

APP 11

Application Number: 12/01699/FUL

Other

Change of use from office (Use Class B1) to medical centre (Use Class D1) for use as radiotherapy centre

AT The Pavilion, Sunrise Parkway, Linford Wood

FOR Cancer Partners UK Ltd

Target: 12th October 2012

Ward: Stantonbury

Parish: Stantonbury Parish Council

Report Author/Case Officer: Mark Turner

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Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application property is a stand-alone office building located within the Linford Wood Business Park to the north of Central Milton Keynes. On-plot car parking for 56 cars is provided. The site is an Employment Use within the Proposals Map. The unit does not lie within a Conservation Area nor does it have any significant constraints.

1.2 Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.3 The Proposal

Planning permission is sought for the Change of Use of the existing vacant office building (Use Class B1) to use as a Radiotherapy Centre (Use Class D1). The proposal involves the Change of Use of 1815 sq. metres albeit a section of the first floor (above the 'bunker') is unusable as a result of potential radiation resulting in a floor area of 1688 sq. metres.

1.4 Parking is proposed to be maintained as existing, to both the north and east of the building.

1.5 The facility would employ 12 full time staff with an additional 4-6 part time radiotherapy, chemotherapy, scanning and support staff.

- 1.6 It is proposed to operate the facility between the hours of 0830-1830 Monday to Friday and 0900-1300 Saturday.
- 1.7 External alterations are proposed to be minor, including the removal of the roof top housing. A separate application would be required for the proposed new advert.
- 1.8 Since the application property became vacant 14 months ago the site has been refurbished and the following marketing has taken place:
 1. Press advertisements;
 2. Board erected at the site;
 3. Advertising on property websites;
 4. Produced a brochure;
 5. Direct mail outs of up to 1,000 items to retained agents, potential occupiers;
 6. On-site agent event attended by 30 local agents to promote the site.
- 1.9 Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

The relevant paragraphs within the National Planning Policy Framework (NPPF) are considered to be:

20-22 Delivering Sustainable Development.

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

The most relevant 'saved' policies within the adopted Milton Keynes Local Plan 2001 - 2011 are:

D1 – Impact of Development Proposals on Locality;
D2 – Design of Buildings;
D4 – Sustainable Construction;
C1 – Location of Community Facilities;
E1 – Protection of Existing Employment Land;
T15 – Parking Provision.

2.3 Supplementary Planning Guidance

Supplementary Planning Guidance - 'Parking Standards for Milton Keynes' 2005 and Addendum 2009.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1 1. Principle of D1 Use within Employment Land;
2. Parking Provision.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Principle of the change of use

The application site is identified as an existing employment site within the Proposals Map and Policy E1 is therefore considered applicable.

Policy E1 notes that 'Within the City of Milton Keynes and the three key settlements, planning permission will be refused for the Change of Use or redevelopment of any land identified for employment use on the Proposals Map to other purposes, unless there would be no conflict with existing or potential neighbouring uses and:

- (i) The proposal would result in a significant reduction in the detrimental environmental impact of an existing use; or
- (ii) The proposed use is one that cannot be satisfactorily accommodated other than in an employment area; or
- (iii) The proposed use will not significantly reduce the provision of local employment opportunities.

- 5.2 It is noted that the proposed Change of Use is for a D1 Use and is therefore noted to be in conflict with Policy E1 of the adopted Local Plan, hence the reason for directing the current application to a Panel Meeting.

- 5.3 It is considered that the proposed Change of Use and the operation of the proposed business use would be comparable to the existing B1 Use. The proposed staffing levels are considered comparable to a typical B1 office use. The exterior of the building remains generally unaltered.

- 5.4 As has been noted within Section 18, the application site has been vacant for in excess of one year and has been actively marketed, with enquiries from only one alternative user, also requiring a Change of Use. The noted marketing suggests that there is a current shortfall in the demand for B1 Office Use in Milton Keynes. In addition, the applicant has cited a significant number of existing available sites within Milton Keynes, thereby demonstrating that the proposed Change of Use would still retain sufficient local employment opportunities which amount to approximately 56,000 sq. metres.

5.5 The proposed Change of Use however still maintains a reasonable level of employees and as the building is currently vacant it is considered that the proposed use would increase employment within the locality. The proposed Change of Use is not considered to have a significant impact upon employment levels or amenity.

5.6 Car Parking

In respect of parking provision, the proposed use seeks the employment of 12 fulltime employees and between 4-6 part time employees, an overall requirement of 18 car parking spaces is required when assessed against the adopted Parking Standards of one space per staff.

5.7 An additional 3 spaces are required per consulting room. The applicant has only noted three consulting rooms within the submitted floor plan however additional rooms include:

- 1 patient preparation room;
- 7 chemotherapy treatment rooms;
- 2 treatment rooms;
- 1 CT Scan;
- 1 complimentary therapy room;
- Counselling room.

5.8 Working on the basis of a requirement of three spaces per consulting room this equates to the requirement of 48 car parking spaces, including staff, giving a total requirement for 66 car parking spaces. On this basis it is noted that the proposal would result in a shortfall of 10 car parking spaces however it is considered that as a result of the nature of the use that visitors to the clinic may be visiting multiple rooms and therefore the requirement of 3 spaces per treatment room may in the current case be excessive. On-balance the provision of 56 spaces across the entire site is considered reasonable and the highway engineer is satisfied with the parking spaces provided.

6.0 CONDITIONS

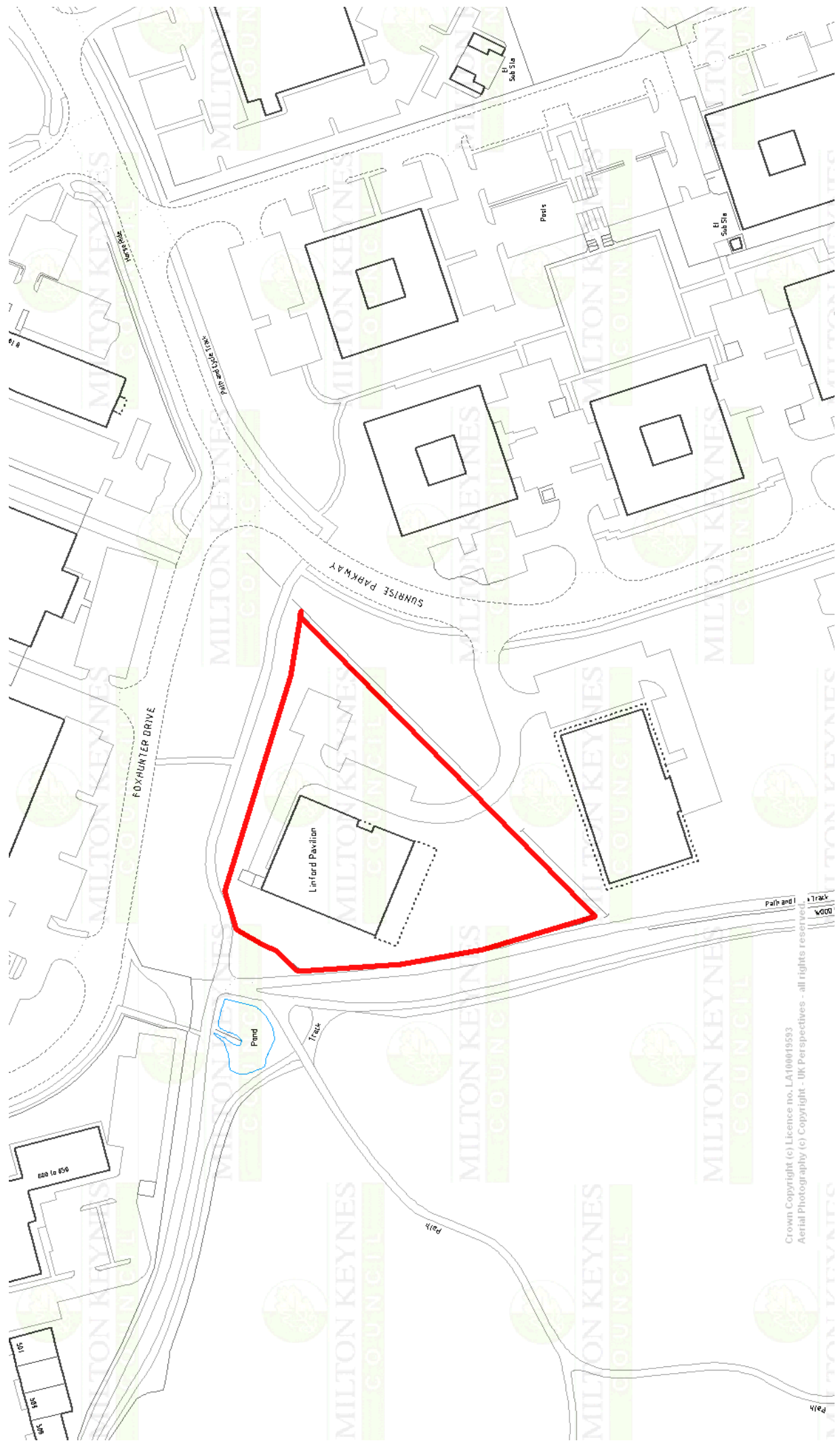
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

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

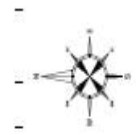
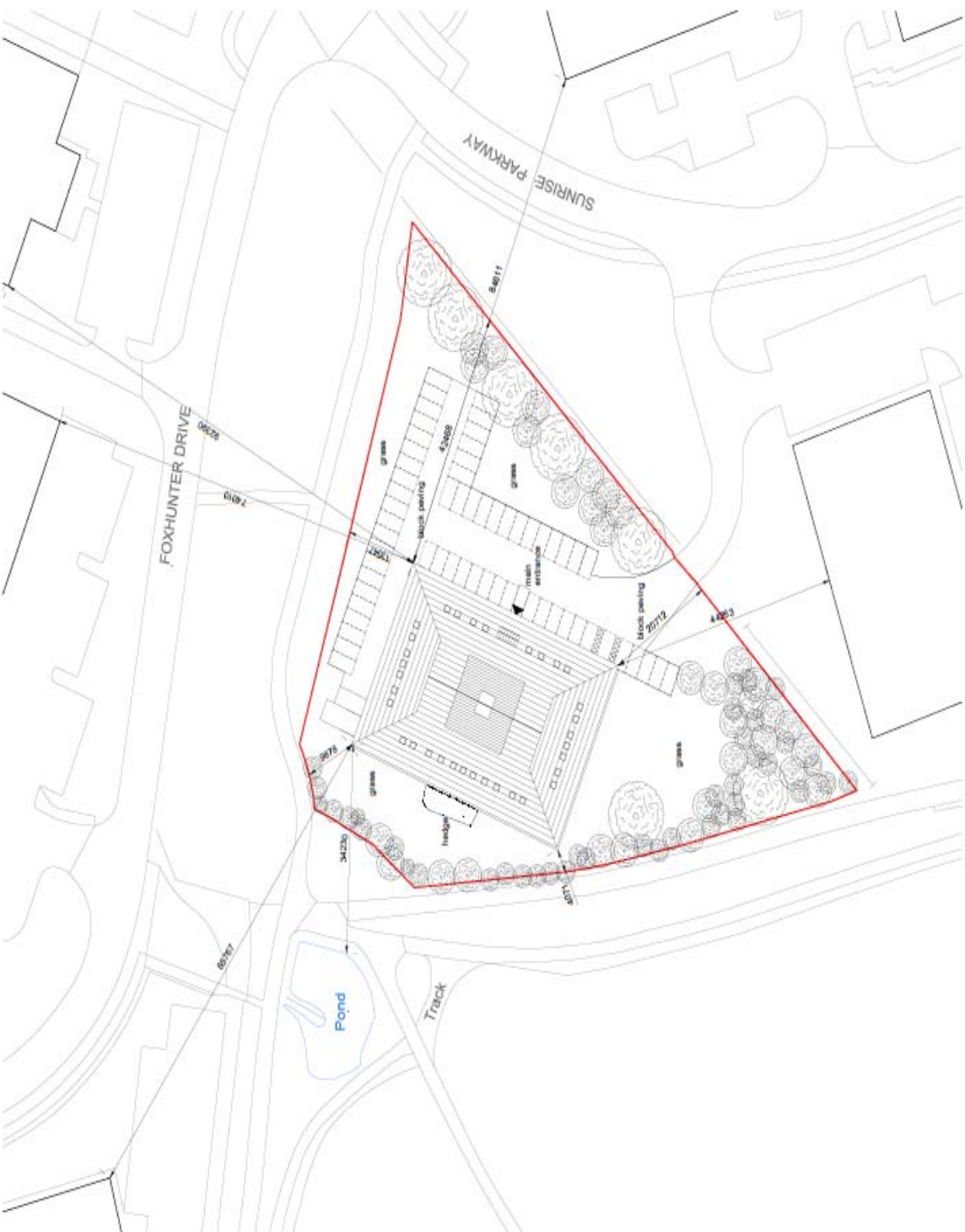
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004.

2. The D1 Use hereby permitted shall be limited solely to a cancer treatment and radiotherapy centre and for no other use as noted as falling within Class D1.

Reason: To ensure that the D1 Use hereby permitted could not be varied to any other business falling within this Use Class which may adversely affect the amenities of adjacent residents and the character of the area and would not be contrary to Policy D1 of the adopted Local Plan.



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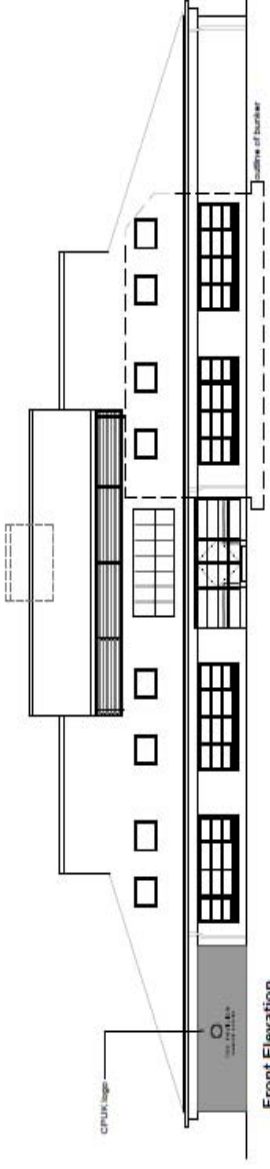


A3 Original Sheet Size
 A4 Actual Size
 A5 Reduced Size

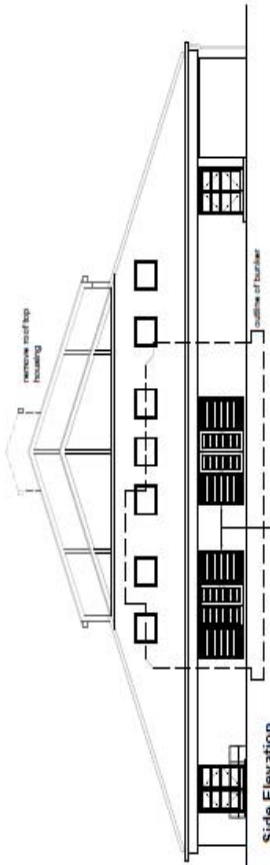
Job
**Cancer Treatment Centre,
 Milton Keynes - The Pavilion**
 Client
Cancer Partners UK
 Drawing
Existing/ Proposed Site Plan
 Scale/Client/Drawn/CHK
1:500 - July 2012 - LJ

CSM + ARCHITECTS
 1 Boyd Street
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 Tel +44 (0) 114 266 3450
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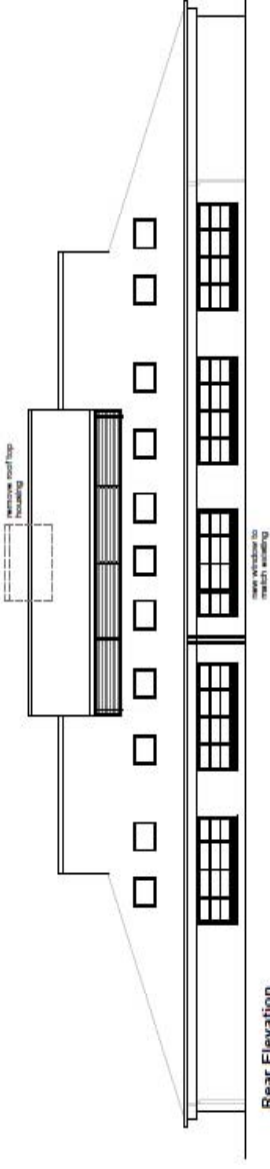
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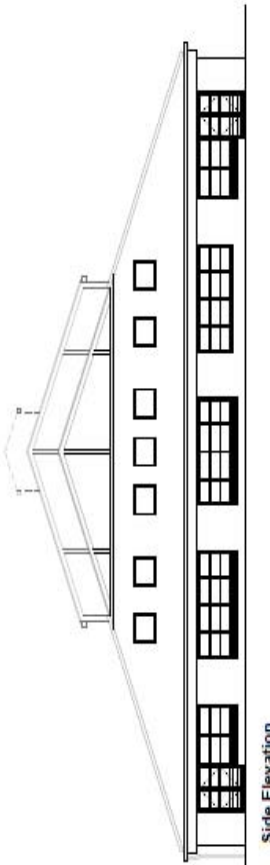
Front Elevation



Side Elevation



Rear Elevation



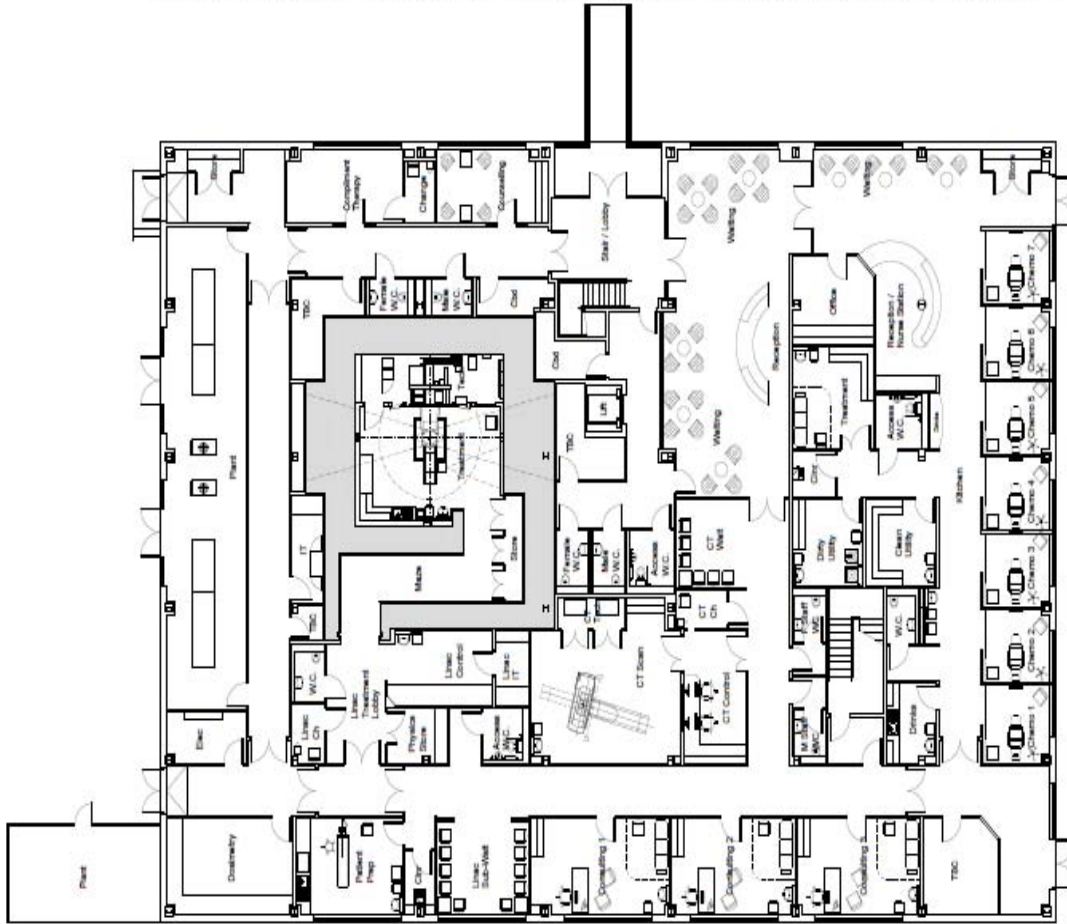
Side Elevation

At Original Scale 1:500
 A3 Plot Size
 110mm x 84mm
 1:100 Scale

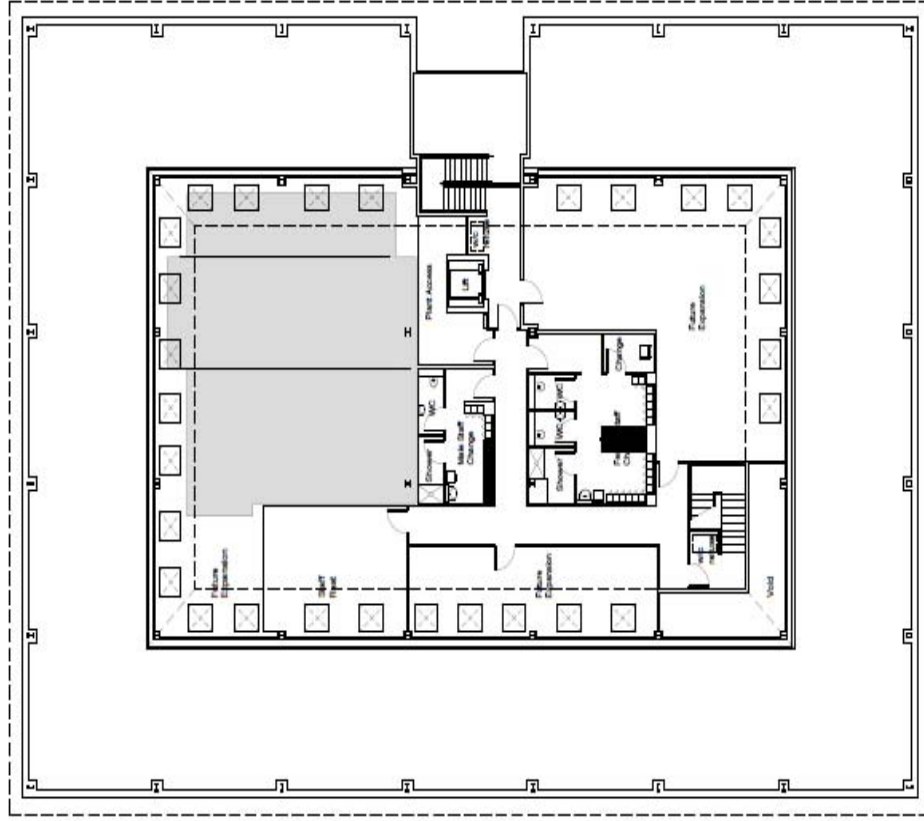
For
**Cancer Treatment Centre,
 Milt Keynes - The Pavillion**
 For
Cancer Partners UK
 Drawn
Proposed Elevations
 Date/Revision
1:100 - July 2012 - LJ

CSM+
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Ground Floor



First Floor



Client: Cancer Treatment Centre, Milt Keynes - The Pavilion
 Client: Cancer Partners UK

Proposed Plans

Scale: 1:100 - July 2012 - NA

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 ARCHITECTS

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A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 05/00245/FUL
INSTALLATION OF CAR PARK AND ROOF TOP SATELLITE ANTENNA
COMPOUNDS
PER 14.04.2005

06/01206/FUL
RETENTION OF 2.40M DIAMETER GROUND MOUNTED SATELLITE DISH
ANTENNA
PER 03.10.2006

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Highways Development Management

No comments received.

A3.2 Local Plans

The proposal is for the change of use of a unit that lies within an area designated as Employment Land on the Milton Keynes Proposal Map.

Loss of Employment Land

The NPPF seeks to build a strong, competitive economy and ensure that the planning system does everything it can to support sustainable economic growth.

Paragraph 22 states that 'Planning Policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.' It continues to state that, 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

In line with this, it is necessary for the applicants to provide evidence to show that there is no reasonable prospect of the unit in question being used for its allocated employment use. The Council would expect this to be done via the applicants carrying out a marketing strategy for the premise and providing a detailed supporting statement outlining the efforts made to market the

premise, and records of any interest shown in the site, ultimately providing evidence to show that there is no realistic prospect of an employment re-use of the premise.

The applicants have stated that they have marketed the site since October 2011 without successfully identifying a tenant. The marketing initiatives they have carried out and the period of time the premise has currently been marketed for conforms with the standard procedure the Council would expect applicants applying for a change of use away from an employment use to undertake.

Local Plan Policy E1

Local Plan Policy E1 seeks to protect local employment sites, stating that:

‘Within the City of Milton Keynes and the three Key Settlements, planning permission will be refused for the change of use or redevelopment of any land identified for employment use on the Proposals Map to other purposes, unless there would be no conflict with existing or potential neighbouring uses and:

- (i) The proposal would result in a significant reduction in the detrimental environmental impact of an existing use; or
- (ii) The proposed use is one that cannot be satisfactorily accommodated other than in an employment area; or
- (iii) The proposed use will not significantly reduce the provision of local employment opportunities.’

The proposed development is felt to comply with Policy E1 in that it would not conflict with any existing or potential neighbouring uses and that whilst it is a use that could be satisfactorily accommodated other than in an employment area, it will not significantly reduce the provision of local employment opportunities. If, as the applicants have stated, there is no current need for the premise in its employment use, the proposed developed will in fact be increasing local employment provision.

The suitability of the site for the proposed use

Health facilities are classed in the Local Plan as Class D1: Non-residential institutions. In line with Policy C1 (Location of Community Facilities):

‘Planning permission will be granted for:

(i) Non-residential community facilities within, or adjacent to Central Milton Keynes, town, district and local centres.’

The objective of this policy is to ensure that facilities are accessible and well-related to the locality. The proposed site is not within or adjacent to Central Milton Keynes or a town, district or local centre and therefore does not comply with Policy C1. The site is however located within a large employment site that is accessible by public transport and the use is not one that will conflict with other surrounding units and this is not therefore considered to be an issue.

Policy D4 – Sustainable Construction

It is not felt that the unit needs to comply with Policy D4.

There are no fundamental changes to the building, as would be the case if it were a change to residential use, for example, and it is not felt that the proposed use would provide a significant intensification in use from that of the building fully functioning in its existing use.

The applicants have also shown in their application that they have taken sustainable construction into account and intend to implement a number of measures that will aid the sustainability of the building; it is therefore felt that there is no need to comply with the criteria of Policy D4.

A3.3 Stantonbury Parish

No comments received.

A3.4 **Local Residents**

The occupiers of the following properties were notified of the application:

Units 501-503, 506, 601-607, 611, 615, 620, 631, 635, 641, 651 and 655 MK Business Centre, Hayley Court;

Ground Floor Suites A-D Carina House, Sunrise Parkway;

First Floor Suites E-H, Carina House, Sunrise Parkway;

1 Chilton Court, Linford Wood;

Panasonic Electric Works UK Limited, Sunrise Parkway.

No objections have been received.

Noted.