

Room 3P
Temple Quay House,
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9th August 2016

Dear Ms. Ball,

Re: PLANNING APPEAL APP/B3438/W/16/3151052

We are neighbours to the hospital and feel strongly that the decision to reject the planning application for a large extension to the hospital by the Planning Committee should be upheld for various reasons outlined in this letter.

However, as an initial point we urge you to utilise the informal hearing procedure due to the level of public interest including staff and parents of Horton St. Michael's first school, and also due to the many misleading points and inaccurate information in the planning statement produced by Rob Duncan on behalf of John Munroe Hospital (JMH). The author and the hospital need to be challenged on a range of points to elicit the accurate facts relating to the application.

With regard to the planning application we feel it is clear there are 'no special circumstances' to approve this extension within the green belt. The Care Quality Commission (CQC) who are the independent regulator of Health and Social Care are responsible for inspecting JMH to make sure the hospital meets '*fundamental standards of quality and care*'. If JMH were not meeting the Codes of Practice they would not allow them to continue to operate. In the most recent report April 2016 [[April 2016 CQC report.pdf](#)] the CQC quote '*the facilities promote recovery, comfort, dignity and confidentiality*'. The report also highlights that over and above the Horton Ward, the Rudyard ward also has both male and female accommodation, hence the existing accommodation is obviously meeting the requirements of the CQC and the needs of the patients.

It is also worth pointing out that the wooden chalet that was erected by JMH in the same area / position as the planned extension was disallowed on appeal for similar reasons, in that there were no proven special circumstances to allow for such a building within the green belt.

Rudyard has just been designated as a conservation area, and the hospital and its grounds are within the conservation area. Clearly, the extension would be unlikely to meet the requirements relating to article 4 and permitted developments.

When the Planning Committee rejected the application for the extension, many members cited concerns about the way the hospital has grown over years. It was stated that the hospital makes regular applications to add extensions and make alterations, and they have also

purchased 2 additional properties and converted them into accommodation, hence the original purpose of the business and the original care home property have altered dramatically over time. The Committee cited that the JMH site has reached saturation point within Rudyard, and that further development is not sustainable. Rudyard is a small rural village with just over 300 occupants, and the hospital increasingly dominates the area and has a significant impact on the amenity of the community.

This most recent application demonstrates that JMH, a family owned private business, are more driven by increasing revenue and profit than preserving the green belt, and that they have no sense of responsibility with regard to respecting the amenity of the local community.

We hope the close analysis of the Planning Appeal submission together with submissions from the local community will highlight the real intent is not about Mental Health Act compliance but is instead about increasing patient numbers with the consequential increase in profit.

Yours Sincerely,

Gill Hiom and Stuart Pigott
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