

DELEGATED REPORT

Application No:	P/19/0330
Site Address:	Prince Charles Hospital Gurnos Road Gurnos Merthyr Tydfil CF47 9DT
Development:	Change of use of nurse accommodation block from residential to offices
Case Officer:	Marlene Ferreira
Site Visit:	23rd December 2019
Application Expiry Date:	13th February 2020
Consultation reply date expired:	10th January 2020

APPLICATION SITE

The application site relates to the Prince Charles Hospital site, specifically Block 9, which is one of the 10 blocks used for the provision of nurse's accommodation. The detached, three storey, grey brick building lies to the south of the main hospital. 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 planning permission to convert Block 9 from nurse's accommodation (sui generis) to office space (B1 use class).

The existing three storey building can accommodate a maximum of 24 residents since it is made up of two separate residences on each floor, and each residence has 4 bedrooms, a kitchen and a bathroom. The proposed development seeks to provide a total of 60 work stations over the three floors, as well as the provision of WC's and staff areas (at each of the floors). The proposed offices are to be used by the existing hospital staff already working within the hospital campus.

PLANNING HISTORY

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

- P/19/0317 - Erect two portacabins (temporary consent) – Approved: 21st January 2020.
- 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
- P/17/0299 - 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 response.
Environmental Health	No response.

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 provision and highway safety.

Character and appearance

The proposed change of use would not result in any external alterations to the building. As such, the proposed development would not cause any adverse impact upon the appearance of the premises, nor would it adversely affect the wider character of the hospital site. As such, the development would comply with LDP Policy BW7.

Residential Amenity

Having considered the nature of the proposed development and the building's distance from the closest neighbouring properties, the proposed office use would not be deemed to cause any significant disturbance to these nearby occupiers and as such would not adversely impact on the amenities of neighbouring properties. The proposal would therefore comply with LDP Policy BW7.

Parking and Highway Safety

The proposal development would enable the efficient use of space at the hospital site, since it would allow staff who currently work in the main hospital building to use Block 9 for office space. The existing staff/nurses who currently reside at the premises would relocate to one of the other 9 blocks which remain largely under used. As such, the proposal would not introduce additional numbers of staff at the hospital site and would therefore not increase the demand for on-site parking. It is therefore considered that the proposed development would not be detrimental to highway safety and would comply with LDP Policies BW12 and TB11.

CONCLUSION

For the reasons discussed above, the proposed works can be provided without having a significant adverse impact on the character and appearance of the area, residential amenity, parking provision or highway safety and should therefore be approved.

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.

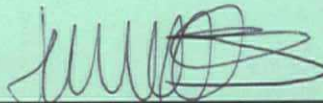
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Title: Block 9 Ground Floor Layout Option 1, Drawing no: 15-116-02-SK-001;
- Title: Block 9 First Floor Layout Option 1, Drawing no: 15-116-02-SK-003;
- Title: Block 9 Second floor Layout Option 2, Drawing no: 15-116-02-SK-006.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/1/201