

Parish: Tollerton
Ward: Easingwold
11

Committee Date: 25 May 2017
Officer dealing: Caroline Strudwick
Target Date: 31 May 2017

16/02054/FUL

**Change of use of doctors surgery to create a pair of semi-detached bungalows
At Tollerton Surgery, 5-7 Hambleton View, Tollerton
For Tollerton Surgery.**

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site is used as the GP surgery for Tollerton and surrounding villages. The Surgery moved to this location over 30 years ago and was extended in 1991. It occupies what was originally a pair of semi-detached bungalows located on the western side of Hambleton View, off Newton Road in Tollerton. The site is within Development Limits of Tollerton.
- 1.2 The surgery has a floor area of 136 sq.m, which contains three consulting rooms, a treatment room, two offices, a dispensary, a waiting room and a reception area. Outside there is parking for four cars to the rear of the building and a disabled parking bay located to the front of the building. Staff utilise the rear car parking spaces and as such all patients that arrive by car and cannot use the disabled parking bay have to park on Hambleton View or other nearby roads and by arrangement at the nearby church.
- 1.3 The Surgery currently serves over 3,500 patients resident in Tollerton, Aldwark, Alne, Flawith, Huby, Newton on Ouse, Linton on Ouse, Shipton by Beningbrough and Tholthorpe. Patient records have to be stored off-site due to restricted accommodation.
- 1.4 The building has reached capacity and further extension is not an option. The services provided, along with the continuing need to expand services and provide a safe environment for employees and patients alike, has resulted in the surgery being identified as "not fit for purpose" in a recent NHS report.
- 1.5 This application seeks permission to change the use of the surgery back to two independent dwellings. No change to the exterior of the building is proposed. The disposal of the site would part fund the development of a new, purpose-built doctors' surgery at a site off Forge Lane, which is the subject of a separate planning application (16/02013/OUT).

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 10/01220/FUL - Temporary siting of portable unit to be used as office and administration facility; Granted (for one year) 20 July 2010.
- 2.2 16/02013/OUT - Outline planning application with all matters reserved for a doctors surgery and residential development (20 units) with associated infrastructure and landscaping (at land off Forge Lane, Tollerton) – pending decision.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP3 - Community assets

Development Policies DP5 - Community facilities
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP32 - General design
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Tollerton Parish Council – no response received
- 4.2 Highway Authority – No objection subject to a condition to secure off-road parking.
- 4.3 Environmental Health Officer - No objection.
- 4.4 Yorkshire Water – no response
- 4.5 Public comment – one comment has been received noting disappointment at the decision to close the surgery. It is unclear whether the author is aware of associated proposal 16/02013/OUT.

5.0 OBSERVATIONS

- 5.1 The issues for consideration for this application are (i) the loss of the doctor's surgery; (ii) the impact on residential amenity; and (iii) highway safety.

Loss of the surgery

- 5.2 Policy DP5, Community Facilities, of the Hambleton Local Development Framework states that proposals that will lead to the loss of community facilities will only be permitted if:
 - i There is a demonstrable lack of community need for the facility, and the site or building is not needed for an alternative community use; or
 - ii Retention of the community facility is clearly demonstrated not to be financially viable when operated either by the current operator or by any alternative occupier; or
 - iii An alternative facility is provided or the facilities are combined with other facilities, which meets identified needs in an appropriate accessible location.
- 5.3 The surgery proposes to re-locate elsewhere within Tollerton and an outline application that would facilitate it, 16/02013/OUT, is considered elsewhere in this agenda. This indicates there is continuing community need for a GP surgery and would suggest that a surgery remains a financially viable proposition in Tollerton, therefore criteria i and ii cannot provide support for this application. However, if the replacement surgery is permitted, including approval of reserved matters, and implemented it would allow the current surgery to be put to another use, as this application proposes, under criterion iii.
- 5.4 It is considered that, in the event of application 16/02013/OUT being approved, appropriate measures could be put in place, through the use of a planning condition, to ensure this community facility is only lost if a replacement is provided.

Residential amenity

- 5.5 It is considered that the proposed change of use would have a positive effect on the amenities of neighbours through a reduction in daily traffic, both vehicular and pedestrian. The change of use to residential would also significantly decrease on-street parking in the immediate area.

Highway safety

- 5.6 The Highway Authority has no objection to this scheme, subject to a condition with requires details of vehicular access and vehicular parking for both dwellings.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 0716/03A and 0716/05 received by Hambleton District Council on 13th September 2016 unless otherwise approved in writing by the Local Planning Authority.
 3. No part of the development shall be brought into use until full details of the following have been submitted and approved in writing by the Local Planning Authority and constructed in accordance with the approved details: (a) vehicular accesses; and (b) vehicular parking for both dwellings. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
 4. The doctors' surgery shall remain available for use until a suitable replacement doctors' surgery is provided to supersede the facilities at 5-7 Hambleton View, Tollerton.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP17 and DP32.
3. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
4. In accordance with Hambleton Local Development Framework policy CP3 and DP5 and to ensure there is no loss of community facilities to the community of Tollerton and neighbouring villages.

Informative

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.