

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
Mercury Health 'B'	Bromsgrove Hotel Car Park, Kidderminster Road, Bromsgrove, Worcestershire Additional use of land for mobile temporary health facilities. ( 2 year temporary permission)	Green Belt	B/2007/1036/DI 08/11/2007

**RECOMMENDATION:** that powers are delegated to the Head of Planning and Environment Services to determine the application after the expiry period (minded to refuse).

#### Consultations

WCC (HP)            Consulted on: 17/09/2007. No response to date.  
ENG                 Consulted on: 17/09/2007. No response to date.  
CEHO                Consulted on: 17/09/2007. No response to date.  
Publicity            Site notice posted on: 19/09/2007 (expires on:

#### The site and its surroundings

This application site refers to an existing car park area which serves the Bromsgrove Hotel and is located in a designated Green Belt Area.

#### Proposal

This application refers to the proposed additional use of land for mobile temporary health facilities. (2 year temporary permission)

Members should note that two other application for similar proposals are being considered on this agenda – B/2007/1035 at Hurrans Garden Centre, Kidderminster Road, Hagley and B/2007/1037 at Stoke Prior Sports and Country Club, Weston Hall Road, Stoke Prior

#### Relevant Policies

WMSS    QE3, QE6  
WCSP    SD.2, SD.3, SD.4, SD.5, SD.7, SD.8, CTC.1, D.38, D.39, T.1  
BDLP    DS1, DS2, DS13  
Others    PPS1, PPG2, PPS7, PPG13.

#### Relevant Planning History

B/2007/0817    Additional use of land for mobile temporary health facilities (7 year temporary).  
**Withdrawn:** 07/09/2007.

#### Notes

This application would involve a material change of use of the land for the storage of commercial vehicles and trailers which would be used for health care facilities. The time scale for this proposal is temporary for 2 years which has been amended since the previous application which was proposed for 7 years.

## Green Belt

The main issue to take into consideration is whether the proposal would constitute inappropriate development in the Green Belt and if so whether any 'very special circumstances' exist to clearly outweigh the harm caused. Clearly the trailers on the site would involve a material change of use of the land and by virtue of size and relative degree of permanence over the proposed two year period, the trailers would entail significantly greater harm on the openness/ visual amenity of the Green Belt in relation to the current use as a customer car park for the hotel. Therefore the proposals would constitute an inappropriate form of development in the Green Belt which would justify the refusal of the application.

## Brief merits of the case

Supporting documents have been submitted stating that: -

- No more than 4 mobile trailer units would be used on site at any one time.
- The facility would be staffed by 6 no. clinical staff for the Endoscopy unit and 4 no. clinical staff for the MRI facility. Please note that only one of these facilities would be on site at any one time.
- Hours of operation would be 1-3 continuous days per week from 7:30 am until 8:30pm (no Sundays or bank Holidays).

## Main concerns

The proposed siting of the commercial vehicles and opening trailers would involve a material change of use of the land and would entail greater harm on the openness/ visual amenity of the Green Belt in relation to the current use as a customer car park for the hotel. Circumstances have been put forward to the Local Planning Authority but it is not considered that these would constitute 'very special circumstances' which would clearly outweigh the harm caused to the openness/ visual amenity of the Green Belt. The proposals would also reduce the amount of available parking provision for the customers of the Bromsgrove Hotel which would be to the detriment of the existing establishment.

Concern has also been raised regarding the lack of sustainable means of transport to the site which is located away from the main town centre, with limited means of sustainable transport to and from the site. However a 'Green Travel Plan' has also been submitted in conjunction with this application to encourage staff and patients to use sustainable modes of transport for their journeys to and from the site. Unquestionably the promotion of sustainable means of transport should be encouraged but there is no guarantee that patients and staff will adhere to such initiatives and given the limited current public transport available, the most likely option will be reliance on the car as the primary mode of transport to access the site. Therefore it is concluded that the proposed use of the site would not be in a sustainable location and would cause greater harm than its existing use.

## Tree issues

There is a mature tree on site and it is considered that the proposed siting of the health care facilities may unduly harm this tree by virtue of compaction or similar. The Councils Councils Tree Officer was consulted on the previous application which was identical to this scheme and no objection was raised. I therefore express no concern with this aspect of the proposal.

### Harm to amenity/ neighbouring occupier

It is not considered that the proposal would unduly harm the amenities of neighbouring occupiers or the appearance of the existing street scene in this instance.

### Conclusion

It is considered that the proposed change of use of the land and siting of trailers as health care facilities would represent an inappropriate form of development in the Green Belt and would also reduce the amount of available parking provision which would have a detrimental impact for the customers of the Bromsgrove Hotel and for the following reasons it is recommended that permission be refused.

**RECOMMENDATION:** that permission be **REFUSED**:

- (i) The proposed health care facilities would involve a material change of use of the land and by virtue of size and relative degree of permanence would entail significantly greater harm on the openness/ visual amenity of the Green Belt in relation to the current use as a customer car park for the hotel. No very special circumstances have been put forward to clearly outweigh the harm caused to the Green Belt which would contravene policy QE3 of the West Midlands Spatial Strategy, policies CTC1, D38, D39 of the Worcestershire County Structure Plan, policies DS13, DS2, TR11 of the Bromsgrove District Local Plan and the general provisions of PPG2 – Green Belts.
- (ii) The proposed health care facilities would reduce the amount of available parking provision which would have a detrimental impact for the customers of the Bromsgrove Hotel. In addition the health care facilities would be located in an unsustainable location which would not be served by public transport which would contravene policy DS13 of the Bromsgrove District Local Plan.