

Council of the Isles of Scilly Delegated Planning Report

Application Number: P/18/066/FUL
Received on: 6 September 2018
UPRN: 000192001308
Application Expiry date: 25 October 2018
Neighbour expiry date: 4 October 2018
Consultation expiry date:
Site notice posted: 13 September 2018
Site notice expiry: 4 October 2018

Applicant: Mr James Wakeham NHS Property Services
Site Address: Hospital
Hospital Lane
Hugh Town
St Mary's
Isles Of Scilly
TR21 0LQ

Proposal: Installation of new flat roof covering over existing, replacement of fascias and soffits with PVCu, PVCu cladding to raised roof light and the installation of an external medical gas store.

Application Type: Planning Permission

Public Representations: NONE

Consultation Representations: NONE

Constraints:

Recommendation

-
1. That the Application is APPROVED subject to the condition set out below.
-

Site Description and Proposed Development

This is an application to install a new flat roof covering over the existing flat roof sections of the hospital to incorporate insulation. This will include new soffits and fascias. In addition to this will be a new small external building for use as a medical gas storage area. This will be located on the east side of the site, adjacent to the existing entrance and carpark behind an existing boundary wall. The existing hospital building is a purpose built hospital that is situated on Hospital Lane. The site is a relatively elevated position close to the top of Buzza Hill and top of Church Road. The hospital itself however is well-related to the built-up edge of the east side of Hugh Town and is therefore not in itself particularly prominent and is a single storey structure with car parking to the front (north east) elevation and landscaped grounds to the north west and south west elevations.

The hospital is situated to the north, North West of the Doctors surgery and south west of residential properties at Chy Carn, Avoca, Theon and The Mill House. Hospital Lane runs along the north east boundary and joins King Edward Road to the south east.

Consultations and Representations

A site notice has been on display in the vicinity of the site for a period of 21 days. No representations have been received.

Primary Legislation and Planning Policy

Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990

The site is within a Conservation Area where there is a requirement to ensure that any development preserves or enhances the character or appearance of the area, as embodied in Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

The Countryside and Rights of Way Act 2000

The Isles of Scilly is also a designated Area of Outstanding Natural Beauty (AONB). The legal framework for such areas is provided by the Countryside and Rights of Way Act 2000. The Act places a statutory duty on the Local Authority to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land within it.

The Conservation of Habitats and Species Regulations 2010 (Consolidation of Conservation (Natural Habitats, &c.) Regulations 1994)

It is a legal duty of a Local Planning Authority, when determining a planning application for a development, to assess the impact on European Protected Species ("EPS"), such as bats, great crested newts, dormice or otters. A LPA failing to do so would be in breach of Regulation 3(4) of the 1994 Regulations, which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.

Planning Policy

National Planning Policy Framework (NPPF) 2018

At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place. With

respect to general development and the Strategic Policies it is considered that the Local Plan remains up to date and conforms to the requirements of the NPPF.

Paragraphs 39-41 identifies the need to front-load the planning system through pre-application engagement. This states that the right information is crucial to good decision-taking, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitat Regulations Assessment and Flood Risk Assessment). To avoid delays the NPPF advocates early discussions with the local planning authority as well as expert bodies as early as possible.

Isles of Scilly Local Plan 2005

Policy 1 relates to environmental protection and seeks to permit development proposal only where they respect and protect the recognised quality of the island's natural, archaeological, historic and built environment. Proposals should (a) conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the heritage coast, (b) Preserve nationally important archaeological remains and their settings; (c) Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings; (d) safeguard the integrity and nature conservation objectives of Special Protection Areas (SPAs), RAMSAR sites and Special Areas of Conservation (SAC); (e) protect a statutorily protected plant or animal species and the wildlife, geographical and geomorphological interest and features of designated Sites of Special Scientific Interest (SSSI); and locally important biodiversity habitats, species and landscape features.

Policy 2 relates to Sustainable Development and seeks to permit development in situations where the development contributes to the sustainability of the islands' environment, economy or local community. Policy 2 (a) requires development to ensure conserve or enhance the landscape, coastline, seascape and existing buildings of the islands through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping.

Isles of Scilly Design Guide 2007

The Isles of Scilly Design Guide is a Supplementary Planning Document (SPD) that forms an important part of the local Development Plan. This states that "It is important that the nature of the surrounding area is understood and reflected in any development proposal. Without this awareness it is likely that a development will be unsympathetic".

Consultation Draft Isles of Scilly Local Plan 2015-2030

The emerging policies within the consultation draft of the Local Plan set out a clear range of policies designed to protect the landscape character (Policy OE1) as well as the natural (Policy OE2) and historic environment (Policy OE3). Additionally there is policy protection for existing retail and community facilities (Policy SS4). This seeks to ensure both retailing and community facilities are safeguarded but as this proposal is not seeking the loss of the hospital this policy is not applicable.

A link to this consultation Draft Local Plan has been set out below. Clearly the consultation draft Local Plan has only just concluded public consultation, at the time of writing this report, and as such the policies it contains can only be given limited weight.

Planning Assessment

The main planning considerations are whether the principle of the works are acceptable and whether it would give rise to any visual harm, in terms of the wider landscape and whether it would have any impact upon the amenity of neighbouring properties.

Impact upon the landscape

It is considered that the new roof, including soffits and fascias, which will result in a minor increase in the height of the flat roofs (130mm overall), these are located in areas that are already well screened or would not be particularly prominent in the context of the surrounding pitched roofs of the rest of the hospital. The works would improve the visual appearance of the building, which is showing signs of deterioration and has water ingress around some of the roof lanterns, which the roofing works will resolve. The medical gas storage building is required as a result of the hospital not having a mains medical gas supply. The current facility for gas storage is stated to be too small and does not allow for easy storage or accessibility. The finish would be powdered coated dark green colour. It is considered that both elements of the proposed works would be acceptable and would not detract from the wider landscape, which includes the nearby listed building of Buzza Tower or any of the Scheduled Monuments, which are situated to the north of this site. It is considered that the proposed works are an appropriate form of development that would enhance the wider character of the conservation area without any significant harm being identified overall in terms of the landscape.

Impact upon amenity

The proposed works would not give rise to any significant impacts upon adjacent properties and on this basis it is considered that the proposal would be acceptable.

Other Issues



There are no other material planning considerations and on this basis the application is recommended for approval, subject to the conditions set out below.

Conditions

C1. Standard 3 year time limit

C2 In accordance with the approved plan:

- **Design and Access Statement, produced by Kendall Kingscott, Job No: 180395-610 date stamped 6th September 2018**
- **Extent of Proposed Roofing Works, Drawing No: AP(2)02, dated 08/08/18**
- **Location Plan, Drawing No: AP(2)01A, dated 10/08/18**
- **Proposed part site plan, Drawing No: AP(2)06, dated 10/08/18**

Signed: 	Dated: 29/10/2018	Signed: 	Dated: 29/10/2018
Planning Officer		Senior Manager	