metres away from the rear garden at its closest point, while the Vacuum Insulator Tanks

are more than 55 metres from the rear windows and rear elevations of houses on Woodbank Road. Due to the level of the proposed road the site slopes down towards the residential area with a drop of approximately 1 metre. The external plant compounds are to be screened by extra heavy standard lime trees 4.6 metres at planting with a woodland mix of Alder, Hazel, Hawthorn, Holly, Blackthorn, Rowan, Wayfaring Tree and Guelder Rose with a height of 450 - 600 mm at planting. This proposed planting will help to screen the external plant from the adjacent houses and help to integrate it into its location.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated at Section 5 of the report there are no applicable policies in the Adopted EALP and therefore greater weight should be attached to other material considerations.

8.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The consultation responses received raise no adverse comments and the concerns of the objector are not considered to be of sufficient weight to justify a refusal of this application. The proposed siting and location of the external plant will not have a detrimental impact on the amenity of the adjacent dwellinghouses. Furthermore the surrounding area is to be extensively landscaped to further reduce any adverse impact on the amenity of the adjacent dwellinghouses.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish

Head of Planning, Development and Building Standards

09 August 2005
(PC/MMM)

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letter of objection.
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan.
7. Application No: 05/0419/FL.

Anyone wishing to inspect the above papers please contact Pamela Clifford on 01563 576798.

Implementation Officer: Dave Morris

050751FL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0751/FL

Site of Proposal: Crosshouse Hospital
Kilmarnock Road
Crosshouse
KILMARNOCK
KA2 0BE

Nature of Proposal: Erection of External Plant VIE (Vacuum Insulated Evaporator) and Sprinkler Compound (Revised Positioning of Plant Compound)

Name & Address of Applicant: Dawn Construction
220 West George Street
GLASGOW
G2 2LB

Name & Address of Agent: Keppie Planning Ltd
160 West Regent Street
GLASGOW
G2 4RL

DPOs Reference: PC/MMM

The above FULL application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form submitted on 13 July 2005 and plans KA/MXX/L(90)001, 003, 004, 007 and the landscaping plans MX GL 94 02 H, MX GL 94 08B and MX GL 94 11A submitted on 15 July 2005.

REASON To ensure that the development is carried out in accordance with the approved details.

2. This permission relates to the erection of external plant - Vacuum Insulated Evaporator and Sprinkler Compound and associated layby only and the

further consent of the Planning Authority will be required for any other development shown on the approved plans.

REASON To enable the Planning Authority to retain control over the future development of the site.

3. Notwithstanding the approved plans, the proposed landscaping of the VIE compound and sprinkler tanks is hereby not approved, details of a landscaping scheme for the VIE compound and sprinkler tanks shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be carried out not later than the next appropriate planting season after the external plant has been erected. Any trees or shrubs removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species as may be agreed in writing with the Planning Authority.

REASON To ensure that the landscaping is carried out in a proper manner in the interests of visual and residential amenity.

4. Details of the maintenance arrangements for the landscaping shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.

REASON To ensure that the landscaping is maintained in a proper manner in the interests of visual amenity.

5. Notwithstanding the submitted plans, details of the final colour of the Vacuum Insulator Evaporator tanks and sprinkler tank shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the tanks being brought into use.

REASON In the interests of visual and residential amenity.

6. No external construction work, site clearance or preparation works shall take place before 08:00 hours and after 17:00 hours Monday to Saturday nor at any time on Sunday.

REASON In the interests of residential amenity.

NOTE - It is recommended that the applicant makes early contact with Scottish Water, Planning and Development Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, regarding discharge of trade effluent to the public sewer.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**