

NORTHERN PLANNING COMMITTEE – 5 June 2019

UPDATE TO AGENDA

APPLICATION NO.

18/6374C

LOCATION

Former Dane Bridge Mill Site, MILL STREET, CONGLETON

UPDATE PREPARED

3 June 2019

CONSULTATIONS

NHS Eastern Cheshire Clinical Commissioning Group – Request a financial contribution of £24,552 to support premises development of Readesmoor Medical Centre.

OFFICER COMMENT

Healthcare

Since publication of the agenda, the NHS Eastern Cheshire Clinical Commissioning Group (CCG) has commented that the development will impact on local healthcare provision.

Congleton is serviced by three GP practices with a combined patient population of 32,043. These are Meadowside Medical Centre, Lawton House Surgery and Readesmoor Medical Centre. As a Key Service Centre, there are a number of areas identified for housing development already within Congleton and with currently approved planning. Congleton will have 4,150 new residential dwellings, up to 2030. This growth in housing will see an additional increase to the population of the area (9,545 based on an average household of 2.3 people) which will impact on the Primary Care service provision within the area.

The planned increase in population within Congleton will significantly increase pressure on the existing GP practices. Over the next ten years it is anticipated that General Practice services will continue to be provided from the three current Congleton sites. There are currently no plans for a single site solution for the three Congleton GP practices. Readesmoor Medical Group expanded its current building over five years ago to facilitate future growth, however is now at capacity, although has plans to redevelop some of its existing estate. Meadowside Medical Centre has space within the current premises although the existing layout is not optimal and the practice operates out of leased

premises. Lawton House Surgery has just completed an extension and refurbishment of the existing premises, to help address some of the future demand.

This proposal will add further demand on this existing provision and therefore will need to mitigate its impact. The CCG has commented that this impact could be offset by the expansion or redevelopment of the Readesmoor and Meadowside sites. Readesmoor Medical Centre has plans in place to reconfigure their current estate, by potentially creating four additional clinic rooms and some accompanying administration space.

To facilitate this, a financial contribution will be required as part of this application, which is a calculation based on occupancy and number of units in the development. This is based on guidance provided to other CCG areas by NHS Property Services.

For this planning application, the CCG requests a contribution to health infrastructure via Section 106 of £24,552 based on the 46 dwellings proposed (33 x 1 bed units, 11 x 2 bed units). This would be secured by a s106 agreement is found to be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

Ecology

As per page 91 of the agenda reports pack, three of the trees on the site have been identified as having moderate bat roost potential. The applicant has since submitted an updated Bat Report which has provided confirmation that the three trees identified for removal do not support roosting bats. This has been confirmed by the Council's Nature Conservation Officer and accordingly, the proposal would not directly affect species protected by law. The proposal complies with policies NR3 and SE 3.

RECOMMENDATION

Approve as per the recommendation on page 95 of the Agenda Reports Pack subject to the insertion of a Health (NHS) s106 contribution of £24,552.