

SECTION '2' – Applications meriting special consideration

Application No : 14/03417/FULL2

Ward:
Cray Valley West

Address : Enso House 3 New Mill Road Orpington
BR5 3TW

OS Grid Ref: E: 547322 N: 169662

Applicant : Lyca Health (Kent Limited)

Objections : NO

Description of Development:

Change of use of ground floor from offices (Class B1) to health diagnostic centre (Class D1) and new entrance to building

Key designations:

Areas of Archaeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Flood Zone 2

Flood Zone 3

Gas HP Pipelines

Gas HP Zones Gas HP Zones:

Gas Pipelines

Green Belt

London City Airport Safeguarding

London City Airport Safeguarding Birds

Sites of Interest for Nat. Conservation

Sites of Special Scientific Interest Sites Of Special Scientific Interest - 02

Proposal

It is proposed to use the ground floor of this vacant two storey office building as a health diagnostic imaging centre which would fall within Use Class D1. The use would include x-ray, ultrasound, MRI and CT scanners, consulting rooms and a physiotherapy gym for treatment. It would operate between 7am-10pm Mondays to Fridays, and between 8am-6pm at weekends which would include ancillary activities such as cleaning and maintenance which would take place outside the core operating hours.

Patients would attend for prior appointments only (no "walk-in" services are provided), and a maximum of 90 patients would be seen on weekdays, with up to 12 present at any one time. There would be a maximum of 12 staff on duty, with up to 6 visiting consultants on site at any one time. The physiotherapy gym would

have up to 5 staff at any one time. A total of 17 full-time (or equivalent) jobs would be created as a result of the proposals.

The building as a whole has a total of 114 car parking spaces located to the front of the site, and 59 of these spaces would be allocated to the proposed diagnostic imaging centre. A new entrance to the building would be created as part of the current proposals along with an area of cycle parking, which would require the use of 2 additional car parking spaces. The existing entrance would be retained in order to access the first floor of the building.

The application is accompanied by the following documents:

- Marketing Report
- Transport Statement
- Flood Risk Assessment
- Design and Access Statement

Location

This site forms part of the Crayfields Business Park and falls within St Mary Cray Business Area as designated by the Unitary Development Plan. This is the largest of the Borough's Business Areas with 40 hectares used for light industry or warehousing, and has the best connections to the M25. It is, therefore, the Borough's prime location for such businesses.

The site is also located in a Strategic Industrial Location (SIL) within the London Plan, and is defined as an Industrial Business Park (IBP) within this context.

The building has been vacant since October 2010, but was previously used for Class B1 offices.

Comments from Local Residents

No third party representations have been received to the proposals.

Comments from Consultees

With regard to highways issues, the site is located within a very low PTAL area (1b), but the number of car parking spaces allocated for the proposed use is considered acceptable, whilst the likely trip generation associated with the proposed use is not considered to have a significant impact on the highway network. It is considered necessary, however, to restrict the uses to those proposed as any additional facilities (such as a dialysis centre) may have an additional impact on the road network.

No objections are raised by the Environment Agency with regard to flood risk, and Thames Water have not raised any concerns with the proposals.

No objections are raised by Environmental Health.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

EMP3 Conversion or Redevelopment of Offices for Other Uses

EMP4 Business Areas

EMP7 Business Support

C4 Health Facilities

T3 Parking

In addition, the following documents are also relevant to this case:

The London Plan (2011)

NPPF

Planning History

Enso House was constructed during the late 1980s/early 1990s under permission ref. 87/03765, and was occupied as offices from January 1991 until October 2010.

Permission was granted in January 2014 (ref.13/03376) for the change of use of part of the ground floor of this building from offices (Class B1) to health diagnostic centre (Class D1), but this has not yet been implemented.

Conclusions

The main issues in this case are the impact of the change of use on the Business Area, taking into account the permission already granted for D1 use of part of the ground floor, and the traffic implications of the proposed use on the surrounding road network.

It is now proposed to use the whole of the ground floor of this building (1465sq.m.) as a health diagnostic centre (Class D1), and as it lies within a designated Strategic Industrial Location (SIL), the following policies of the UDP would apply:

Policy EMP3 outlines the Boroughs stance for conversion or redevelopment of offices for other uses, and states that the Council would only permit the loss of office space where there is no local shortage, or where there is evidence of long term vacancy and there would be no likely loss of employment. The agent has provided marketing material for the site and has stated that the previous tenant occupied the offices from 1991-2010. Since October 2010 the site has remained vacant despite joint marketing from two agents. The proposed change of use would not therefore result in the loss of employment, but would create a total of 19 new jobs, 15 of which would be full-time and 4 part-time.

Policy EMP7 encourages proposals that would improve the supply of small business units in a variety of places including Business Areas or land and premises used for employment purposes. As a result, the Council would encourage the start-up of firms or the expansion of existing firms, in order to provide a sufficient supply

of various types of accommodation. This is further stated in Policy 4.1 of the London Plan, which supports and ensures the sufficient availability of suitable workspaces for small and medium sized enterprises.

Permission has already been given for the change of use of 927sq.m of the ground floor from Class B1 to Class D1, and the loss of the B1 office floorspace was previously considered acceptable. An expansion of the D1 use into the whole of the ground floor (a further 538sq.m.) is considered acceptable as it would retain Enso House as a site for employability (creating 19 new jobs). Furthermore, the agent has offered weight to the change of use by providing marketing evidence showing the efforts that have been made to find a tenant to occupy the site for Class B uses, but to no avail.

As with the previous permission, Members may consider it appropriate to restrict the use to a health diagnostic centre and for no other use within Class D1 (non-residential institutions) in order for any alternative use to be assessed on its particular planning merits, and conditioned where appropriate.

With regard to highways issues, the proposals are not considered to have a significant impact on the highway network, subject to restricting the uses to those specified as any additional facilities (such as a dialysis centre) may have an additional impact on the road network.

UDP Policy C4 generally supports changes of use for new or improved health care facilities where they are accessible by modes of transport other than the car, and accessible to the members of the community they are intended to serve. The proposals are not, therefore, directly supported by this policy, but the proposals are not considered to result in any undue traffic or parking problems in the vicinity.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 3 ACJ01 Restriction on use (2 inserts) a health diagnostic and
 treatment centre D1
 ACJ06R J06 reason (1 insert) EMP4
- 4 The use shall not operate before 07.00 hours and after 22.00 hours on
 Mondays to Fridays, nor before 08.00 hours and after 18.00 hours on
 Saturdays and Sundays.
 ACJ06R J06 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan
 ACK03R K03 reason

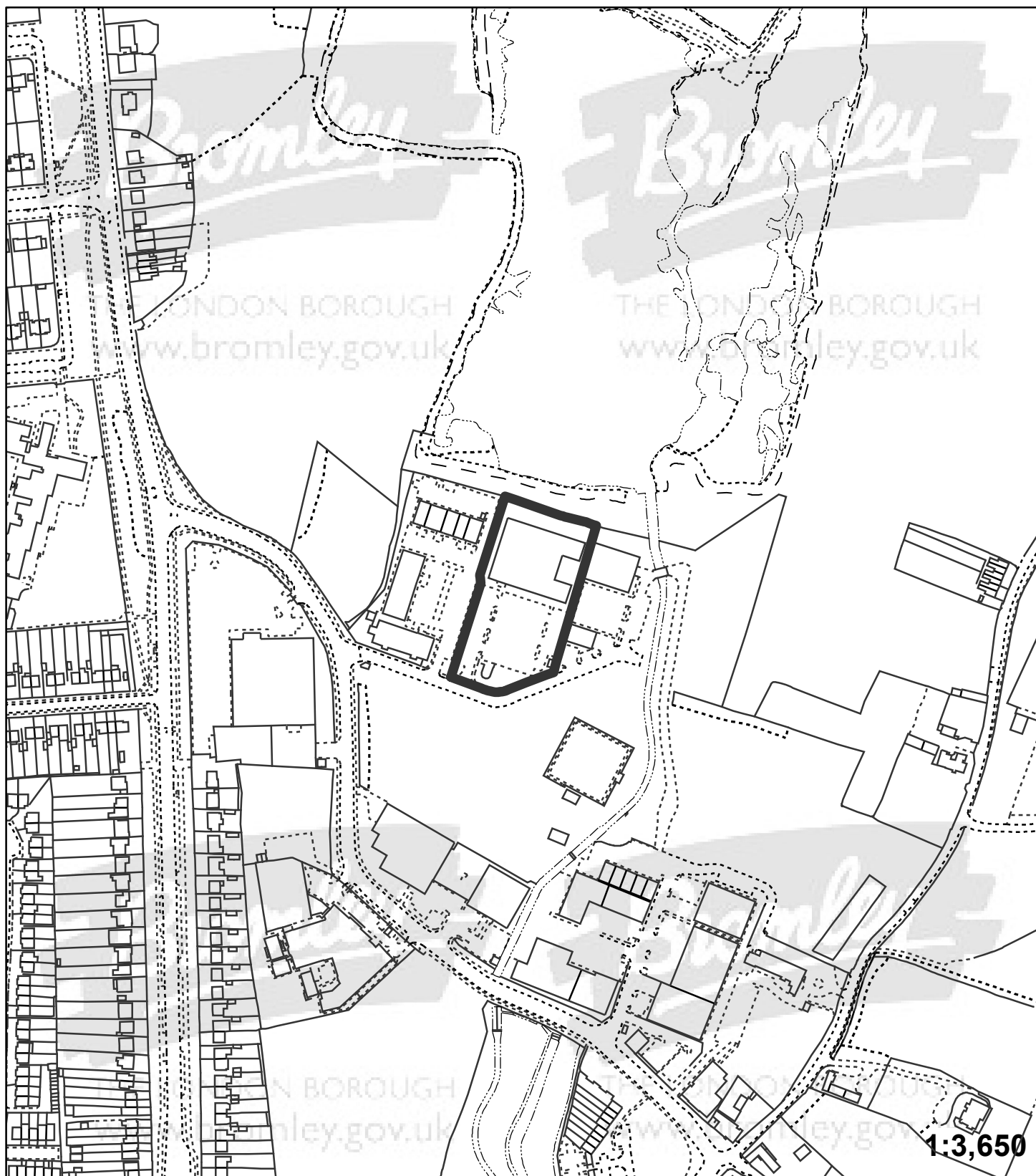
6 Customers shall be admitted to the premises by previously booked appointment only, and there shall be no "walk-in" appointments without the prior approval in writing of the Local Planning Authority.

Reason: In order to control the number of visitors to the premises in the interests of parking and highway safety and to accord with the terms of the employment use proposed in the application, and so that any change can be reconsidered with regard to these impacts and comply with Policies T18 and EMP4 of the Unitary Development Plan.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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