

Planning Committee

21 July 2016

Reference:
APP/16/00489

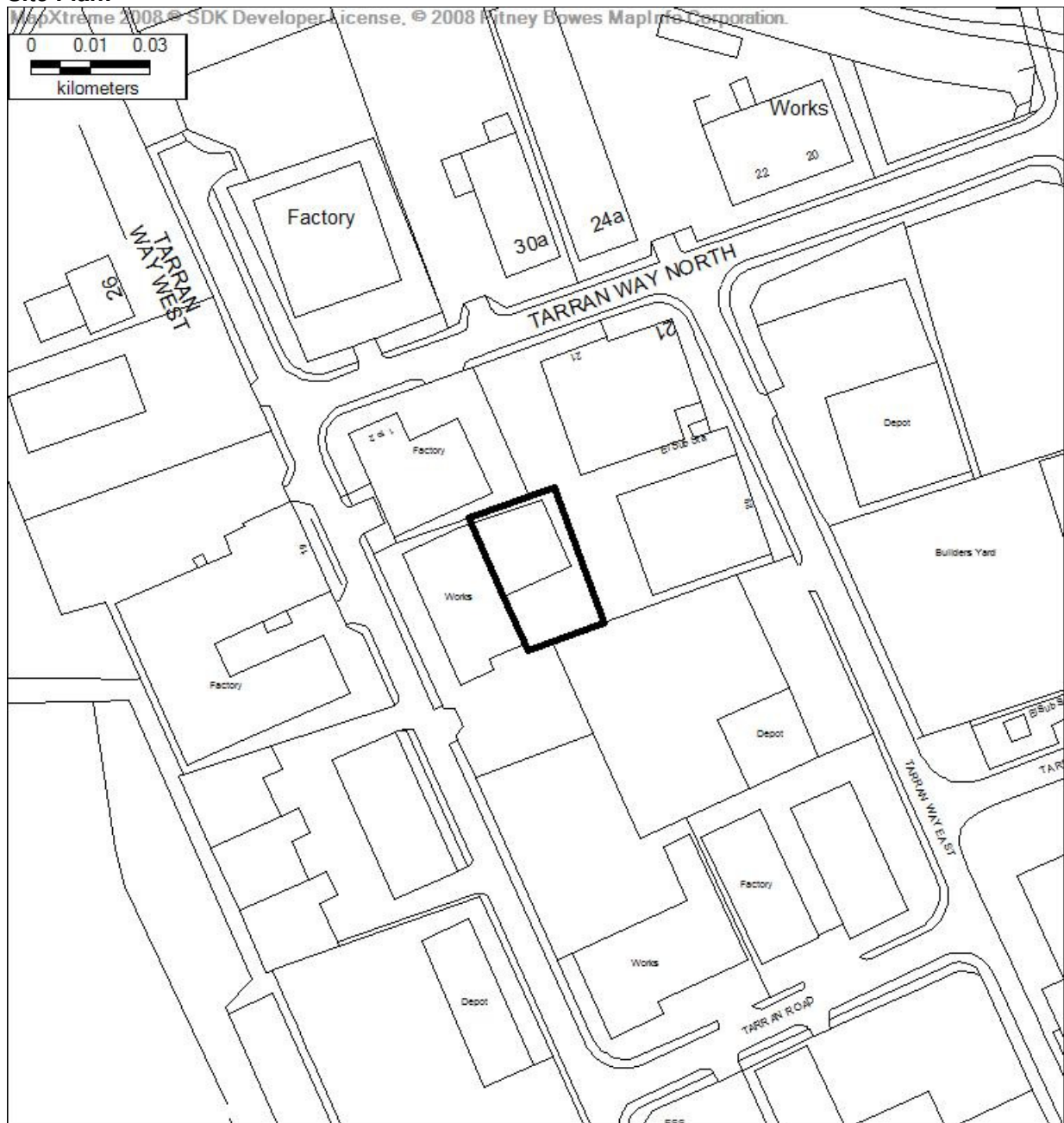
Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**Moreton West and
Saughall Massie**

Location: 28A TARRAN WAY WEST, MORETON, WIRRAL CH46 4TZ
Proposal: Change of use from use class B1 to sui generis to enable a dog day care centre
Applicant: Petwise Ltd
Agent : N/A

Site Plan:



© Crown copyright and database rights 2015 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

There is no relevant planning history for this site

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 28 signatures received and 3 individual letters of objection. The objections are on the grounds of: increased noise and disturbance; parking; hygiene issues over the 'doggybog'.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objection

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE:**

A qualifying petition of objection containing 28 signatures has been received.

INTRODUCTION

The application is for the change of use of a vacant unit into a 'Doggy Day Care' centre.

SITE AND SURROUNDINGS

The application site is a vacant industrial warehouse located within a Primarily Industrial Area.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy EM6: General Criteria for New Employment Development, Policy EM7: Environmental Criteria for New Development and Policy EM8: Development within Primarily Industrial Areas. The National Planning Policy Framework is also relevant.

A dog day care centre is a sui generis use and therefore not strictly an industrial use. However, it is unlikely that such a use would be suitable within a residential or more commercial area and therefore in this sense the proposed site is considered suitable, especially as a large warehouse-type unit is required for the use, together with a large, secure external area. In addition to this, the applicant has submitted details to show that the premises has been vacant for a substantial amount of time, and has been marketed for industrial uses without success for approximately two years. The adjoining unit was also marketed at the same time and was taken on by a scaffolding company in December 2015 - however, the application unit remains vacant, and was vacant for 18 months prior to this. It would therefore appear that there is no realistic chance of a more suitable use coming forward in the immediate future for this site, and its use for a sui generis dog day care centre would bring back into use a vacant unit, providing employment and benefiting the local economy.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

APPEARANCE AND AMENITY ISSUES

The site is located within an established industrial area, with no residential properties in close proximity. The area contains various uses which fall into the B1, B2 and/or B8 Use Classes, some of which could be considered noisy uses which is to be expected and in keeping with the nature of an industrial estate. In addition to noise levels from existing businesses, it should also be noted that other, even noisier

industrial uses would likely be acceptable in this location, many of which would not even require planning permission given the provisions of the General Permitted Development Order. The nature of industrial estates is that a degree of noise and activity is to be expected, and it is not considered that the proposed use would introduce an unacceptable level of noise which would be out of character, or indeed harmful to the general character and integrity of this area.

The applicant has stated that there will not be any more than 30 dogs on the premises at any time, with no more than 10 of those dogs outside at any one time. This will further ensure that any noise caused by the proposed use will be controlled and not excessive. In addition, the applicant has stated that given that the dogs will have company, exercise and stimulation then noise from barking will not be excessive, whilst a settling in period to ensure no excessively noisy dogs are allowed will also be implemented. Whilst it is not considered suitable (or enforceable) to attach a condition relating to settling in periods, a condition has been attached limiting the numbers on site at any time, and outside at any one time. Overall, it is therefore considered that the proposed use will not have an unacceptable adverse impact upon the character of the area and the uses of neighbouring businesses.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal will not harm the character of the area or the integrity and use of neighbouring businesses, and the proposal therefore complies with Wirral Unitary Development Plan Policy EM6, EM7 and EM8 and the National Planning Policy Framework.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal will not harm the character of the area or the integrity and use of neighbouring businesses, and the proposal therefore complies with Wirral Unitary Development Plan Policy EM6, EM7 and EM8 and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. No more than 30 dogs shall be allowed on the premises at any time, with no more than 10 of those allowed in the outside yard area at any one time

Reason: To protect the amenities of neighbouring premises

Further Notes for Committee:

Last Comments By: 22/06/2016
Expiry Date: 30/06/2016