

DELEGATED REPORT

Application No: P/19/0317

Site Address: Prince Charles Hospital
Gurnos Road
Gurnos
Merthyr Tydfil
CF47 9DT

Development: Erect two portacabins (temporary consent)

Case Officer: Marlene Ferreira

Site Visit: 12th December 2019

Application Expiry Date: 30th January 2020

Consultation reply date expired: 1st January 2020

APPLICATION SITE

The application site relates to the Prince Charles Hospital site, specifically a grassed area of land, which runs alongside the hospital's internal highway network, located to the south of the main hospital building. The hospital site itself is made up of one main hospital building with other extensions and smaller buildings, ranging from 1 to 5 storeys, which have been constructed over time.

The site is mainly surrounded by residential properties to the east and west, adjoins an open field to the north (part of which has been developed to accommodate a helipad), and Gurnos Road to the south.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021.

PROPOSED DEVELOPMENT

This application seeks full planning permission to construct two temporary single storey portacabin buildings, on a vacant grassed area, to the south of the hospital.

The northern portacabin would measure 18.4 metres in width, 4.2 metres in depth and 2.9 metres in height, and would provide approximately 77.28m² of additional floor space. The southern portacabin would measure 14.8 metres in width, 4.2 metres in depth and 2.5 metres in height, and would provide approximately 62.2m² of additional floor space. Each cabin would be finished with grey plastisol-coated galvanised steel cladded elevations, a white plastisol-coated galvanised steel roof and grey UPVc windows. Each portacabin would provide an open office space, with a kitchenette and a toilet.

The portacabins are proposed to remain on site for a period of six years and seek to provide office accommodation for 18 maternity staff, 10 existing members would be re-located from the main hospital building with 8 additional members. These temporary additional buildings would therefore enable departments to decant from the main hospital to allow refurbishment works within the main hospital building to be carried out.

PLANNING HISTORY

The following planning history is recent and relevant to this site:

- P/19/0278 - Discharge condition 3 (material details) of planning permission P/19/0012 – under consideration.
- P/19/0250 - Change of use of open space to provide extended helipad safety area, to include the erection of a fence and relocation of existing windsock - Approved: 10th December 2019.
- P/19/0197 - Construction of steel gantry structures to provide cable routes – Approved: 23rd August 2019
- P/19/0196 - Erect a two-storey temporary portacabin – Approved: 8th November 2019
- P/19/0025 - Discharge of condition 3 (material details) of application P/17/0286 – Approved: 19th February 2019
- P/17/0348 - Discharge of condition 1(Landscaping) of planning permission P/17/0136 – Approved: 8th December 2017
- P/17/0347 - Discharge of conditions 4 (Structural Design Certificate) and 5 (Landscaping) of planning permission P/17/0086 – Approved: 8th December 2017
- P17/0299 - Non material amendment to planning application P/15/0414 to omit roof cowls and erect two louvres – Approved: 24th October 2017
- P/17/0286 - Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift – Approved: 20th December 2017
- P/17/0094 - Discharge of conditions 4 (structural design certificate) and 9 (type of lighting and degree of lighting) – Condition discharged: 12th April 2017
- P/17/0086 - Temporary kitchen unit (with plant above). Road works to include re-configuration to parking, road alignment, landscaping and footways – Approved: 31st May 2017
- P/15/0414 - Extension to existing switch room building at the rear of Cynon Block, erection of a new air handling unit on the roof of the existing McMillan Unit, installation of ventilation items to include 2 roof cowls and five new intake louvres, to support the provision of new maternity neonatal services unit, installation of ventilation items to include 2 roof cowls and five new intake

louvres, to support the provision of new maternity neonatal services –
Approved: 28th May 2015

P/15/0114 - New entrance lobby to the existing hospital's main entrance with
associated hard landscaping – Approved: 28th May 2015

P/14/0162 - New multi-disciplinary training unit, relocated helicopter pad, relocated
playground with new play equipment, extensions to medical records, and
bulk store, new secondary ambulance drop off and canopy, reconfigured
site car parking (requiring some demolition works of temporary buildings)
and installation of new lighting and CCTV – Approved: 18th September
2014

P/13/0001 - Outline application for the refurbishment of hospital building, extensions to
hospital, creation of detached building, relocation of helicopter landing
pad, creation of new car parking and associated external works –
Approved: 30th May 2013.

P/10/0371 - External works to the main entrance area to hospital, including a new
ambulance route, revised car parking layout and associated landscaping,
and the addition of two entrance canopies to the Emergency Care Centre
building – Approved: 10th February 2011.

P/10/0314 - New cladding to existing theatre plant room and re-fitting of extended
louvres – Approved: 16th December 2010.

P/10/0313 - Extension of first floor extension to Day Surgery – Approved: 16th
December 2010.

P/10/0241 - Erection of single storey extension to Women's Royal Voluntary Services
shop – Approved: 20th October 2010.

P/10/0235 - Erection of Renal Dialysis building, re-configuration of internal access
roads and parking areas, creation of ambulance drop-off points and
creation of new car parking area – Approved: 18th April 2011.

P/10/0077 - Creation of day surgery unit involving the erection of first floor extension
with plantroom above and associated re-configuration of part of ground
floor Emergency Care Centre – Approved: 3rd June 2010.

P/10/0046 - Erection of a temporary single storey building – Approved: 30th April 2010.

CONSULTATION

The following consultations were carried out under this application:

Engineering and Traffic Group Leader

No objection.

Environmental Health

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012 two site notices were displayed within the vicinity of the site. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- The Adopted Merthyr Tydfil Local Development Plan (LDP) 2006-2021

- Policy BW1 – Primary growth area
- Policy BW4 – Settlement boundaries/location constraints
- Policy BW5 – Natural Heritage
- Policy BW7 – Sustainable design and place making
- Policy BW12 – Development proposals and transport
- Policy BW15 – Community facilities
- Policy TB11 – Access, parking and accessibility of local facilities

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed development would be acceptable with regards to its impact upon the character and appearance of the area, residential amenity, parking and highway safety.

Character and appearance

The proposed portacabin buildings seek to provide an additional two facilities to accommodate existing and additional staff whilst the main hospital is being upgraded. The proposal would be located to the south of the main hospital building and is only proposed to provide a temporary solution whilst the existing hospital improvements are taking place.

The hospital site appears dated and tired in parts, whilst other parts have large contemporary extensions/buildings. The proposed portacabin buildings, in terms of their flat roof design, finishes and overall appearance raises some concerns. Whilst the hospital site is made up of buildings/extensions of various scales and designs, this building would not be supported as a permanent facility at the hospital site. However, in this instance, the proposal would enable the hospital to continue to operate without significant disruptions, whilst the necessary internal changes take place. On this basis, the proposal is acceptable.

The proposed development would therefore be considered acceptable as a temporary building and would comply with LDP Policy BW7 in this instance.

Residential Amenity

Having considered the nature of the proposed development and its distance from the closest neighbouring properties, the proposed temporary portacabin buildings, would not be deemed to have an adverse impact on the amenities of nearby occupiers and would

therefore not give rise to any loss of privacy, loss of light or result in an overbearing form of development. The proposal would therefore comply with LDP Policy BW7.

Parking and Highway Safety

The proposal would enable existing staff to relocate from the main hospital into the temporary building whilst the refurbishment works are being carried out. The portacabin buildings would also serve an additional 8 members of staff. Whilst the additional staff members operating from the proposed portacabin buildings would increase the demand for on-site parking, this additional number would not significantly impact upon the parking provision within the site. Furthermore, the portacabins would not be used to accommodate any visitors. As such, the increase in the demand for on-site parking would not be considered detrimental to highway safety. The Engineering and Traffic Group Leader has considered the proposal and has not raised any objections. The proposed development would therefore comply with LDP Policies BW7, BW12 and TB11.

CONCLUSION

It is considered that the proposed works, are temporary in nature and can be provided without having a significant adverse impact on the character and appearance of the area, residential amenity, parking provision and highway safety.

Finally, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS**:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

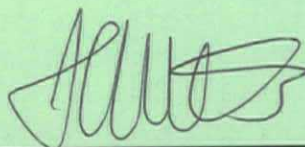
- Tile: Office Titan TN154, Drawing no: OPP1181177_1 Elevation, Revision: 0, received 5th December 2019;
- Tile: Office Titan TN184, Drawing no: OPP1181177_2 Elevation, Revision: 0, received 5th December 2019;
- Tile: Floor Plan, Drawing no: OPP1181177 1 Elevation, Revision: A, received 5th December 2019;
- Tile: Floor Plan, Drawing no: OPP1181177 2 Elevation, Revision: B, received 5th December 2019;
- Tile: Proposed Location and Block Plan, Drawing no: UA, received 5th December 2019;

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. The portacabin buildings hereby permitted, shall be permanently removed from the site within 6 years of the building being brought into use.

Reason - In the interest of visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/1/20