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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2022/1407/FUL	ITEM 4	
Proposal:	Construction of a concrete base, pedestrian ramp and associated works for siting of an MRI scanner.		
Address:	Land Adjacent To 20A Oakham Enterprise Park Ashwell Road Oakham		
Applicant:	LLR Patient Core Locally Community Interest Company	Parish	Burley Parish Meeting
Agent:	P+HS Architects	Ward	Exton
Reason for presenting to Committee:	Council Owned Land		
Date of Committee:	18 April 2023		
Determination Date:	08 February 2023		
Agreed Extension of Time Date:	21 April 2023		

EXECUTIVE SUMMARY

Taking the account into the nature of the development and its location it is considered that subject to the imposition of conditions the application is acceptable in principle. There would be no harm to residential amenity and highway safety. The proposal is in accordance with NPPF, Planning Policies of the Core Strategy and Site Allocations and Policies DPD

RECOMMENDATION

APPROVAL,

1. The development shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LLROMB-PHS-XX-XX-DR-A-07001 Revision P03, LLROMB-PHS-XX-XX-DR-A-07000 Revision P04, LLROMB-PHS-XX-XX-DR-A-07002 Revision P03, LLROMB-PHS-XX-XX-DR-A-07100 Revision P03, LLROMB-PHS-XX-XX-DR-A-07101 Revision P03
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
Reason: To ensure adequate onsite parking exists for the proposed use and that parking of vehicles in the adjoining allocated parking areas does not occur in the interests of highway safety and that appropriate parking is provided.
4. Within 3 months of the use commencing on site details showing the relocation of the planting of 4No replacement trees shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme for the replacement tree planting works shall include any proposed changes in ground levels together with measures for their protection which shall comply with the recommendations set out in the British

Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the replacement planting is designed in a manner appropriate to the locality and to enhance the appearance of the development.

5. Within 3 months of the use commencing on site details showing the relocation of the existing lighting column, CCTV camera and supporting column, waste bin and bench shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed hardstanding and changes in ground levels. The agreed works shall be implemented within 6 months of the date of the agreement. Reason: To ensure that the existing infrastructure is relocated.

Notes to Applicant

1. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
2. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

Site & Surroundings

1. The site is in the inner area of Oakham Enterprise Park (OEP) where the derelict prison house blocks were demolished. The site is set back from the Ashwell Road with an area screened security fencing. There is an open parking area buildings and an internal service road behind the Ashwell Road boundary

Proposal

2. The construction of a concrete base, pedestrian ramp and associated works for the siting of a mobile MRI Scanner and the provision of an additional 10 parking spaces on land adjacent to unit 20A at Oakham Enterprise Park.
3. In order to accommodate the development 2 No small, grassed areas, one accommodating 1 tree, 3 samplings, a lighting column and CCTV camera and supporting column and the other a waste bin and bench would need to be removed. The remainder of the development would be on an area of hardstanding and on undeveloped land behind an existing 2m high timber fence.
4. The applicant's agent has stated that in a meeting with RCC Property Services on 3 March 2023 the client has arranged for
 - the bin and bench to be moved to a suitable position chosen by property services.
 - The fire assembly point and any signage will be relocated by client to a suitable position chosen by property services.

- Sufficient space will be allocated for service and bins for unit 20a
 - CCTV will be moved by the client to a suitable location chosen by property services.
 - Please note, the exact locations bin, bench, CCTV, and fire assembly signage is yet to be confirmed by property services. I will note this on the site plan along with their existing locations.
5. During the determination period the application have been revised with the development original proposed on part of the car park adjacent No 18A OEP
 6. A revised location plan is attached as an Appendix 1

Relevant Planning History

Application	Description	Decision
2013/0192	Proposed demolition of identified buildings, Change of Use of land and buildings from former Prison (Sui Generis Use) to B1 (Business), B2 (General Industry including manufacturing), B8 (Storage and Distribution), D1 (Non-residential Education and Training Centres), D2 (Assembly, Leisure and Community Use) and part Outline for Winter Storage Depot (Sui Generis) and B1, B2, B8 Uses identified development zones within the site.	Approved 10 May 2013.
2018/0366/RG3	Reserved Matters application for the erection of B2/B8 building with associated service yard, parking, roadway and landscaping. (REG 3)	Approved 6 July 2018

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2021

Chapter 2 – Achieving Sustainable Development.
 Chapter 6 Building a strong competitive economy.
 Chapter 9 promoting sustainable transport Supports a prosperous rural economy.
 Chapter 12 Achieving well-designed places.

Site Allocations and Policies DPD (2014)

SP5 - Built Development in the Towns and Villages
 SP7 – Non-residential development in the countryside
 SP15 – Design & Amenity

Core Strategy DPD (2011)

CS04 - The Location of Development
 CS6 – Re-use of redundant prisons
 CS13 – Employment & Economic Development
 CS19 – Promoting good design

Supplementary Planning Document

Ashwell Business Park – January 2013

This was a general document adopted prior to the Council acquiring the site. Relevant extracts are:

- The design and redevelopment of the site for any significant alterations to existing and for new buildings should comply with policy CS19 in the adopted Core Strategy, which sets out the Council's policy on the design of developments.
- The site should be developed to the highest possible standards with consideration given to making the most efficient use of land, design, layout, materials, landscaping and the disposition of uses.
- The layout for redevelopment of the site will take account of the orientation of existing buildings and should include a mixture of unit sizes to provide premises to meet a wide range of user need. Plots should be of a sufficient size to adequately accommodate car parking, to the Council's parking standards, servicing requirements and landscaping.

Supplementary Planning Document - Design Guidelines for Rutland SPD (2022)

Neighbourhood Plan

There is no adopted Neighbourhood Plan for the Parish

Officer Evaluation

Principle of the use

7. The proposed location of a mobile MRI scanner within OEP is considered acceptable.

Impact of the use on the character of the area

8. The proposed development will not have any significant adverse impact on the general character of the area.

Layout

9. The MRI scanner will site parallel to unit 20A and is unlikely to cause any significant disruption to the remainder of the site.

Design/appearance

10. The design is relatively utilitarian but is on an industrial estate and in a location reasonably well screened from public view. It is not an unusual design to see in such a location

Landscaping

11. The trees to be lost are not worthy of a tree preservation order so on that basis their loss cannot be resisted. Although there is no scope for landscaping on this site, there is scope for replacement planting elsewhere within OEP. The applicant's agent has agreed to conditions requiring the replacement of the trees and samplings to be lost and has already entered into discussion with RCC Property concerning the relocation of the trees and other infrastructure that would need to be relocated

relating to a lighting column, CCTV camera and supporting column, waste bin and bench.

Impact on the neighbouring properties

12. It is not considered that the proposed development would result in any adverse impacts of residential amenity of nearby properties to justify refusal.

Highway issues

13. None. The proposed relocation of the unit does not impact on the existing parking, and the applicant has now provided an additional 10 parking bays to be used by those accessing the MRI unit.

Noise

14. Environmental Protection have reviewed the Noise Impact Assessment by Clement Acoustics, December 2021, ref: 17225-NIA-01-Rev A, which related to a site at Lincoln Road Medical Practice at 93 Lincoln Road Enfield. Although the report was for an MRI installation at another site, given the noise profile included within this report for the specification of the MRI Scanner and the proposed location of the MRI scanner within the enterprise park it is not anticipated to result in an adverse impact on the residential properties south of the site.

Crime and Disorder

15. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

16. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

17. It is considered that no relevant Article of that act will be breached.

Consultations

18. Property Services (RCC)

I write to object to the above planning application. Rutland County Council own the freehold of Oakham Enterprise Park (OEP). The site comprises c100 units with the majority let to business and some used by the Council for delivery of services.

The proposal to site an MRI scanner on part of the car park adjacent to Unit 18A OEP will impact on the use and operation of the wider site, create a nuisance and restrict the ability of the Council as landowner to make and implement future decisions affecting the site as a whole. Further commentary on objections is set

out below.

RCC have identified an alternative location at OEP which is more suitable for an MRI scanner, subject to the applicant obtaining all necessary approvals. The alternative site was put forward to the applicant during discussions earlier this year.

Objections:

The proposed location adjacent to Unit 18A is an area of car parking at OEP used by several other occupiers and site visitors. The car parking is not let to any single occupier but individual lease terms grant them use of the spaces. Loss of these would severely restrict parking available and impact on adjoining businesses and other site visitors. The resulting loss of parking spaces would also restrict the number of parking spaces for patients and staff using the MRI scanner.

The proposed location adjacent to Unit 18A forms part of the internal circulation route through and around OEP. Loss of these routes in whole or in part would impact on site safety, the Council's ability to manage the site and ability of several businesses to access and service their units.

The proposal will generate additional traffic into and around OEP. Site safety will be severely reduced.

The proposed structure is overbearing, of poor design and appearance and given its scale and siting is likely to result in overshadowing, shading and loss of light.

The proposal is located immediately adjacent to several businesses and Active Hub and as such will cause a nuisance to these occupants and limit their ability to carry out their activities.

The proposed site is in the middle of OEP and would sterilise the future use and occupation of the site and impact on RCC's ability to make and implement strategic decisions about the future of the site.

19. **Highways**

The applicant is proposing to install an MRI unit on top of 7 parking bays, however they haven't explained if this loss in parking is acceptable or what the remainder of Unit 18A is being used for.

The applicant needs to confirm how many customers attend the site, how many staff will be using the site during a "busy period" and why the loss of parking is acceptable

20. **Public Protection**

(04/01/2023) Thank you for consulting this section on planning application 2022/1407/FUL, we have reviewed the documents submitted which does not include the noise output from the plant associated with the running of the MRI scanner. In the

absence of such information, I am unable to determine the likely impact and therefore should planning permission be granted the following condition should be applied:

Condition:

Prior to development a Noise Impact Assessment should be undertaken and provided to the LPA for approval. The Noise Impact Assessment should be completed in line with the methodology in BS4142:2014 to assess the potential impact of the use of the MRI scanning unit on local amenity.

(20/01/2023) In this location the MRI scanner will not adversely impact those living in the properties on Burley Crescent.

(10/03/2023) This section has reviewed the Noise Impact Assessment by Clement Acoustics, December 2021, ref: 17225-NIA-01-RevA. Although this report is for an MRI installation at another site, given the noise profile included within this report for the specification of the MRI Scanner and the proposed location of the MRI scanner within the enterprise park it is not anticipated to result in an adverse impact on the residential properties south of the site.

21. **Highways**

No Objections

The proposed relocation of the unit does not impact on the existing parking, and the applicant has now provided an additional 10 parking bays to be used by those accessing the MRI unit.

22. **Property Services (RCC)**

I write to confirm that Rutland County Council, as freehold owner of Oakham Enterprise Park, has no objection to the revised plans submitted for the above.

Neighbour Representations

23. 13 Responses have been received all in support of the proposal. Comments made include

- A scanner in Rutland will make an enormous difference to all, in particular the elderly or those who rely on public transport which can be both costly and difficult to plan around appointment times.
- This scanner will be a huge benefit to Rutland residents and surrounding areas.
- The site offers easy access with parking available for patients/carers.
- The capacity of this scanner will hopefully mean shorter waiting times for the local community and whilst reducing pressures on facilities further afield.
- Reduced need to travel to Peterborough or Leicester for an MRI.
- Excellent to see secondary health care investigations being brought closer

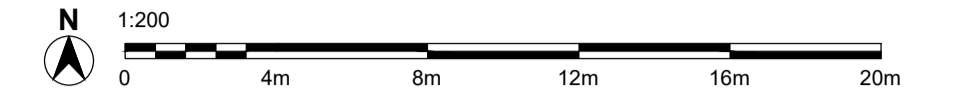
to Rutland residents.

- Increase convenience for patients.
- Travelling distances for patients will be greatly reduced and reduce county's carbon footprint.
- The site is ideal as there is plenty of parking for patients/carers.
- It will increase NHS diagnostic capacity in the community and provide ease of access for local patients.
- Reduce pressures on acute hospitals and help to reduce the NHS backlog.
- Help decreasing NHS MRI scanning pressures and the increasing backlog for investigations.

Conclusion

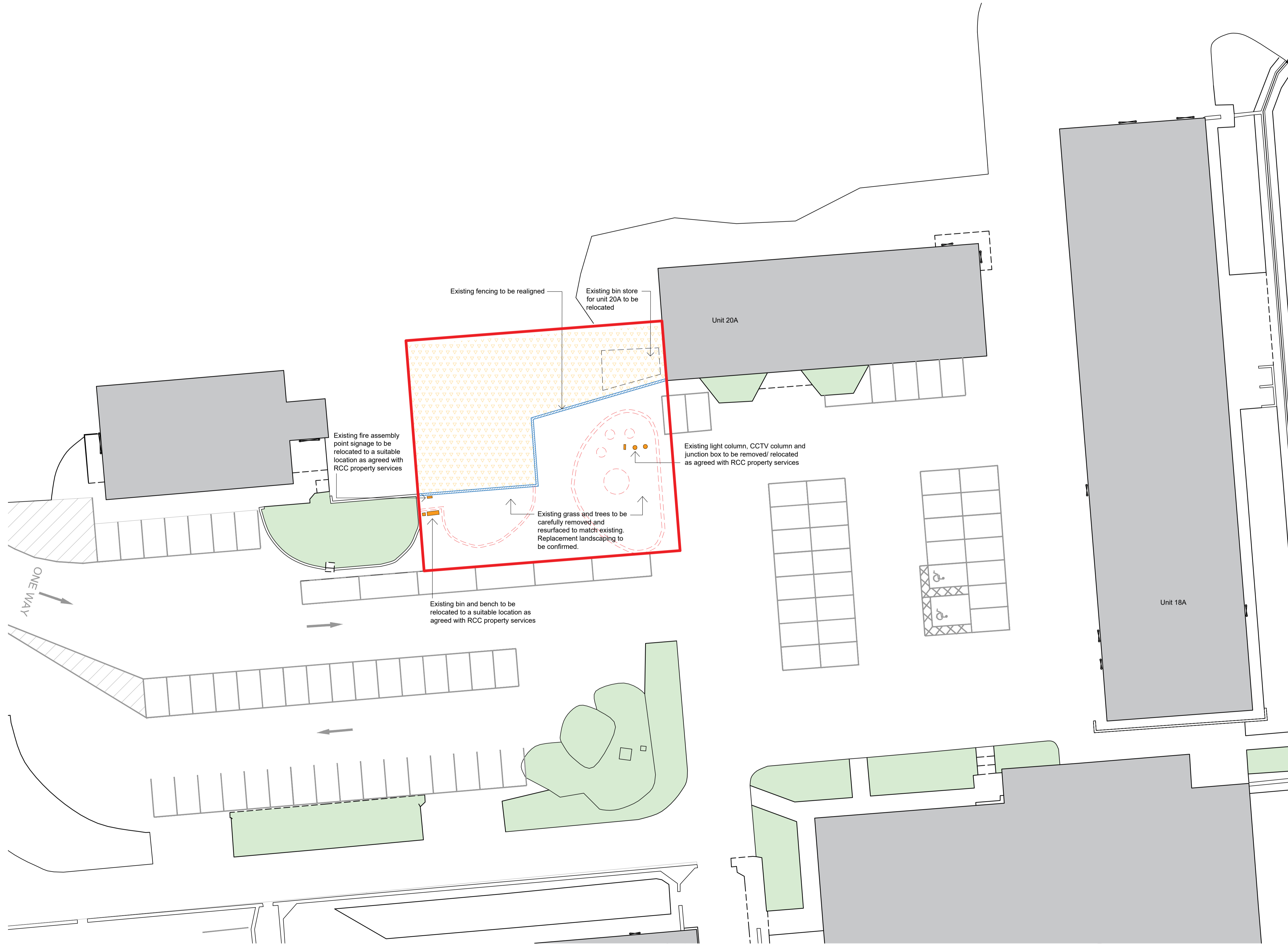
24. Taking the above into account it is considered that subject to the imposition of conditions the application is acceptable in principle. There would be no harm to residential amenity and highway safety. The proposal is in accordance with NPPF, Planning Policies of the Core Strategy and Site Allocations and Policies DPD

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Notes:
 Please read in conjunction with remaining 07000 drawing series.

- Key:**
- Site Boundary
 - Grass area to be resurfaced
 - Existing fencing to be rerouted
 - Site features to be carefully relocated/ removed. New location to be reviewed and agreed with RCC property services.



Existing Site Plan
 Scale 1:200

Rev P03 : 2023.03.31 : KB : JA : Additional site features identified. Existing fencing and grass area amended.
 Rev P02 : 2023.02.28 : KB : JA : Updated to suit new site location.
 Rev P01 : 2022.12.02 : KB : JA : Issued for planning.

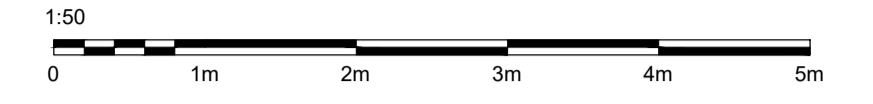
Issue Purpose: PLANNING APPLICATION

Drawing suitable for: INFORMATION

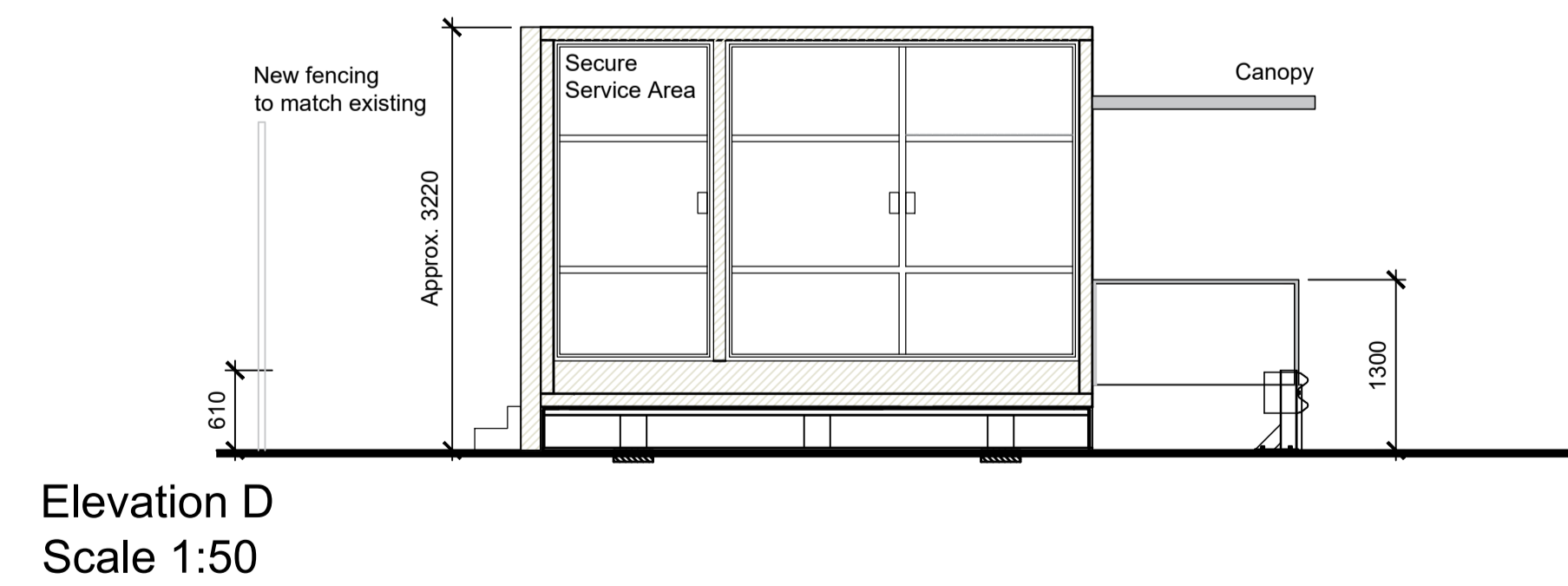
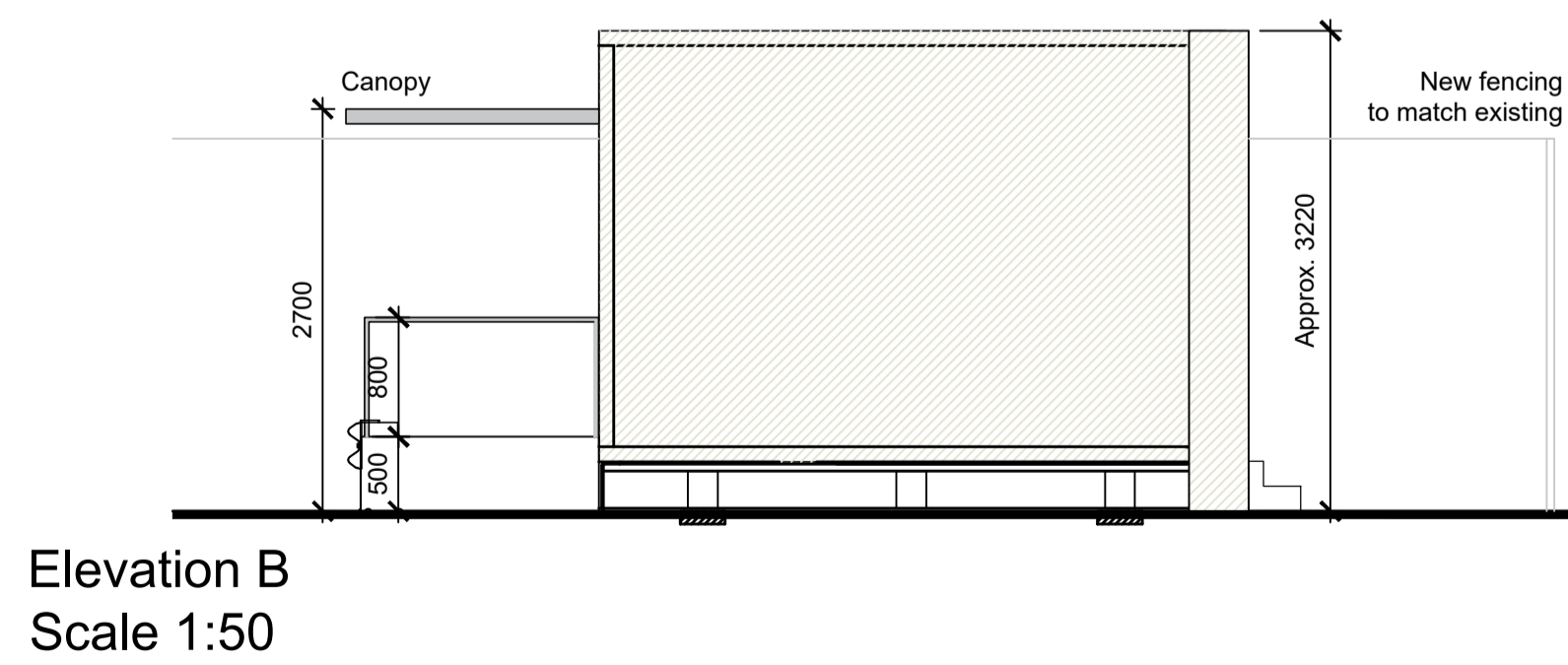
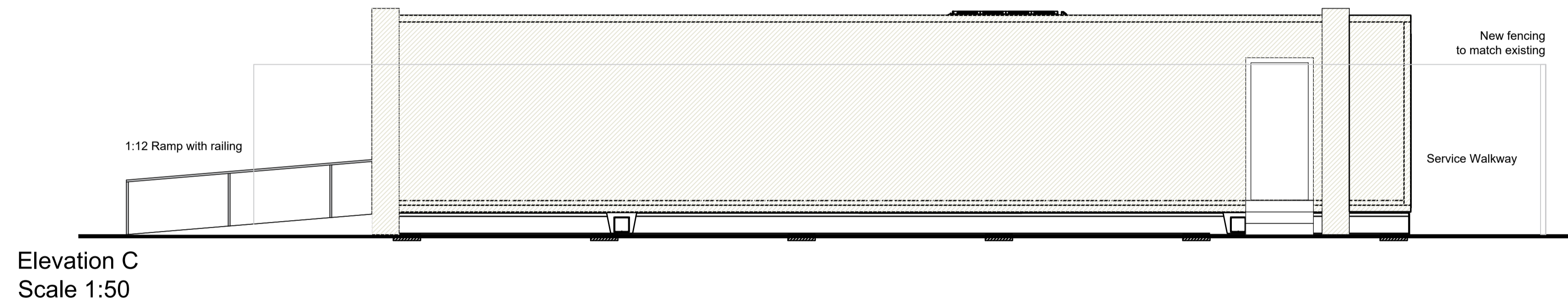
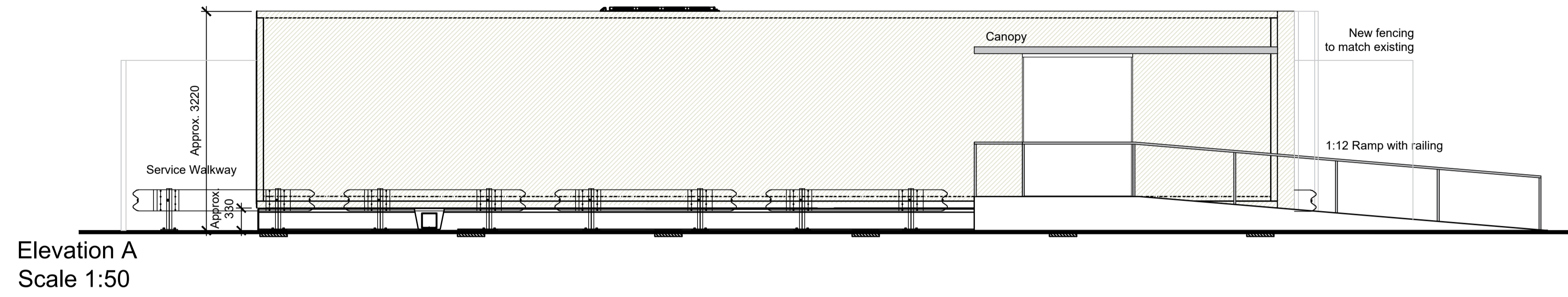
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Client	LLR Patient Care Locally Community Interest Company	Issued From	Leeds
Project	3642 - Oakham MRI Base	Date	December 2022
Title	Existing Site Plan	Scale	1:200 @ A1
Drawn	KB	Auth	JA
Drawing Number	LLROMB-PHS-XX-XX-DR-A-07001	Suitability	S2
Project ID	07001	Revision	P03

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Notes:
 Please read in conjunction with remaining 07000 drawing series.



Rev P03 : 2023.02.28 : KB : JA : Updated to suit new site location.
 Rev P02 : 2022.12.08 : KB : JA : Fencing and bollards shown.
 Rev P01 : 2022.12.02 : KB : JA : Issued for planning.

Issue Purpose: PLANNING APPLICATION

Drawing suitable for: INFORMATION

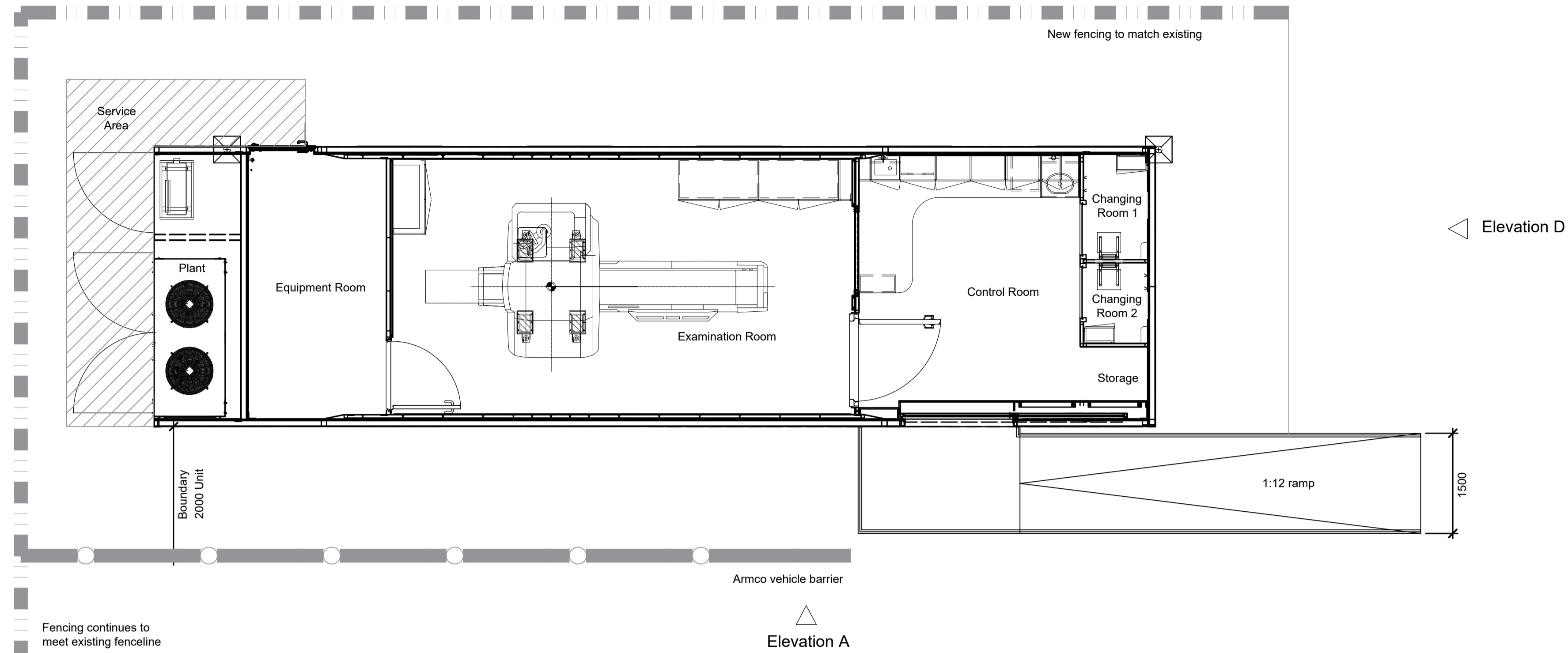
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Client	LLR Patient Care Locally Community Interest Company	Issued From	Leeds
Project	3642 - Oakham MRI Base	Date	November 2022
Title	Proposed Elevations	Scale	1:200 @ A1
Drawn	KB	Auth	JA
Drawing Number	LLROMB-PHS-XX-XX-DR-A-07101	Suitability	Revision
Project ID	Orig - Vol - Level - Type - Role - Drg no.	S2	P03

Elevation C

Proposed Floor Plan
Scale 1:50

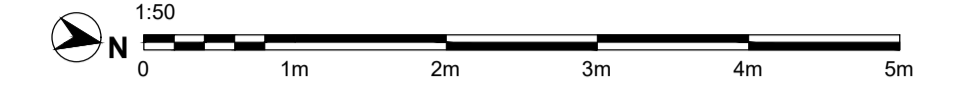
Elevation B



Elevation A

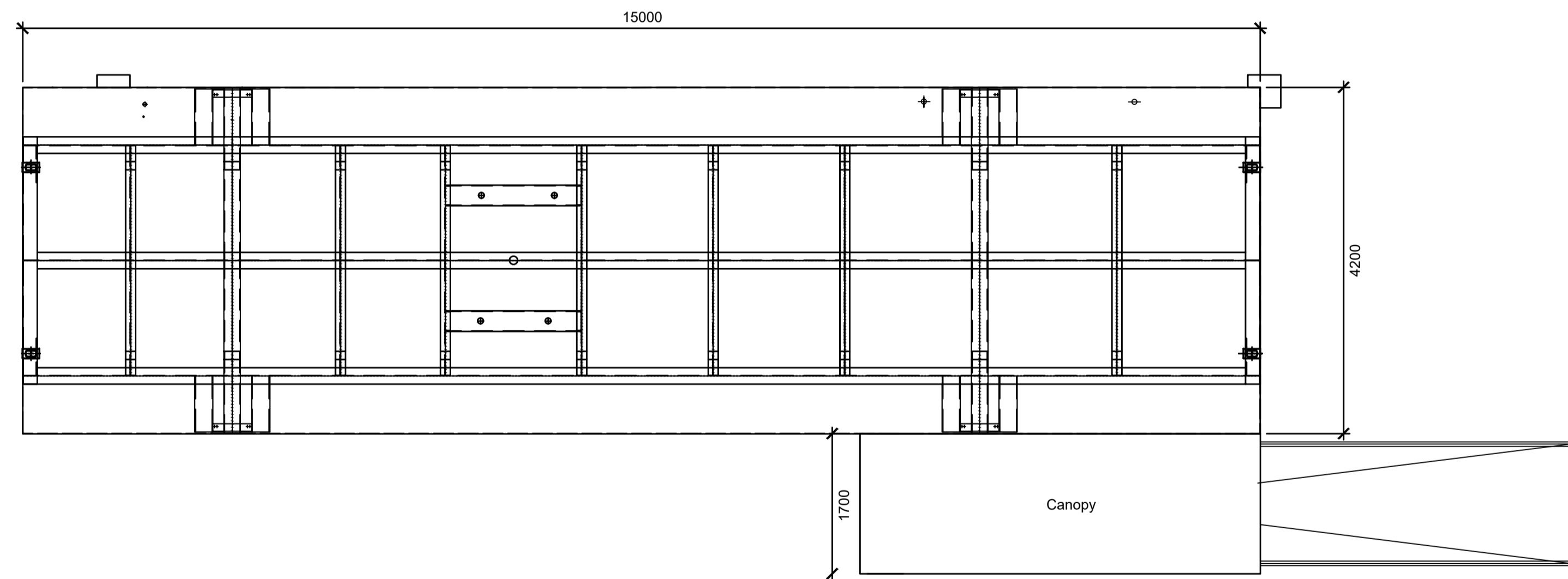
Elevation D

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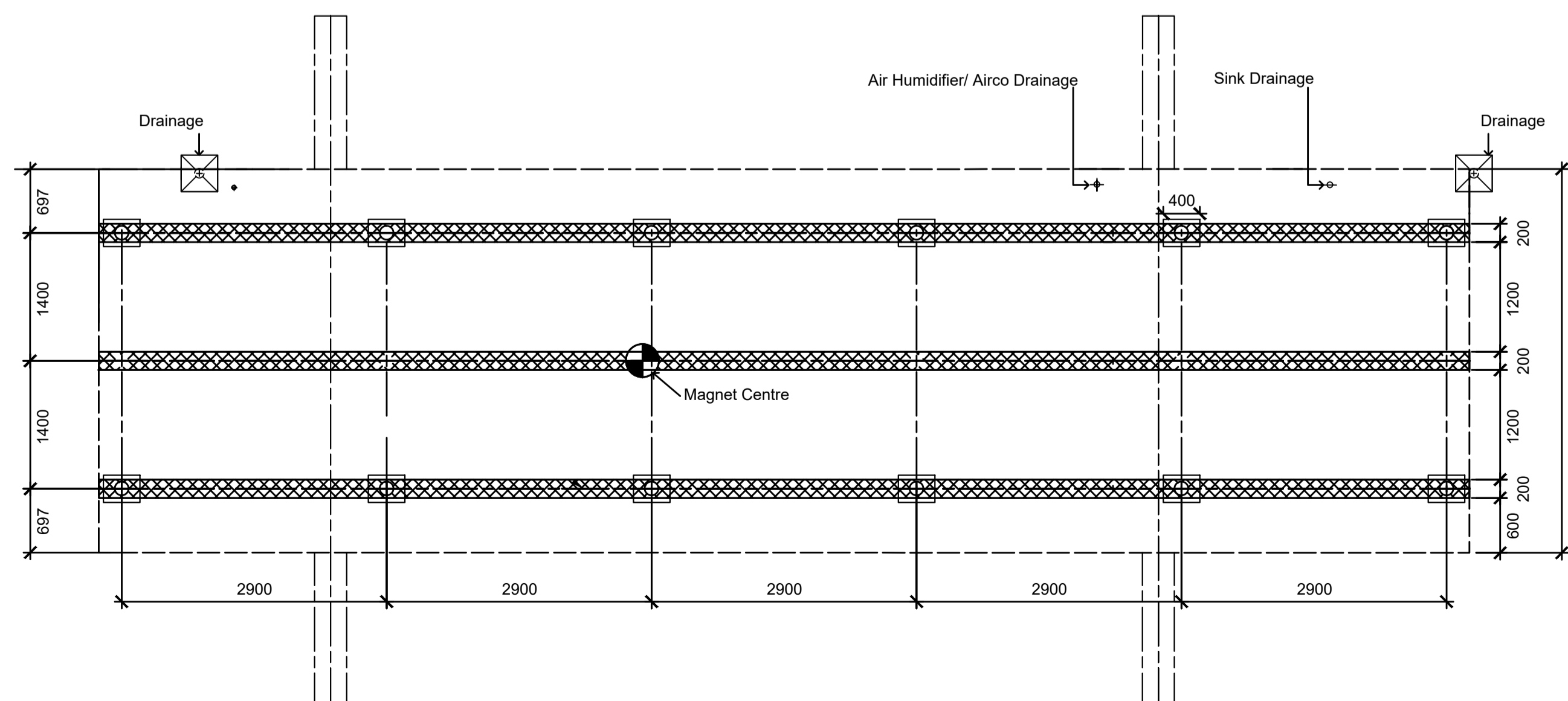


Notes:
Please read in conjunction with remaining 07000 drawing series.

Proposed Roof Plan
Scale 1:50



Proposed Base Plan
Scale 1:50



Rev P03 : 2023.02.28 : KB - JA : Updated to suit new site location.
Rev P02 : 2022.12.08 : KB - JA : Fencing types amended.
Rev P01 : 2022.12.02 : KB - JA : Issued for planning.

Issue Purpose: PLANNING APPLICATION

Drawing suitable for: INFORMATION

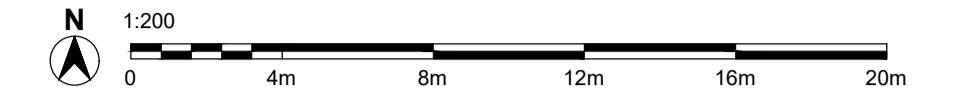
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Project	3642 - Oakham MRI Base	Date	December 2022
Title	Proposed Floor Plans	Scale	1:200 @ A1
Drawn	KB	Auth	JA
Drawing Number		Suitability	Revision
LLROMB-PHS-XX-XX-DR-A-07100		S2	P03
Project ID	Orig	Vol	Level
	Type	Role	Drng no.

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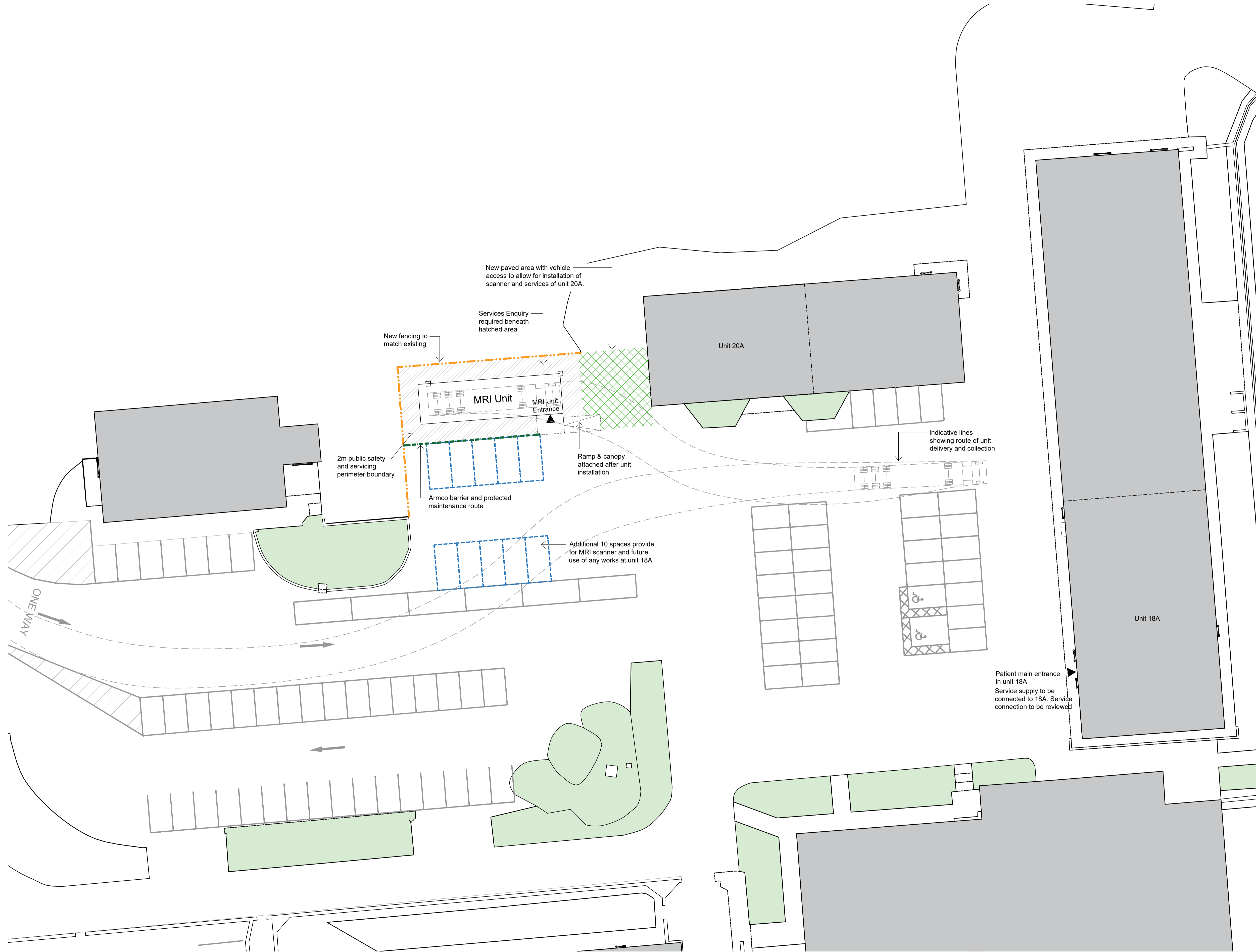


Notes:
 Please read in conjunction with remaining 07000 drawing series.

Key:

- Site Boundary
- Concrete base for new mobile MRI scanner
- Paved area to match existing
- Proposed fencing to align to and match existing

Armco vehicle barrier



Proposed Site Plan
 Scale 1:200

Rev P03 : 2023.02.28 : KB - JA : Updated to suit new site location.
 Rev P02 : 2022.12.07 : KB - JA : Fencing and bollard type photographs shown.
 Rev P01 : 2022.12.02 : KB - JA : Issued for planning.

Issue Purpose: PLANNING APPLICATION

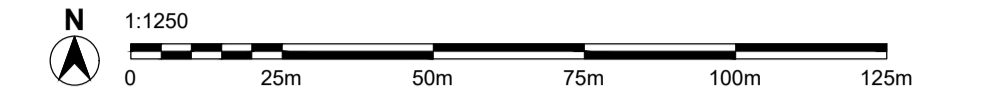
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Project	3642 - Oakham MRI Base	Date	November 2022
Title	Proposed Site Plan	Scale	1:200 @ A1
Drawn	KB	Auth	JA
Drawing Number	LLROMB-PHS-XX-XX-DR-A-07002	Suitability	Revision
Project ID	Orig - Vol - Level - Type - Role - Drg no.	S2	P03

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Notes:
 Please read in conjunction with remaining 07000 drawing series.
 The red site boundary is 121 meters from the rear of the residential properties on Burley Crescent

Key:
 Site Boundary



Location Plan
 Scale 1:1250

Rev P04 : 2023.02.28 : KB : JA : New site location parallel to Unit 20a shown.
 Rev P03 : 2023.01.20 : KB : JA : Relation to Burley Crescent shown.
 Rev P02 : 2022.12.08 : KB : JA : Site demise omitted.
 Rev P01 : 2022.12.02 : KB : JA : Issued for planning.

Issue Purpose: PLANNING APPLICATION

Drawing suitable for: INFORMATION

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Client	LLR Patient Care Locally Community Interest Company	Issued From	Leeds
Project	3642 - Oakham MRI Base	Date	December 2022
Title	Location Plan	Scale	1:1250 @ A1
		Drawn	KB Auth JA
Drawing Number		Suitability	Revision
LLROMB-PHS-XX-XX-DR-A-07000		S2	P04
Project ID	Orig	Vol	Level
	Type	Role	Drng no.