



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

DELEGATED DECISIONS **MADE DURING COVID-19** **LOCKDOWN MEETING**

TUESDAY, 24TH MARCH, 2020

1. Planning Application No. P/20/0013 - Temporary Two Storey Building in Car Park South of Prince Charles Hospital **3 - 8**

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Agenda Item 1

Application No.
P/20/0013

Date
17th January 2020

Determining Authority
MTCBC

Proposed Development

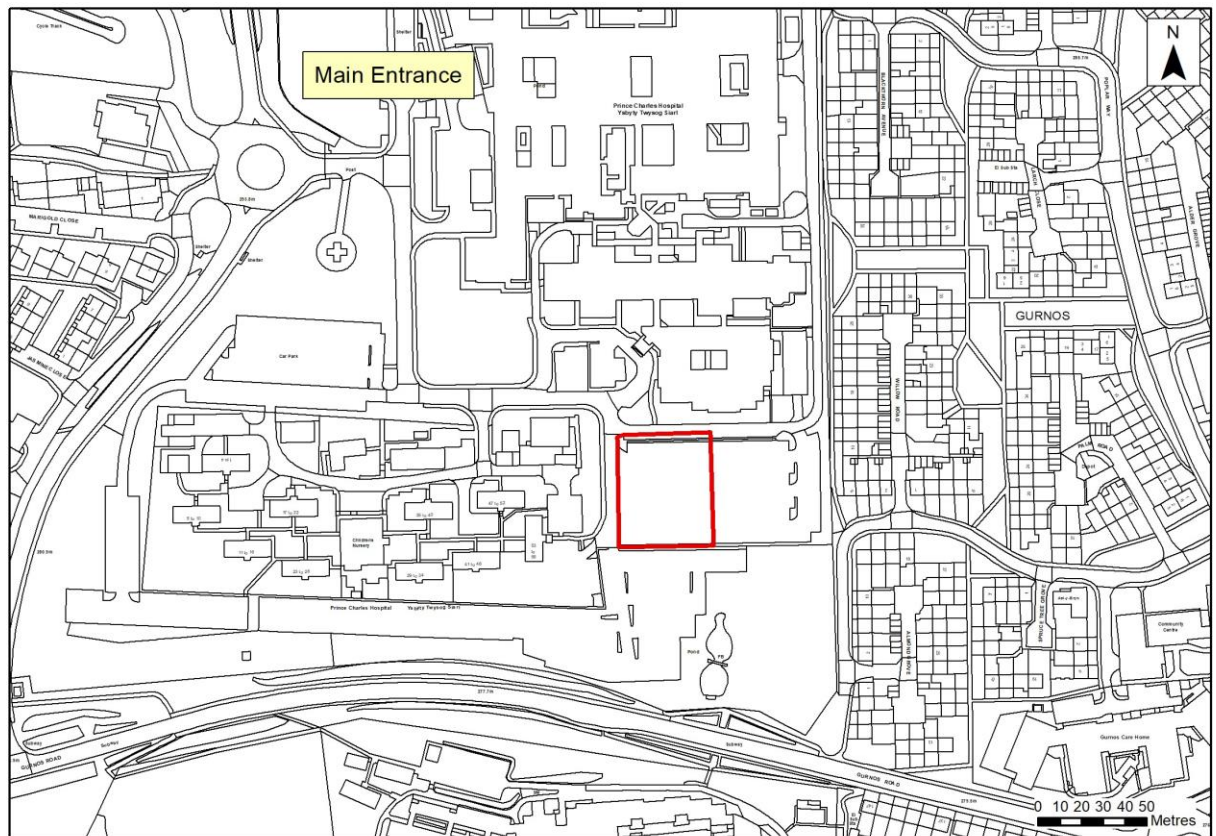
Location

Name & Address of Applicant/Agent

Erect two storey building in the car parking area to the south of the main hospital (temporary)

Prince Charles Hospital
Gurnos Road
Gurnos
Merthyr Tydfil
CF47 9DT

Cwm Taf Morgannwg
University Health Board
c/o WSP
F.a.o. Mr C Clarke
1 Capital Quarter
Tyndall Street
Butetown
Cardiff



P/20/0013

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APPLICATION SITE

The application relates to the Prince Charles Hospital site, specifically the car parking area that runs alongside the internal road network, located to the south of the main hospital building. This part of the site slopes down gently from north to south. The hospital site itself

consists 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 abuts Gurnos Road to the south.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission to construct a two-storey temporary portacabin building to accommodate a Multi-Disciplinary Training Unit (MDTU) within the parking area to the south of the hospital.

The stand-alone MDTU building would measure a maximum of 32.3 metres in width, a maximum of 37.2 metres in depth and have a height of 8.9 metres. Ramps/steps, with a maximum height of 1.8 metres, would enable access into the front (north) and side (east) of the unit. The building would be of a steel framed construction, finished with grey plastisol-coated galvanised steel cladded elevations, a grey aluminium-zinc coated steel roof, grey UPVc windows and grey steel faced doors.

This temporary building would enable the relocation of the MDTU department from the main hospital building and allow refurbishment works to be carried out without significant disruption to the delivery of services. The proposed building, which would be used to accommodate existing hospital staff only, is proposed to remain on site for a period of six years.

This application was supported by the following documents:

- Planning Statement;
- Design and Access Statement;
- Pre-Application Consultation Report.

PLANNING HISTORY

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

- P/20/0007 - Erect two storey side extension to Emergency Care Centre to provide Medical Day Unit – Approved: 25th February 2020.
- P/19/0330 - Convert Block 9 from nurses' accommodation to office space – Approved: 27th January 2020
- P/19/0317 - Erect two portacabins (temporary consent) – Approved: 21st January 2020.
- 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/19/0196 - Erect a two-storey temporary portacabin – Approved: 8th November 2019
- 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/17/0086 - Temporary kitchen unit (with plant above). Road works to include re-configuration to parking, road alignment, landscaping and footways – Approved: 31st May 2017
- P/15/0114 - 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

CONSULTATION

The following consultations were carried out under this application:

Engineering and Traffic Group Leader	No objection.
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

- The Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Place Making

Policy SW13 – Protecting and Improving Local Community Facilities

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed temporary MDTU building 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 two-storey building seeks to provide a space to accommodate the existing MDTU facility whilst the main hospital is rearranged and upgraded. The proposal would be located to the south of the main hospital building, away from its main frontage, and proposed as a temporary solution until the essential improvements are completed.

The proposed portacabin building, in terms of its flat roof, finishes and overall appearance would not normally receive a favourable recommendation due to its poor design. Whilst the hospital site consists of buildings/extensions of various scales and designs, this steel frame structure represents an unsympathetic form and scale of development that would not be supported as a permanent facility. However, in this instance, the proposed temporary two storey building would enable the hospital to continue to operate without significant disruptions, whilst the necessary internal changes/modifications and refurbishment works take place. On this basis, the proposal is acceptable, subject to a condition requiring the portacabin building to be removed within six years of it being brought into use and the site being re-instated as a parking area to serve the hospital.

Therefore, the proposed development would be considered acceptable.

Residential Amenity

The proposal, although a large scale two-storey development, would be located over 43 metres away from the nearest residential properties. As such, the proposal would not have an adverse impact on the amenities of nearby occupiers and would therefore not give rise to any significant loss of privacy, loss of light or result in an overbearing form of development. The proposal would therefore comply with LDP Policy SW11.

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 undertaken. The building is not required for additional staff and would only accommodate existing employees. Whilst the relocation of the MDTU unit would result in the loss of 87 parking spaces (which includes 11 disabled bays), 98 additional spaces would be created at the former heli-pad site (approved under planning permission P/14/0162), since the new heli-pad site (located on the field to the north of the hospital site), is now operational. This would compensate for the loss of 87 spaces and provide an additional 11 on-site parking spaces to serve the health facility. However, Members should note that it would be the responsibility of the Health Authority to ensure these car parking spaces are provided. Furthermore, when the works are complete, a further 87 spaces would be provided as a result of the removal of the temporary building hereby proposed. The proposal would therefore not increase the demand for on-site car parking. The Engineering and Traffic Group Leader has considered the proposed development and has not raised an objection. As such, the proposal would comply with LDP Policy SW11.

CONCLUSION

It is considered that the proposal, which is temporary in nature, 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:

- Drawing Title: Unit 2 - Proposed Site, Number: 900701, Revision: P01, Phase: 2;
- Drawing Title: Proposed Unit 2, Portakabin Elevations & Section, Number: 020701, Revision: P01, Phase: 2;
- Drawing Title: Proposed Unit 2, Portakabin Ground Floor Plan, Number: 010700, Revision: P01, Phase: 2;
- Drawing Title: Proposed Unit 2, Portakabin First Floor Plan, Number: 010701, Revision: P01, Phase: 2;

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

3. The portacabin building hereby permitted, shall be permanently removed from the site within 6 years of the building being brought into use. The Local Planning Authority shall, prior to its occupation, be informed in writing of the date the building is brought into use. The site shall be re-instated as a car parking area in accordance with Drawing no: 900701/P01/2, received 17th January 2020, within 3 months of the building being removed.

Reason - In the interest of visual amenity and to ensure sufficient car parking spaces are provided, in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED

Chief Executive

DATE:

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