



South Eastern Planning Services Ltd

Bartram House
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West Sussex
RH20 1AJ



SUPPORTING STATEMENT

CONCERNING PROPOSALS FOR A
NON-MATERIAL AMENDMENT
TO
PLANNING PERMISSION REF. R/207/09
FOR
THE ERECTION OF AN EXTENSION TO
THE WESTCOURT MEDICAL CENTRE
12 THE STREET, RUSTINGTON
WEST SUSSEX BN16 3NX

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ARUN DISTRICT COUNCIL R/264/10/NMA



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BACKGROUND

Under application ref. R/207/09 planning consent was renewed to erect various extensions to the Westcourt Medical Centre at 12 The Street, Rustington, West Sussex. The approved extensions comprised a series of linked, single storey mono-pitched front extensions together with two storey dual mono-pitched roof. In addition, the proposal involved the rationalisation of visitor parking at the front of the building to provide for a total of 18 spaces. The proposal sought to increase the amount of medical space within the building to meet rising demand for such services in the locality. An innovative design approach was proposed with the front extensions being articulated with cedar cladding (sails) of lightweight form

Planning consent was renewed by decision letter dated the 17th December 2009. The consent was for a three year period and subject to a total of seven conditions. The consent did not include any restrictions on hours of opening of the surgery.

THE AMENDED PROPOSALS

The proposal is to amend the layout of part of the ground floor within the original medical centre to provide for a pharmacy facility. A series of treatment rooms and minor surgery rooms are to be amalgamated into one large open space to provide for the pharmacy. A small WC is to be provided within the pharmacy and the only alteration to the external fenestration proposed is the insertion of a rear access/fire door on the north west side elevation. The Pharmacy is to be occupied by a national chain and the list of goods and services to be offered is attached to this statement.

THE REASON FOR THE CHANGE

Increasingly large medical practices, such as this, are providing in the building pharmacy facilities. The provision of such facilities provides added convenience to patients who are able to pick up prescriptions in a one stop visit to the doctor's surgery.

HOURS OF OPENING

Whilst the medical centre is not the subject of an hours of opening restriction, generally, the extended centre will open from 8am to 7.30pm on Mondays to Fridays. In addition, and depending on demand, the surgery could be open on Saturday mornings between 8am to 12.30pm. The pharmacy would mirror these opening hours and, as a result, will, for the most part, only operate during the periods when the surgery is open. The only period when this may not occur is on Saturday mornings when the surgery will only operate in the event of there being a demand for its services. Despite this fact, it is considered that the pharmacy would predominantly remain an ancillary service associated with the doctors' surgery and with the possible exception of some Saturday mornings would open in tandem with the doctors surgery.

CONCLUSIONS

Given that the provision of the pharmacy involves only limited and largely internal alterations to the approved scheme then the matter is considered appropriate for dealing as a non material amendment. The provision of the pharmacy will have no material impact on the appearance of the resultant building and its provision only involves minor internal alterations to part of the ground floor contained within the original building. The pharmacy facility is something that is increasing being provided within large doctors' practices, such as Westcourt Medical Centre. It provides added convenience to patients. For the most part, the opening hours of the pharmacy will accord with those of the surgery. The only occasion on which the pharmacy may be open when the surgery is shut is on Saturday mornings, but this would not alter the fact that the pharmacy is primarily an ancillary service to the medical centre. It is anticipated that the most important purpose of the pharmacy will be to dispense prescriptions issued by doctors practising within the medical centre surgery itself.

In these circumstances, it is considered appropriate to process the minor changes here proposed by way of the submission of a non-material amendment application.

10.11.10

Lloydspharmacy Standard Restricted List

SCHEDULE OF SERVICES TO THE PUBLIC

1. A full National Health Service dispensing service for patients bearing prescriptions from their medical or dental practitioner
2. A pharmaceutical advisory service, freely available to all patients.
3. A broad spectrum of over-the-counter medicines will be retained for Pharmacist recommendation to patients. Where appropriate, patients will be referred to their GP by the pharmacist.
4. Medical products and appliances which may be prescribed or purchased.
5. A range of nutritional products and supplements for patients with special dietary requirements.
6. Special formula baby milks, milk substitutes and appropriate feeding devices.
7. Various diagnostic services, including the sale of diagnostic testing kits.
8. Disinfectants and antiseptics.
9. First aid products.
10. A range of chiropody products.
11. Medicated scalp and skin preparations
12. Sanitary products.
13. Dental, oral and personal hygiene products.
14. Family planning products.
15. Distress Purchases.
16. Vitamin/mineral supplements etc.

Notes

- Ref 1 Involves 'Medicinal Products' as defined in Section 130(part 3) of the Medicines Act 1968
- Ref 3 Involves 'Medicinal Products' as defined in Section 130 (part1 & 2) of the medicines Act 1968
- Ref 4 Involves products specified in the Approved List of Appliances, National Health Service (England and Wales Drug Tariff, Section 1X)