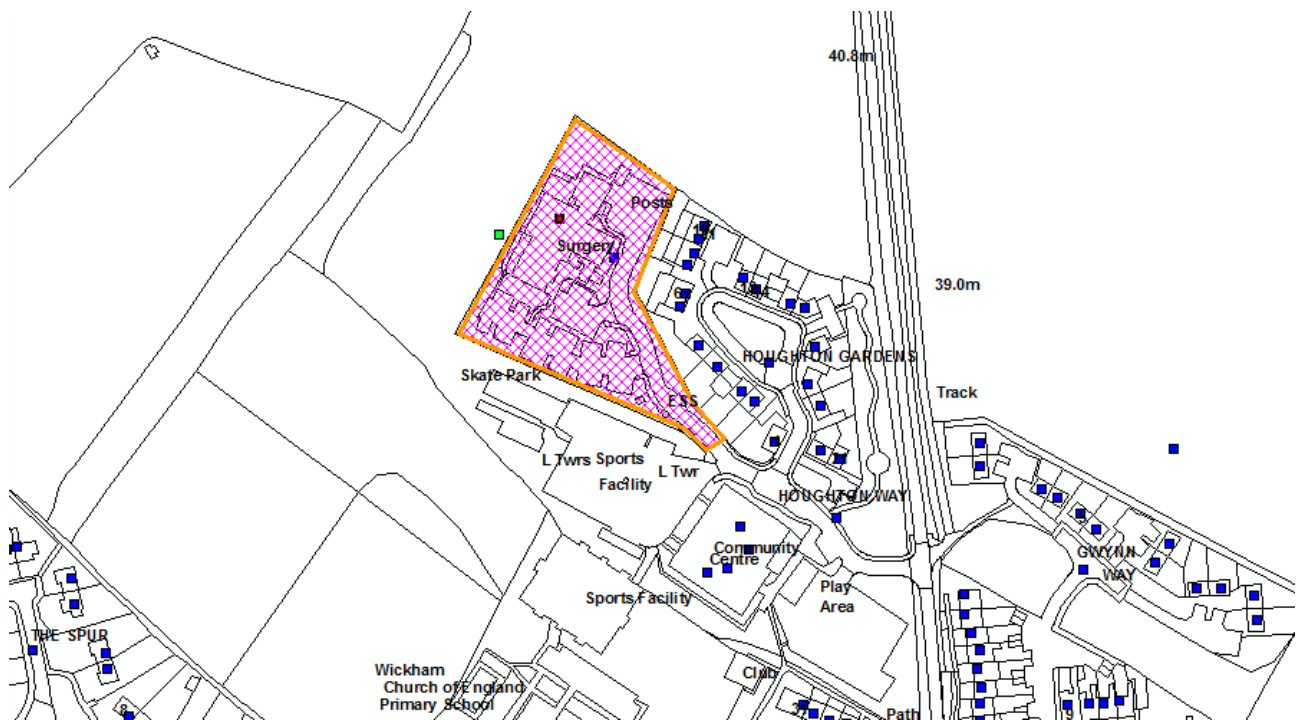


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/01484/FUL
Amended Proposal Description: Extension to Wickham Surgery of 3.8m (namely the Gudgeon Wing) and alterations to roof void (currently used as storage) to provide an additional 12no GP consulting rooms.
Associated external works with hard and soft landscaping.
Address: Wickham Group Surgery Houghton Way Wickham PO17 5GU
Parish, or Ward if within Winchester City: Wickham
Applicants Name: Mr Ed Kennedy
Case Officer: Curtis Badley
Date Valid: 15 July 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDIB01BPLJ100>

Pre Application Advice: No



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General Comments

Application is reported to Committee as the number of objections received contrary to the officers' recommendation of approval.

The proposal description has been amended to state that twelve additional consulting rooms are being provided as part of the proposed scheme. The previous description, noting fourteen additional rooms, did not take into account the existing two private consulting rooms which exist on the ground floor.

Amended plans have been received to illustrate the proposed prescription dispenser. The dispenser is a secured automated collection point which can be accessed at any time which is located within the existing built form of the surgery, adjacent to the main entrance.

In addition, a revised planning statement and comprehensive highways technical note has also been received in order to provide further information and consideration upon the proposed scheme and its potential impacts. These documents have taken into account the number of additional rooms proposed.

Site Description

The Wickham Surgery is a general practice healthcare facility which provides services for the residents of Wickham and the surrounding villages. The application site lies to the North of the village of Wickham. The application site is located adjacent to community facilities and housing to the South and East and is bound to the North and West by hedgerow which separates the site from the adjoining countryside.

The position of the proposed extension will cover an existing small grassed and planted area adjacent to the East of the existing Wickham Surgery building. The surgery consists of a large building which has three wings which span from a central hub. In addition to the surgery, there is a dental surgery which is to be built at the Southern end of the building. The majority of parking is positioned to the South of the site with some parking, cycle parking and bin storage to the north East of the site which is accessed from a vehicular access which leads from Houghton Way along the Eastern boundary of the site.

Proposal

The proposal seeks to improve and enhance the facilities available at Wickham Surgery through the extension and alteration of the existing building. As part of the proposals, ten additional consulting rooms are provided through the extension of the existing building with a two storey side extension and the conversion of the roof, facilitated through the construction of dormer windows and insertion of roof lights. Further flexibility of services is sought through the installation of a prescription dispenser adjacent to the main entrance. The proposals also seek to add eight car parking spaces in order to increase car parking capacity on site.

Relevant Planning History

10/00960/FUL - Field To North Of Community Centre (PER - 04.08.2010) Erection of Doctors Surgery (Resubmission)

Case No: 20/01484/FUL

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19/02526/FUL (PER - 29.01.2020) Two storey extension to the south west end of Wickham Surgery to provide a ground floor NHS Dental Practice and first floor office space with associated hard and soft landscaping

Consultations

HCC Highways Consultation Response:

Comments received which request additional information in order to assess the highways impact and parking capacity of the proposed extension. "While there is no objection to this application in principle, a holding objection is given until a technical note is submitted.

Fareham Borough Council:

No comments have been received with regard to the details of the extension itself.

The Borough Council do however comment to clarify that the proposed extension is not necessary to accommodate an increase in patient numbers due to the Welborne development. Within this response, it is recognised that Fareham Borough Council and Buckland Development Ltd are adhering to the self-containment and sustainable nature of the above development which is secured by both planning policy (WEL14) and a Section 106 legal agreement which is now well progressed.

The legal agreement secures funding and a infrastructure delivery plan which recognises that

"A temporary healthcare facility will be provided by the time 690 Residential Units are occupied, with the permanent facility required to be in place by no later than the time that 3,600 Residential Units are occupied." It is understood that there is currently some available capacity at GP surgeries in both North Fareham and in Wickham "will help to meet the needs of early residents while the on-site facilities are being established. However, the aim in the long term is for all the primary healthcare needs of Welborne residents to be met on-site."

Representations:

Wickham Parish Council:

Comments received in support of the proposals and requesting that parking provision is increased.

18 letters received objecting to the application for the following material planning reasons:

- Increase in maintenance/upkeep costs of Houghton Way due to increase in traffic
- Increased traffic pressures on already busy, residential roads
- Lack of parking provision
- Creation of increased pollution and noise nuisance
- Concern of resident safety due to increased vehicle movements
- Duplication of medical provision with nearby Welborne development
- Effect on listed buildings and conservation area
- Lack of adequate public transport to site

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- Unsuitable for residential position and access
- Lack of suitable accessible medical facilities in Welborne

3 letters of support received raising the following material planning reasons:

- Suitable increase in capacity to meet the expected increase in patients
- Suitable strategy to increase surgery's' capacity

Relevant Planning Policy:

Winchester District Local Plan Part 1 (2013): MTRA1, MTRA4, CP6, CP13

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17, DM18, DM23

Supplementary Planning Documents:

High Quality Places (2015)

Wickham Village Design Statement (2001)

National Planning Policy Framework (2019)

Planning Considerations

Principle of development

The application site is located within the countryside, outside of the settlement boundary of Wickham in which the principle of development is established under MTRA4 of Winchester District (WD) Local Plan Part 1 (2013). The Local Planning Authority will permit development which has an operational need to a countryside location, reuses existing rural buildings for employment, tourist accommodation, community use or affordable housing, expands or redevelops existing buildings to facilitate the expansion on site of established businesses or small scale sites for low key tourist accommodation. The principle of development would be acceptable as the proposed extension of the existing building facilitates the expansion of the on-site established Wickham Surgery.

Policy CP6 of the WD Local Plan Part 1 supports proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out in policy MTRA 1 of the WD Local Plan Part 1. The principle of extending and improving the surgery is considered acceptable in relation to this policy as the proposal would improve the availability of facilities and services within the district.

Design/Layout

The additional consulting rooms are provided by both within the proposed two storey side extension to the existing Gudgeon wing (which projects to the East of the buildings hub) and through the construction of eight traditionally detailed integrated dormer windows into the extended roof form. The building continues to use a hipped roof profile within the Eastern elevation and follows a largely identical form, design and materials palette to match the existing building. Within the existing roof form, three roof lights are provided to provide light to the newly accessible first floor and a number of sun pipes are proposed to be installed to illuminate the medical records store below.

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As part of the proposals, a prescription dispenser is positioned adjacent to the main entrance. Visually this unit is comparable in size and function to an ATM, whereby the unit is placed within existing built form incorporating a customer service externally and a larger functional space internally.

In addition, the proposals also increase the car parking capacity on site from 51 to 59, utilising four additional tandem spaces, primarily for staff, within the Northern end of the site and four spaces, interspersed within the existing arrangement towards the south of the site. A footpath which currently runs alongside the Eastern elevation of the Gudgeon wing to access the north of the site is partially diverted in order to maintain pedestrian access alongside the access road. As a result, the external layout remains largely unaffected by the proposed development.

Impact on Character of the Area

The proposal seeks to a modest extension to the existing healthcare facilities on site in order to improve the amount of consulting rooms on site, provide flexibility in prescription collection and allow natural light to reach the medical records store. The proposal will result in the provision of an improved and enhanced healthcare facility - increasing the availability of facilities and services within the district. As part of the expansion, the facility will be able to facilitate a variety of healthcare professionals such as physiotherapists, midwives, audiologists and mental health clinicians on site. Further, it is hopeful that the additional capacity could help deliver health education events. It will also benefit the local community by offering greater employment opportunities within the local area.

The proposed two storey extension is considered to be well integrated into the existing building, providing an additional 10 consulting rooms through only a 4.8 metre extension to the East of the building and expansion of the roof through the provision of roof lights and dormer windows. The additional space is largely positioned within the first floor which is intersected by small traditional dormer windows on both the North and South elevations to provide natural light into the consulting rooms. The proposal follows a largely identical form, design and materials palette to match the existing building and as a result, no detrimental visual impact is likely to be created. The proposal is therefore considered to be in compliance with policy CP13 of the WD Local Plan Part 1 (2013) and policies DM15, DM16 and DM23 of the WD Local Plan Part 2 (2017) which among other objectives seek that development should be proportionate to the nature and scale of the site, its setting and countryside location.

In order to address the public speculation surrounding this application and the nearby major development of the Welborne Garden village, the applicant has provided an amended planning statement which sets out the purpose and intended function of the extended surgery. Within this statement, it is outlined that "In order to maintain safe and high standards of patient care, expansion is needed for population growth in Wickham and the surrounding villages. The Surgery will not and cannot accommodate any additional patients coming from the proposed Welborne Garden Village. The extra consulting rooms are not to facilitate patients from Welborne." Whilst outside the control of this application, the surgery is requesting that the West Hampshire Clinical Commissioning Group (CCG) re-draws their practise boundary in order to ensure the area of land within the Welborne development is excluded in order to increase clarity upon the local healthcare provision. It is considered to be outside the planning remit and unsuitable to control the location of patients accessing this facility as part of the

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consideration of this planning application.

In order to reduce the number of employees and patients unnecessarily travelling to the surgery during the pandemic, the surgery has remained closed on Saturdays during the pandemic and only remains open from Monday-Friday from 8am – 6.30pm. In order to improve the flexibility of services provided, in addition to telephone and e-consultations, an automated 24/7 prescription collection point is also introduced as part of the proposal. In addition to the increase in consultation space, this introduction is considered to provide a valuable service to the benefit of the local community which requires no face to face interaction. The disruption caused due to the increase in 'out of hours' visits to the site is considered to be minimal due to the surgeries location within a relatively built up area and nature of visits which would be for pre-arranged collections – anticipated mainly to be in the evenings and weekends to allow collection for working aged people, who cannot attend the surgery during the usual opening hours.

Impact upon Neighbouring Amenity

The proposed extension projects by 3.8 metres to the East of the existing two storey wing of the surgery which projects to the rear of properties within Houghton Gardens, a modern housing estate which exists to the East of the site within a cul-de-sac arrangement. The proposal retains a separation distance of 12 metres from the rear boundaries of properties 6, 7 and 10 Houghton Gardens which are the closest properties to the extension. The gap consists of the existing access road to the north of the site, an on-site footpath and planting adjacent to the boundary. Further, no windows are proposed within the East elevation of the proposed extension and the hipped roof form is suitable in consideration of this arrangement. The proposed extension due to its distance from neighbouring properties and position adjacent to existing built form is not considered to result in any further material harm in regard to residential amenity; it will not have an impact by being overbearing, overlooking or overshadowing on neighbouring amenity in accordance with Policy DM17 of the WD Local Plan Part 2 (2017).

The proposed hours of use for the proposed consultation rooms are considered consistent with the normal opening hours of the existing doctor's surgery. The proposed prescription collection point however will not be restricted for times of public use, providing the public benefit of accessing prescriptions outside of surgery hours, which are currently restricted to weekdays only. Whilst this does present an unfamiliar use of the site, it is considered that due to the nature of the visits and relatively low expected frequency of trips that a harmful impact upon neighbouring amenity by noise and disturbance is not expected. It is considered therefore that the proposed development will not result in any harmful noise disturbance to residential amenity in line with Policy DM20 of WD Local Plan Part 2 (2017).

Highways/Parking

Comments were received from HCC Highways which requested additional information in order to assess the highways impact and parking capacity of the proposed extension. At the initial consultation stage, no objection to the application was raised in principle. Following this request, a full highways technical note has been collated and submitted by Paul Basham Associates (reference: 020.0606/TN/1) on behalf of the applicants which indicates that due to the intensity of use, car parking availability and accessibility of the site that there will not be a material impact on the local transport network.

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As part of the existing operation, the existing 52 car parking spaces will be increased as part of this application by 8 spaces to achieve 60 spaces in addition to some cycle parking which exists on site. This existing operational capacity has been factored as part of the calculations made which also considers future demand for parking. In consideration of this, the flexibility and movement of additional consultations to telephone and e-consultations and the availability of a prescription machine on site are also understood to relieve the amount of time and frequency of cars on site. As a result, the proposal is unlikely to have a significantly impact highway safety, in accordance with Policy DM18 of the WD Local Plan Part 2 (2017).

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Conclusion

In conclusion, the proposal is considered to provide an effective approach to improving and enhancing the facilities available at the Wickham Surgery for the residents of Wickham and surrounding villages through the modest extension and alteration of the existing building. The proposal would not have a significant adverse impact on the character and appearance of the property and area or amenities of neighbouring properties. The proposal therefore complies with policies CP6, CP13, MTRA1 and MTRA4 of the WD Local Plan Part 1 (2013) and policies DM15, DM16, DM17, DM18 and DM23 of the WD Local Plan Part 2 (2017).

Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans:

Existing Site and Location Plan (drawing number: G01) dated: 15.07.2020

Block Plan Proposed (drawing number: G01) dated: 15.07.2020

Proposed Site Plan (drawing number: G03) dated: 15.07.2020

Proposed Site Plan (drawing number: G03) dated: 15.07.2020

Proposed Ground Floor Plan (drawing number: G11) dated: 15.07.2020

Proposed First Floor Plan (drawing number: G12) dated: 15.07.2020

Proposed Roof Plan (drawing number: G13) dated: 15.07.2020

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Proposed Elevations 1 & 2 (drawing number: G14) dated: 15.07.2020

Proposed Elevations 3 (drawing number: G15) dated: 15.07.2020

Proposed Sections (drawing number: G16) dated: 15.07.2020

02 Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the proposal is in accordance with the policies of the Development Plan

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 7 (materials) of the associated application forms.

03 Reason: To ensure a satisfactory visual relationship between the new development and its surroundings

04 The development hereby permitted shall be used as a use falling within class E(e) (Provision of medical or health services) and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

04 Reason: To accord with Policy CP6 of Winchester District Local Plan Part 1 which seeks to ensure the provision of facilities/services in the interest of local amenity and Policy CP9 of Winchester District Local Plan Part 1 which seeks to retain employment land and premises within the District.

05 The approved use of the extension hereby permitted shall only be open to customers within the following times: 08:00 - 19:00 Monday to Friday, 08:30 - 12:00 on Saturdays and at no time on Sundays or recognised public holidays. These hours shall be retained in this condition at all times.

05 Reason: To ensure the use as a dental surgery does not result in unacceptable noise disturbance to the nearby residential properties.

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows shall be constructed in the first floor or roof form of the South East elevation of the extension hereby permitted.

06 Reason: To protect the amenity and privacy of the adjoining residential properties within Houghton Gardens.

Informatives:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

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The Local Planning Authority has taken account of the following development plan policies and proposals:

The Winchester District Local Plan Part 1 (2013): MTRA1, MTRA4, CP6, CP13
The Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17, DM18, DM23

Supplementary Planning Documents:
High Quality Places (2015)
Wickham Village Design Statement (2001)
National Planning Policy Framework (2019)

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions. <https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)