

ITEM: 12

Application Number: 08/01361/FUL

Applicant: Mr J. Culham

Description of Application: Relocation of gas tanks and associated work at the rear of the hospital

Type of Application: Full Application

Site Address: DERRIFORD HOSPITAL, DERRIFORD ROAD
DERRIFORD PLYMOUTH

Ward: Moor View

Valid Date of Application: 22/07/2008

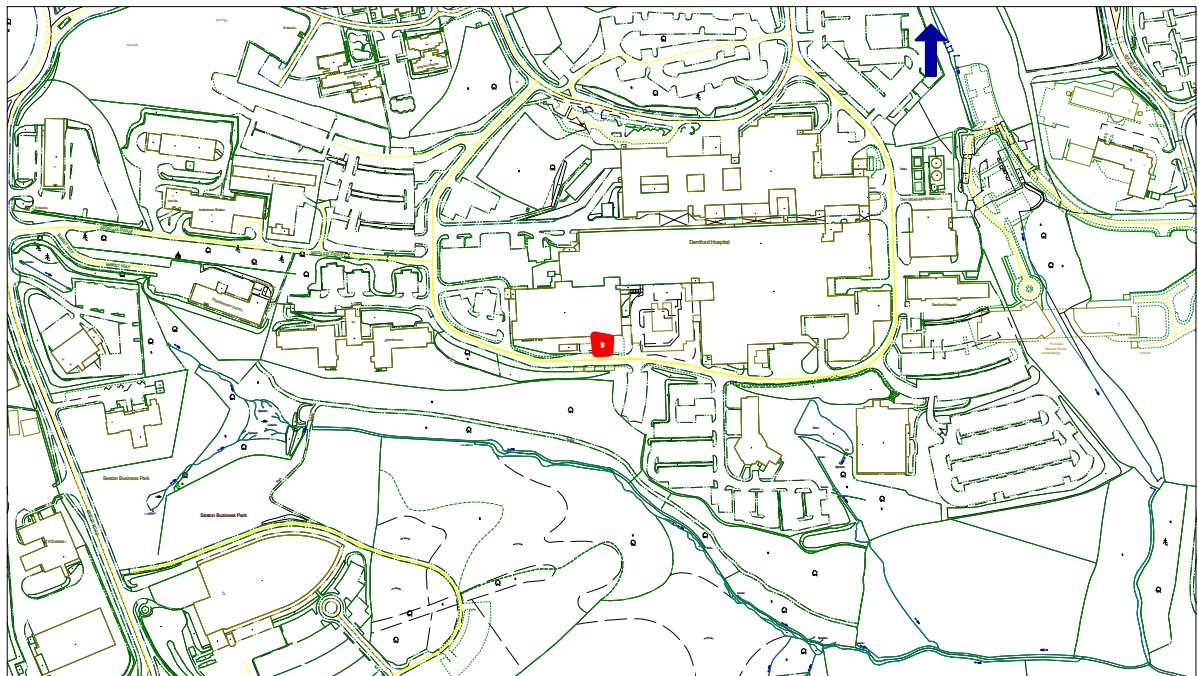
8/13 Week Date: **21/10/2008**

Decision Category: Major Application

Case Officer : Janine Pomphrey

Recommendation: Grant Conditionally

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OFFICERS REPORT

Site Description

The proposal site is located at the rear of the Derriford Hospital building adjacent to the Maternity Unit.

Proposal Description

The proposal relates to the relocation of gas tanks and associated work at the rear of the hospital.

Relevant Planning History

There is an abundance of planning history relating to the Derriford Hospital site. However, the case officer considers that such planning history is not relevant to this application.

Consultation Responses

Plymouth City Airport – No objections.

Public Protection Service – No comments.

Transport – No comments.

Representations

No letters of representation have been received regarding this planning application.

Analysis

This application turns upon Policy CS34 of the Council's adopted Core Strategy 2006-2021.

The existing cylinder gas storage tanks and associated plant are located within a fenced enclosure to the west of the Derriford Hospital building in front of the Maternity Unit. This planning application relates to the repositioning of the gas tanks and associated works at the rear of the Maternity Unit, to the southwest of the Derriford Hospital site. The proposal site is a flat piece of disused land which is currently covered in gravel. The site is level with the adjoining highway and is located alongside an existing sub-station.

The proposal relates to the relocation of two existing oxygen tanks and associated plant. The larger oxygen unit peaks at approximately 10.1m above ground level. The smaller unit peaks at approximately 6.7m above ground level. These metal cylinders will be sympathetic in colour, matching the backdrop of the hospital building. The footprint of the proposed gas tank boundary measures approximately 9.5m x 6.5m. The site will be bound by a 'chain link' fence measuring approximately 1.75m in height. The existing fence surrounding the current gas tanks shall be reused. If this is not possible a new fence will be erected to match the existing.

It is considered that, given the site circumstances, the gas cylinders will have minimal visual impact. The larger of the two gas tanks will protrude less than two metres above the height of the adjacent sub station and will be dwarfed by the magnitude of the main hospital building. Therefore the relocated gas

tanks will not appear unduly prominent within the context of their locality and are only visible from the confines of the Derriford Hospital site. In addition, no neighbouring amenity or highway safety issues arise.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Conclusions

This application is recommended for approval.

Recommendation

In respect of the application dated **22/07/2008** and the submitted drawings, **854/00 Rev P1, 854/01 Rev P1, 854/02 Rev P1, 854/03 Rev P1**, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbouring amenity, the impact on the character and visual appearance of the area, and the impact on conditions of highway safety, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Planning Guidance (SPG) Notes, Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration