

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 18 SEPTEMBER 2003

**03/0435/OL: PROPOSED MATERNITY UNIT AND ASSOCIATED EXTERNAL
WORKS
AT CROSSHOUSE HOSPITAL, KILMARNOCK ROAD, CROSSHOUSE
BY AYRSHIRE AND ARRAN ACUTE HOSPITALS NHS TRUST**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Outline planning consent is sought for a new maternity unit which will provide a fully integrated childbirth service meeting the needs of mothers and their new born babies across Ayrshire and Arran. The proposed unit will provide a number of services such as antenatal/postnatal in-patient care, early pregnancy/antenatal day care assessment, ultrasound services, diagnostic services, outpatient clinic facilities, neonatal services, anaesthetic services and the termination of pregnancy facilities. The applicant has submitted an indicative layout of the proposed development showing a building having a footprint of approximately 4200 square metres, and 201 car parking spaces. The indicative plan shows a proposed road link to the existing road in front of Crosshouse Hospital. The proposals include the re-siting of the helicopter landing pad towards B7081 and a new access and junction from B7081. A Transport Assessment has been submitted which addresses the servicing of the maternity unit, the new access and car parking.

1.2 Details of the key design features which it is intended to incorporate into the new maternity unit have been submitted.

- The new build maternity unit will be stand-alone with a direct link corridor to the main hospital facilities providing a 60-bedded Maternity Unit.
- The unit will have friendly, homely accommodation in an environment that is "Family Friendly" and not obviously clinical.
- The design should emphasise the inter relationship between antenatal, intrapartum and postnatal care accommodation which encourages both continuity and ease of transition between stages of care.
- The birth facilities should be easily accessible from the main entrance to the Maternity Hospital and located at the shortest possible distance from the entrance.

- It is expected that the building will be no more than two storeys with landscaping and design principles to ensure a minimum impact on the adjacent housing.
- It is not intended that the new building will conform to the buildings currently on site and will provide an environment in sympathy with the “natural” process of childbirth. The eventual detailed design will emphasise the buildings distinct and separate function.
- Design should facilitate change and flexibility and provide accommodation for a Bereavement Suite, Children’s Play Areas, Physiotherapy, Parenthood Classes and Staff Education Facilities.

1.3 For Members’ information, the maternity unit project is considered by the NHS Ayrshire and Arran’s Local Health Plan to be a top priority aimed at addressing deficiencies in the current provision of maternity services.

2. RECOMMENDATION

2.1 The application should be approved subject to the conditions indicated on the enclosed sheet.

3. CONCLUSIONS

3.1 As indicated at Section 5 of the report the application is in accordance with both the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan and therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 There are material considerations relevant to the development and they are supportive. Details of the layout, design and height of the proposed unit will be determined at the detailed stage. However it is recommended at this outline stage that the height of the building is restricted to no more than 2-storeys in order to safeguard the amenity of the adjacent residential properties. The new access point from B7081 to the proposed maternity unit is considered acceptable in principle. The proposed development will provide a fully integrated modern child birth service to meet the needs of mothers and their new born babies across Ayrshire and Arran. It will also bring wide community and economic benefits.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control and should that decision be based on the principle of the development, it would require to be referred to the Development Services Committee as there would be a 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 an outline 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 a grassed area located to the west of the existing Crosshouse Hospital. The site is surrounded to the north by Crosshouse Hospital, to the south by B7081 Crosshouse to Kilmarnock road to the west by residential properties and to the east by a car park associated with the hospital. The site is 3.01 hectares in area and includes the existing helicopter landing pad. There are existing trees along the western side of the site. The site varies in level sitting higher immediately adjacent to the hospital (Annandale suite), decreasing in level towards the centre of the site and the boundary with the residential properties and increasing in level again towards B7081. The site is well screened by landscaping from B7081.

2.2 **Proposed Development:** Outline planning consent is sought for a new maternity unit which will provide a fully integrated childbirth service meeting the needs of mothers and their new born babies across Ayrshire and Arran. The proposed unit will provide a number of services such as antenatal/postnatal in-patient care, early pregnancy/antenatal day care assessment, ultrasound services, diagnostic services, outpatient clinic facilities, neonatal services, anaesthetic services and the termination of pregnancy facilities. The applicant has submitted an indicative layout of the proposed development showing a building having a footprint of approximately 4200 square metres, and 201 car parking spaces. The indicative plan shows a proposed road link to the existing road in front of Crosshouse Hospital. The proposals include the re-siting of the

helicopter landing pad towards B7081 and a new access and junction from B7081. A Transport Assessment has been submitted which addresses the servicing of the maternity unit, the new access and car parking.

2.3 Details of the key design features which it is intended to incorporate into the new maternity unit have been submitted.

- The new build maternity unit will be stand-alone with a direct link corridor to the main hospital facilities providing a 60-bedded Maternity Unit.
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- It is not intended that the new building will conform to the buildings currently on site and will provide an environment in sympathy with the “natural” process of childbirth. The eventual detailed design will emphasise the buildings distinct and separate function.
- Design should facilitate change and flexibility and provide accommodation for a Bereavement Suite, Children’s Play Areas, Physiotherapy, Parenthood Classes and Staff Education Facilities.

2.4 For Members’ information, the maternity unit project is considered by the NHS Ayrshire and Arran’s Local Health Plan to be a top priority aimed at addressing deficiencies in the current provision of maternity services.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections subject to conditions regarding the geometry of the new junction, traffic calming of the B7081 from the centre of Crosshouse to the hospital roundabout and the development of a Travel Plan. The existing hospital roundabout will require improvement works greater than suggested in the

Transport Assessment regarding altering the approach and exit radii, the central island and extending the splitter islands. The 200 car parking spaces should be considered for the exclusive use of the maternity unit. Improved road markings and signage for the roundabout and the new maternity access will be required as well as to adjacent major junctions.

The requirements of the Roads Division can be addressed by attaching conditions to any grant of outline planning consent.

3.2 Scottish Water advise that their permission should be sought to connect to the public sewerage system and the development may involve building over or in such a way as to obstruct access to an existing public sewer and they should be contacted to ascertain if diversion or protection is appropriate. The implementation of a Sustainable Urban Drainage System within the proposed drainage design is recommended.

Conditions and notes can be attached to any grant of planning consent advising the applicant of the requirements of Scottish Water.

3.3 Crosshouse Community Council, Power Systems, the Coal Authority, Transco, East Ayrshire Council Environmental Health and Waste Management, Health and Safety Executive have no objections to the proposed development.

Noted.

3.4 Scottish Environment Protection Agency have no objection subject to the applicant treating the surface water from the site in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland.

Notes and conditions can be attached to any grant of planning consent to meet the requirements of Scottish Environment Protection Agency.

4. REPRESENTATIONS

4.1 No representations have been received to the proposed development.

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 Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP).

Ayrshire Joint Structure Plan

5.2 Policy ADS3 states that new residential, commercial, cultural, educational and community development shall be directed to, and located within, settlements as defined in local plans.

Although located outwith the settlement boundary of Crosshouse, the proposed development is located within the grounds of the existing Crosshouse Hospital. Being a development that improves and expands existing hospital facilities, it is not considered that a location within the settlement, separate from the existing hospital, would be appropriate in this particular case.

5.3 Policy G5 states that development proposals outwith settlements in the Rural Protection Area shall conform to the structure plan only where the development:

- A has a demonstrated site specific locational need;
- B can be justified in terms of social and economic benefit to the community;

The application site is located within the grounds of the existing Crosshouse Hospital and the development will expand and improve the quality and range of services provided by the hospital. It is therefore considered that the application can be fully justified in terms of site specific locational need and in terms of social and economic benefit to the community as required by points A and B of the policy.

East Ayrshire Local Plan

5.4 Policy SD2 states that there will be an over-riding presumption that all new developments will be located within the East Ayrshire settlements, unless the development is acceptable to the Council in terms of Policies SD3 and SD4 below.

The development is considered to be acceptable in terms of policy SD3 below.

5.5 Policy SD3 states that, within the Rural Protection Area, development proposals relating to land located outwith settlement boundaries will be acceptable to the Council only in five stated circumstances. Two of these stated

circumstances are pertinent to the application, these being where the development:-

- (ii) can be fully justified in terms of site specific locational need; and
- (iii) can be fully justified in terms of social and economic benefit to the community; or

The application site is located within the grounds of the existing Crosshouse Hospital and the development will expand and improve the quality and range of services provided by the hospital. It is therefore considered that the application can be fully justified in terms of site specific locational need and in terms of social and economic benefit to the community.

5.6 Policy SD5 states that the Council will positively encourage three particular stated types of development. One of these types of development is pertinent to the application, this being:

- (i) development in support of the retention or provision of services and facilities of value to local communities will be particularly encouraged.

The proposed development is considered to support the retention and provision of services and facilities of value to local communities and is therefore fully in accord with the provisions of the policy.

5.7 Policy CS1 states that the Council will respond positively to changing needs and demands for community and educational facilities throughout East Ayrshire. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

The proposed development is considered to support the retention and provision of services and facilities of value to local communities and is therefore fully in accord with the provisions of the policy.

Conclusions

The proposal is considered to be in full accord with the policies of both the Ayrshire Joint Structure Plan and the East Ayrshire Local Plan.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultation responses which are detailed in Sections 3 of the report.

Consultation Responses

6.2 It is not considered that the consultation responses raise any issues that would warrant refusal of this application.

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 the application is in accordance with both the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan and therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 There are material considerations relevant to the development and they are supportive. Details of the layout, design and height of the proposed unit will be determined at the detailed stage. However it is recommended at this outline stage that the height of the building is restricted to no more than 2-storeys in order to safeguard the amenity of the adjacent residential properties. The new access point from B7081 to the proposed maternity unit is considered acceptable in principle. The proposed development will provide a fully integrated modern child birth service to meet the needs of mothers and their new born babies across Ayrshire and Arran. It will also bring wide community and economic benefits.

9. RECOMMENDATION

9.1 The application should be approved subject to the conditions indicated on the enclosed 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 and should that decision be based on the principle of the development, it would require to be referred to the Development Services Committee as there would be a significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

09 September 2003
(PC/MMM/MS)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Adopted East Ayrshire Local Plan.
5. Approved Ayrshire Joint Structure Plan.

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

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

03/0435/OL

Site of Proposal:	Crosshouse Hospital Kilmarnock Road CROSSHOUSE
Nature of Proposal:	Proposed Maternity Unit and Associated External Works
Name & Address of Applicant:	Ayrshire and Arran Acute Hospitals NHS Trust Crosshouse Hospital Kilmarnock Road CROSSHOUSE KA2 0BE
Name & Address of Agent:	Young & Gault Chartered Architects 28 Speirs Wharf GLASGOW G4 9TG

DPOs Reference: PC/MMM

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

1. The proposed development shall be carried out in accordance with the application form and plans received on 19 May 2003, the Transport Assessment dated March 2003, the Memorandum of Information received on 19 May 2003 and the letter dated 27 August 2003.

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

2. The indicative layout plans submitted with this application are for information purposes only and shall not be treated as forming part of the issued planning permission with the exception of the position of the proposed vehicle access/egress onto B7081.

REASON The approval is in outline only.

3. Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the under mentioned matters hereby reserved.

- (a) The layout of the site;
- (b) The size, height, design and external appearance of the proposed building(s).
- (c) The means of drainage and sewage disposal;
- (d) Details of the access arrangements;
- (e) The provision for open space and associated maintenance arrangements;
- (f) The provision for car parking;
- (g) The boundary walls/fences to be erected;
- (h) The landscaping of the site and associated maintenance arrangements;
- (i) The re-location and design of the helicopter landing pad.
- (j) Existing and finished site levels/floor levels.

REASON The approval is in outline only.

4. Details to be submitted under Condition 3(b) above shall ensure that the proposed building is no more than 2 storeys in height and its design minimises its impact on adjacent residential properties in terms of overlooking, overshadowing and light pollution. The design and materials of the building shall encompass the "natural" theme as detailed in the key design features of the Memorandum of Information document and shall be viewed in design terms as a separate entity from the main Crosshouse Hospital building and extensions.

REASON The proposed development is adjacent to residential properties and such a requirement is necessary to minimise the impact on residential amenity and visual amenity. The applicant is proposing a natural theme and this theme should also be reflected externally in terms of design and materials.

5. Prior to the occupation of the maternity unit, a range of road alterations shall have been implemented as follows:

- (a) the 30 mph speed limit shall be re-located to the east side of the roundabout serving the existing hospital;
- (b) the roundabout serving the existing hospital, the approach and exit radii shall be altered to improve the capacity of the roundabout;

- (c) the splitter islands shall be extended to improve deflection and crossing facilities.
- (d) the central island shall be altered to incorporate a raised chevron to improve visibility of the roundabout.
- (e) improved road markings and signage for the existing roundabout, the new maternity access and adjacent major junctions.
- (f) Traffic calming measures shall be provided on B7081, from the centre of Crosshouse to the hospital roundabout.
- (g) The new junction/accessed onto B7081 shall have a sightline of 2.5 metres by 90 metres.
- (h) Measures to ensure that the car parking provision is for the exclusive use of the maternity unit.

The above works shall all have been implemented to the satisfaction of the Council as Roads Authority.

REASON In the interests of road and pedestrian safety.

6. Notwithstanding the submitted information, and prior to the commencement of development on site a comprehensive Green Transport Plan shall be submitted for the approval of the Council and all measures arising from that shall have been installed on site prior to the occupation of the maternity unit.

REASON To promote and implement sustainable travel patterns.

7. Notwithstanding the submitted plans, the central island of the roundabout serving the existing hospital site shall be landscaped. The landscaping and maintenance details shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented on site prior to the use of the maternity unit.

REASON In the interests of the visual amenity of the area.

8. Prior to the commencement of development on site a Drainage Risk Assessment for the impact of the development shall be submitted to and approved by the Planning Authority and all measures arising from that shall be installed on site prior to the use of the maternity unit.

REASON To ensure that adequate drainage is provided.

9. 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 maternity unit.

REASON To ensure that adequate drainage is provided.

10. The development hereby approved shall be undertaken without detriment to neighbouring residential properties by virtue of noise, dirt or general disturbance.

REASON In the interests of amenity and to prevent such established amenity being adversely affected.

11. No construction work, site clearance or preparation works shall take place before 08.00 hours and after 17.00 hours on Mondays to Saturdays nor at any time on Sundays.

REASON In the interests of residential amenity.

12. No materials other than top soil shall be brought onto the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.

REASON In order to control the development of the site and materials used in making up of ground levels.

13. The developer of the site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.

REASON In the interests of road safety and the amenity of the area.

14. No trees shall be felled, lopped, have roots cut, or be the subject of any other works without the prior written consent of the Planning Authority.

REASON In the interests of visual amenity and to maintain the existing visual contribution of the trees to the amenity of the area.

15. Details to be submitted under Conditions 3(a) and (h) above shall allow for the maximum number of existing trees being retained together with the existing landscaping along the B7081, except insofar as to allow access to the site and to achieve the sightlines specified in Condition 4(g) above.

REASON To maintain the contribution of the existing features to the quality of the area in the interests of visual amenity.

16. Details to be submitted under Condition 3(h) above shall include a dense landscaping scheme along the western boundary adjacent to the existing residential properties.

REASON In order to safeguard the amenity and privacy of adjacent residential properties.

17. A Transport Assessment shall be submitted to and approved by the Planning Authority for the new access/egress from B7081. The Assessment shall include details of the most appropriate form of junction and capacity analysis. All measures arising from the Transport Assessment shall be installed on site prior to the use of the maternity unit.

REASON In the interests of road and pedestrian safety.

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.
5. The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick, KA9 2NS regarding connecting to the public sewerage system and to ascertain if diversion or protection of the existing public sewer is appropriate.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
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VIEWING PLEASE CONTACT (01563) 576790.**