

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 16 AUGUST 2002

02/0336/FL: PROPOSED ALTERATIONS AND EXTENSION TO EXISTING HOSPITAL TO FORM DAY SURGERY AND ENDESCOPY UNIT, EXTENDED A & E DEPARTMENT AND MEDICAL DECISIONS UNIT AT CROSSHOUSE HOSPITAL KILMARNOCK ROAD CROSSHOUSE BY AYRSHIRE AND ARRAN ACUTE HOSPITALS NHS TRUST

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning consent is sought for an extension to the Accident and Emergency Department and the construction of a Medical Decisions Unit to the front of the Crosshouse Hospital. An extension is also proposed to the rear of the hospital to form a day surgery and endoscopy unit. The proposed extension of the Accident and Emergency Department will result in it being a more prominent feature on the front elevation of the hospital. An irregular shaped canopy is proposed to the entrance. This is attached to a 2-storey building which will be glazed at ground floor with polyester-powdered colour glazing frame base at first floor and a glazed circular roof. The medical decisions unit which is located to the west of the Accident and Emergency unit will provide accommodation of 4 one bed wards, 3 four bed wards and a nurse station. The proposed building would be single storey in height with a glazed circular roof light and smooth render to the walls. The proposed day surgery and endoscopy unit is largely 2 storey in height, with the main day surgery taking place on the ground floor with plant equipment on the first floor. The proposed building for the day surgery and endoscopy unit would be curved in shape with the entrance being of similar design to that proposed for the entrance to the Accident and Emergency Unit. Materials proposed are a coloured render with cladding panels to the plant room. Thirty car parking spaces are provided for the day surgery and endoscopy unit and six car parking spaces for disabled users.

1.2 The new Day Surgery and Endoscopy Unit is intended to replace and improve the quality of the existing services. There will be no additional staff but the number of patients treated will increase. The new facility will provide a one-stop clinic for day case and diagnostic treatment that concentrates existing patients currently using several locations into one area. As a consequence the number of repeated visits is expected to reduce. The operational policy for the Day Surgery Unit is that patients cannot be treated unless they are brought in by a relative or friend. Relatives or friends are discouraged from waiting whilst patients receive their procedures.

2. RECOMMENDATION

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

3. CONCLUSIONS

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

3.2 Similarly, there are no policies within the EALP which would specifically affect the determination of this application and so the greatest weight should be attached to the other material considerations. The size, scale, design and materials of the proposed extension are in keeping with the hospital building and will not be visually intrusive. The proposed extensions can be accommodated on the site without detriment to the adjacent residential property to the west of the site. The proposed development will provide essential facilities for Crosshouse Hospital and the wider community together with a new prominent entrance to the Accident and Emergency Unit.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control 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 and Building Control

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 and Building Control

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 because it is a larger application of area significance.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is Crosshouse Hospital which is located to the west of Kilmarnock between Kilmarnock and Crosshouse.

2.2 **Proposed Development:** Full planning consent is sought for an extension to the Accident and Emergency Department and the construction of a Medical Decisions Unit to the front of the Crosshouse Hospital. An extension is also proposed to the rear of the hospital to form a day surgery and endoscopy unit. The proposed extension of the Accident and Emergency Department will result in it being a more prominent feature on the front elevation of the hospital. An irregular shaped canopy is proposed to the entrance. This is attached to a 2-storey building which will be glazed at ground floor with polyester-powdered colour glazing frame base at first floor and a glazed circular roof. The medical decisions unit which is located to the west of the Accident and Emergency unit will provide accommodation of 4 one bed wards, 3 four bed wards and a nurse station. The proposed building would be single storey in height with a glazed circular roof light and smooth render to the walls. The proposed day surgery and endoscopy unit is largely 2 storey in height, with the main day surgery taking place on the ground floor with plant equipment on the first floor. The proposed building for the day surgery and endoscopy unit would be curved in shape with the entrance being of similar design to that proposed for the entrance to the Accident and Emergency Unit. Materials proposed are a coloured render with cladding panels to the plant room. Thirty car parking spaces are provided for the day surgery and endoscopy unit and six car parking spaces for disabled users.

2.3 The new Day Surgery and Endoscopy Unit is intended to replace and improve the quality of the existing services. There will be no additional staff

but the number of patients treated will increase. The new facility will provide a one-stop clinic for day case and diagnostic treatment that concentrates existing patients currently using several locations into one area. As a consequence the number of repeated visits is expected to reduce. The operational policy for the Day Surgery Unit is that patients cannot be treated unless they are brought in by a relative or friend. Relatives or friends are discouraged from waiting whilst patients receive their procedures.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division, Crosshouse Community Council, Coal Authority, Scottish Power and Scottish Water have no objections to the proposed development.

Noted.

3.2 Scottish Environment Protection Agency have no objection and ask that surface water from the site is treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland Northern Ireland published by CIRIA in March 2000.

It is considered that appropriate notes and a condition could be attached to any grant of planning consent regarding utilising Sustainable Drainage System to treat surface water discharge.

3.3 East Ayrshire Council Environmental Health have no objection in principle. However, they would recommend, given the close proximity of housing, that demolition and construction works are limited to day shift working Monday to Saturday with no noise from the site (at the nearest noise sensitive boundary) on a Sunday. Failure to agree to these conditions may result in a notice being served in terms of the Control of Pollution Act 1974 – control of noise on construction sites. They also advise that any service plant or machinery installed in the new construction should be so designed and installed as not to cause any nuisance or disturbance to residents in the locality.

The requirements of Environmental Health regarding controlling of hours of construction and any noise nuisance to adjacent residential properties caused by it can be addressed by attaching a condition to any grant of planning consent. It is considered that the proposed day surgery and endoscopy unit to the rear can be accommodated without significant detriment to neighbouring residential properties.

3.4 Transco require that no mechanical excavation be carried out within 500mm of their plant. It is likely that a site visit will be required prior to the commencement of works.

A note can be attached to any grant of planning consent addressing the requirements of Transco.

3.5 Kilmarnock Forum on Disability have not responded to their consultation letter.

Noted.

4. REPRESENTATIONS

4.1 No representations have been received.

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 Adopted Kilmarnock Local Plan and the Approved Ayrshire Joint Structure Plan.

5.2 There are no specific policies within the Adopted Local Plan relevant to the determination of this application and the policies within the Structure Plan address issues at a more strategic level than that applicable in this instance.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan Finalised Version with Modifications (EALP) and the consultation responses.

East Ayrshire Local Plan Finalised Version with Modifications

6.2 The Council has agreed that the EALP should be considered as a prime material consideration. There are no policies within EALP which address such a specific proposal and therefore weight should be attached to other material considerations.

Consultation Replies

6.3 There have been no adverse consultation responses received and the requirements of Environmental Health can be addressed by attaching a condition to any grant of planning consent. The design, scale and materials of the proposed extensions are in keeping with the existing hospital buildings which they will generally enhance.

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 in Section 5 of the report there are no applicable policies in the Adopted Kilmarnock Local Plan and therefore greater weight should be attached to the other material considerations.

8.2 Similarly, there are no policies within the EALP which would specifically affect the determination of this application and so the greatest weight should be attached to the other material considerations. The size, scale, design and materials of the proposed extension are in keeping with the hospital building and will not be visually intrusive. The proposed extensions can be accommodated on the site without detriment to the adjacent residential property to the west of the site. The proposed development will provide essential facilities for Crosshouse Hospital and the wider community together with a new prominent entrance to the Accident and Emergency Unit.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to conditions 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 and Building Control 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 and Building Control

7 August 2002 (PC/SA)
FV-DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Adopted Kilmarnock Local Plan.
5. East Ayrshire Local Plan Finalised Version with Modifications.
6. Approved Strathclyde Structure Plan.

7. Approved Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact Pamela Clifford on (01563) 576772.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

02/0336/FL

Site of Proposal:	Crosshouse Hospital Kilmarnock Road CROSSHOUSE
Nature of Proposal:	Proposed Alterations and Extension To Existing Hospital to form New Day Surgery and Endoscopy Unit, Extended A & E Department and Medical Decisions Unit
Name & Address of Applicant:	Ayrshire and Arran Acute Hospitals NHS Trust Crosshouse Hospital Kilmarnock Road CROSSHOUSE Kilmarnock KA2 0BE
Name & Address of Agent:	W S Atkins Consultants Ltd Clifton House Clifton Place GLASGOW G3 7YY

DPOs Reference: PC/SA

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

(1) Notwithstanding the submitted plans, the external materials are not hereby approved. Details of all external materials to be used in the construction of the approved extensions shall be submitted to and approved by the Planning Authority prior to the commencement of development on the site.

REASON In the interests of visual amenity.

(2) The proposed car parking spaces for the day surgery and endoscopy unit shall be constructed on site prior to the opening of the day surgery and endoscopy unit.

REASON To provide car parking for the approved development.

(3) No construction work, site clearance or preparation works shall take place between 07:00 hours and after 17:00 hours on Mondays to Saturdays nor at any time on Sundays.

REASON In the interests of residential amenity.

(4) A landscaping scheme including the treatment of the boundary of the site and areas of open space to the west of the access road and north of the car parking spaces for the day surgery and endoscopy unit shall be submitted to and approved by the Planning Authority prior to the commencement of any development on site and shall be implemented not later than the next appropriate planting season after the opening of the day surgery and endoscopy unit.

REASON To provide landscaping to the access road and car parking spaces in the interests of residential amenity.

(5) Before any work commences on site, details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved by the Planning Authority in writing. The Sustainable Urban Drainage System shall thereafter be installed on site prior to the use of the building as offices.

REASON To ensure that adequate drainage is provided.

NOTES:

(1) It is recommended that the applicant makes early contact with Transco (Tel.0141 418 4084) regarding a site visit prior to any commencement of works on site.

(2) Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

(3) The developer shall make early contact with the Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.

(4) The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.

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.**

AGENDA