

DCNC2006/3364/F - PROPOSED TEMPORARY MOBILE HEALTH FACILITIES (TEMPORARY FOR SEVEN YEARS) AT BROAD STREET CAR PARK, LEOMINSTER, HEREFORDSHIRE.

For: Mercury Health Ltd per Tribal MJP, 70 High Street, Chislehurst, Kent. BR7 5AQ

Date Received:
20th October 2006

Ward: Leominster South

Grid Ref:
49717, 59316

Expiry Date:
15th December 2006

Local Members: Councillors RBA Burke and RC Hunt

Some members of the Committee may recall that this application was deferred at the meeting of 19th January 2007 with a request that more information be submitted regarding the alternative sites that have been considered. The following details have now been provided:

Name:	Address	Notes
Leominster Sports Centre	Coningsby Road Leominster Herefordshire HR6 8LL	Car Park is considered too small for the manoeuvrability of the vehicles.
Bridge Street Sports Centre	Bridge Street Leominster Herefordshire HR6 8EA	Car Park is considered too small for the manoeuvrability of the vehicles.
Dishley Street Car Park	Run by: Herefordshire Council Brockington 35 Hafod Road Hereford HR1 1SH	Car Park is considered too small for the manoeuvrability of the vehicles. Pay and Display Car Park which is heavily used.
Etnam Street Car Park	Run by: Herefordshire Council Brockington 35 Hafod Road Hereford HR1 1SH	Car Park is considered too small for the manoeuvrability of the vehicles. Pay and Display Car Park which is heavily used.
Central Area Car Park	Run by: Herefordshire Council Brockington 35 Hafod Road Hereford HR1 1SH	Pay and Display Car Park which is heavily used.

The four sites, including the application site, which were considered through discussions with Herefordshire Council's Car Parks Manager Mike Morris. Throughout these discussions the Broad Street Car Park was highlighted as the most suitable location for the units due to the low intensity of use on the site and the size of the site which would be able to temporarily accommodate on the days in which they are required.

On the basis of this your officers remain of the opinion that the proposal is acceptable and the recommendation remains unchanged. The original report follows:

1. Site Description and Proposal

- 1.1 The application relates to an area of Broad Street car park in Leominster, adjacent to the Community Centre and Arkwright Court.
- 1.2 It seeks temporary permission for seven years for the periodic siting of mobile health facilities. The proposal forms part of an NHS initiative to provide diagnostic facilities through the private sector. It has been approved by Herefordshire Primary Care Trust and intends to provide high quality health services for people living in and around the Leominster area.
- 1.3 The site is one of 52 in the West Midlands area from which it is intended to operate such facilities. Similar applications have also been submitted in Hereford, Ledbury and Ross on Wye. A fleet of units will rotate around selected sites, staying at each location for varying periods, based upon need and pre-determined appointment arrangements.
- 1.4 It is intended that the units will be located in the same position each time that they visit a site. They are entirely mobile, no on site works are proposed and this allows the site to be returned to its original use as soon as they are removed. They are mounted on spreader plates to ensure that no damage is caused to the surface.
- 1.5 The units will be sited for periods between 1 and 3 days per week and therefore between 52 and 156 days per year. This falls beyond the scope of the temporary use of land for 28 days as described by the Town and Country Planning (General Permitted Development) Order 1995, and hence an application for planning permission has been submitted.

2. Policies

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S11 - Community facilities and services
HBA4 - Setting of listed buildings
HBA6 - New development within conservation areas
CF5 - New community facilities

2.2 Leominster District Local Plan

A.18 - Listed buildings and their settings
A.21 - Development within conservation areas
A.61 - Community, social and recreational facilities
A.74 - Avoiding the loss of shopper car parking

3. Planning History

- 3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2. Transportation Manager - Comments as follows:

4.2.1 Broad Street car park in Leominster has 269 spaces and is the only "All Day Free" car park in Leominster. As such it is a popular car park and is normally full to capacity on most days of the week and particularly Friday which is Market Day in Leominster when parking space generally is at a premium in the town. With the exception of Fridays, there is capacity within other public car parks in the town, although these are either charged or limited waiting.

4.2.2 There are no implications in relation to lost revenue arising from this planning application because the car park is free. However, the fee payable by the applicant for licensed usage is upwards of £1,000 per annum depending on the number of days per week on site and will represent an additional income stream.

4.2.3. During operational hours 6 parking spaces are required for staff and 8 for patients and depending on the Unit to be used a further 4 to 30 spaces for parking the Unit. A maximum of 44 spaces would therefore be required at any one time which equates to 16% of overall available parking space in this car park. Some amendment to the Car Park Order will probably be necessary to facilitate this. This shortfall in parking space could be accommodated by displacement to other car parks where there is a charging regime, with the exception of Market day as highlighted above.

4.2.4 The suggested location of the Unit is considered to be acceptable as it does not interfere with traffic flow to the remaining areas of the car park.

4.2.5 Conservation Manager - No objection to a temporary use.

4.2.6 Head of Environmental Health and Trading Standards - No objection.

5. Representations

5.1 Leominster Town Council - Recommends refusal due to loss of car parking spaces and suggests that an alternative site be found on one of the industrial estates.

5.2 Two letters of objection have been received from Mr A. Dadswell, 15 The Priory, Leominster and Mr M. Bufton, 31 Arkwright Court, Leominster. In summary the points raised are as follows:

5.2.1 The loss of car parking will reduce the viability of the town centre.

5.2.2 Shoppers and tourists will bypass the town if they cannot park.

5.2.3 Has alternative parking been identified?

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 Policies S11 and CF5 of the Unitary Development Plan and A.61 of the Leominster District Local Plan all encourage the provision of new community facilities, including those for health care. The premise for such provisions is that they should:

- be appropriate in scale to the needs of the local community,
- are located in or around the settlement that they serve,
- do not impact upon residential amenity, and;
- are accessible to pedestrian users as well as car users.

6.2 The proposal is considered to accord with all of these criteria. Its central location means that it is accessible to both pedestrian and car users alike. It appears to be of a scale commensurate to the needs of Leominster and the surrounding area and is unlikely to cause any detriment to adjacent residential amenity given that it would be located in a car park where there are frequent vehicle movements throughout the day. The applicants advise in their supporting documents that the unit would be open between 7.30am and 8.30pm, but that staff will need to be on site one hour before opening and after the unit has closed. A condition to this effect would further protect residential amenity.

6.3 The key consideration is whether the temporary loss of a maximum of 44 parking spaces is likely to be so harmful to the vitality of the town centre to outweigh the benefits of the provision of up to date health care facilities.

6.4 The Transportation Manager has commented at some length about the implications on parking provision in Leominster, but concludes that the shortfall in free parking could be accommodated by displacement to other car parks in the town. It is therefore considered that there is unlikely to be any long term impact on the vitality of the town centre, especially as the spaces taken by the units will be available for at least part of each week.

6.5 It is therefore concluded that the proposal accords with the Development Plan and the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - E03 (Restriction on hours of opening)

(8.30 p.m. to 7.30 a.m.)

Reason: In the interests of the amenities of existing residential property in the locality.

- 3 - The use of the land hereby approved shall be limited to a maximum of 156 days per calendar year.

Reason: to define the terms of the permission and to protect long term car parking provision.

- 4 - E20 (Temporary permission)

(13th July 2014)

Reason: To enable the local planning authority to give further consideration of the acceptability of the proposed use after the temporary period has expired.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

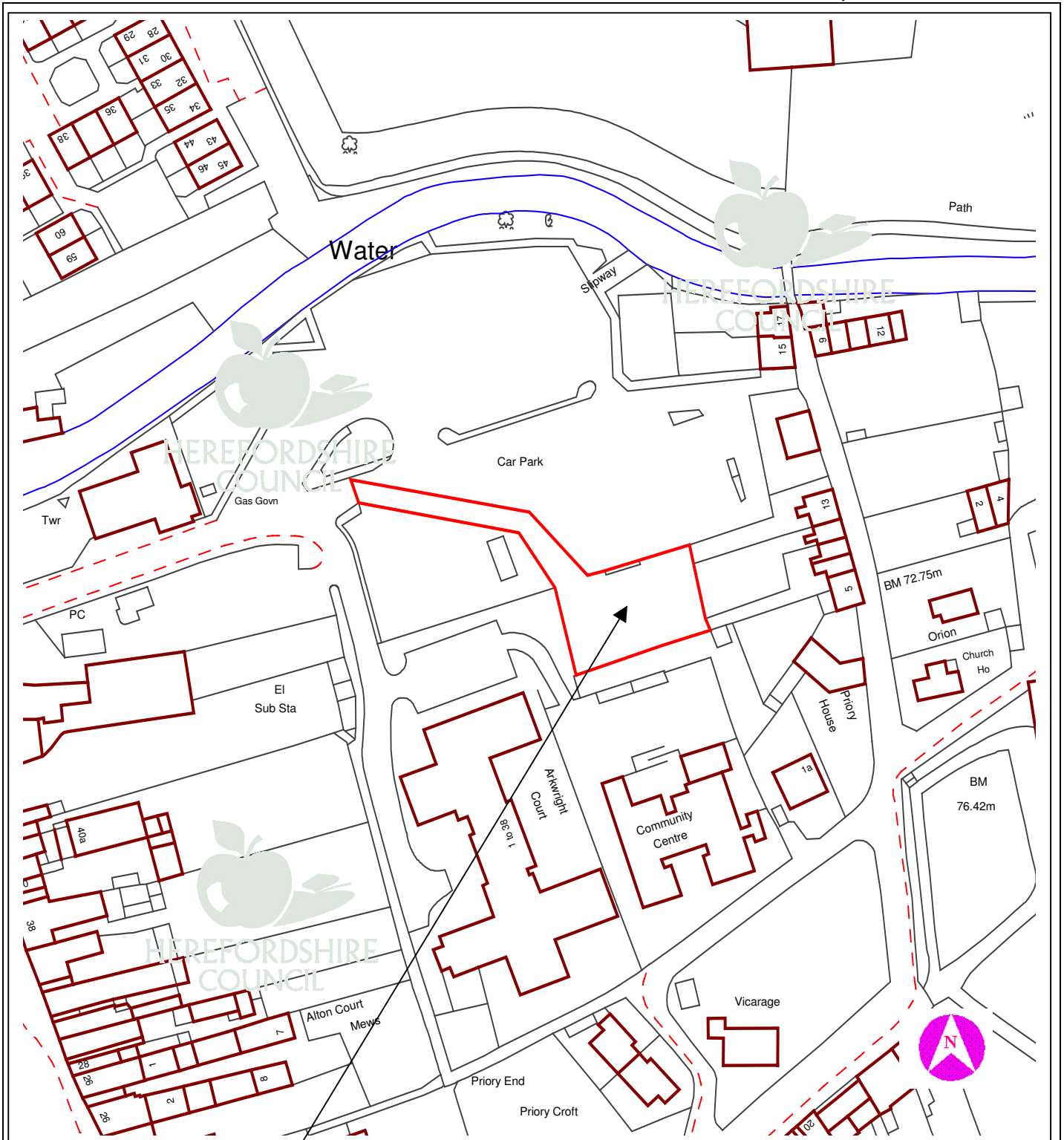
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/3364/F

SCALE : 1 : 1250

SITE ADDRESS : Broad Street Car Park, Leominster, Herefordshire.

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