

Planning Committee

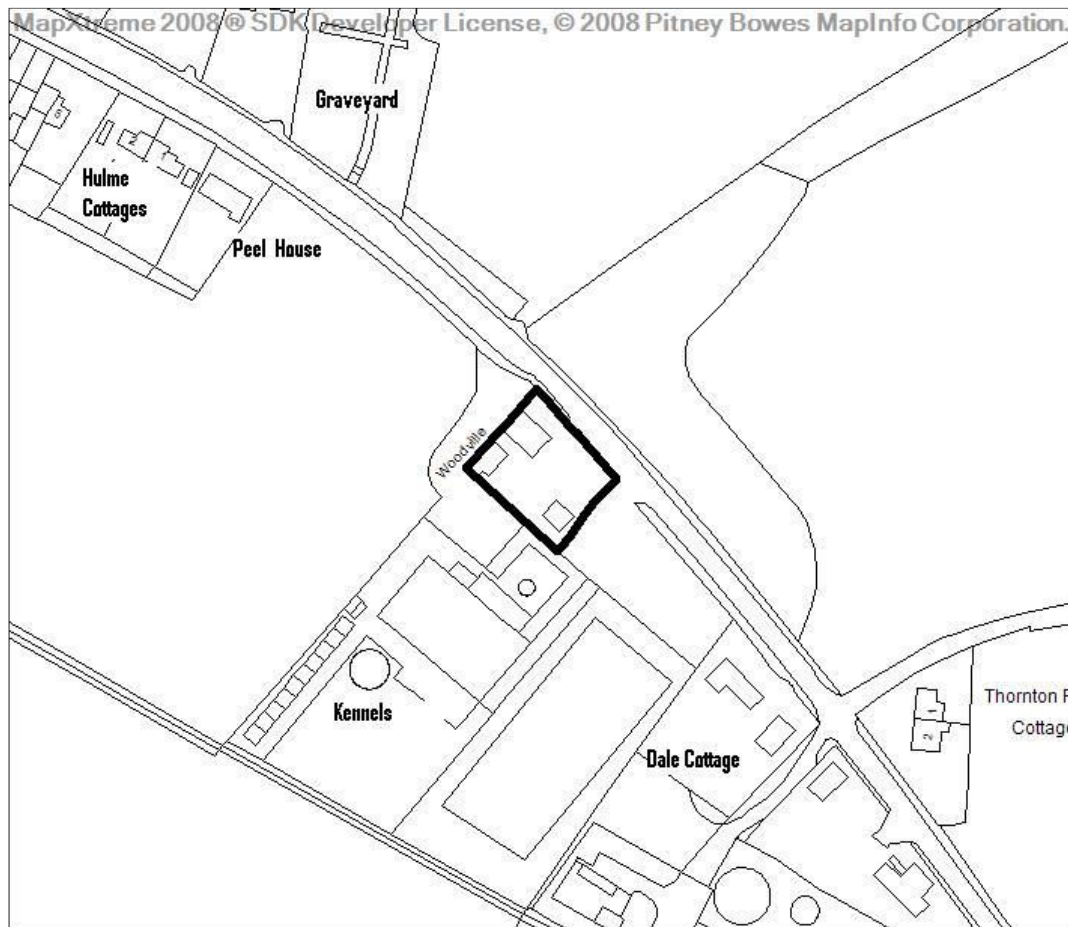
15 February 2011

Reference: APP/10/01452 **Area Team:** South Team **Case Officer:** Miss A McDougall **Ward:** Clatterbridge

Location: Woodville, RABY ROAD, THORNTON HOUGH, CH63 4JR
Proposal: Change of use of indoor riding school to business (B1) - resubmission of approved 2006/6807. (description amended to match the appeal decision 1073530)

Applicant: Mr & Mrs Ollerhead
Agent : Hamilton Booker Associates

Site Plan:



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Development Plan allocation and policies:

Area of Special Landscape Value
Green Belt
GB3

Planning History:

APP/2006/6807 - Extension of time permission - Approved

APP/2001/5751 - Change of use to B1 - Refused (Allowed on appeal ref.1073530)

Summary Of Representations and Consultations Received:

Representations:

A site notice was displayed and letters of notification have been sent to properties in the area. At the time of writing this report 1 qualifying petition has been received and 2 objections have been received, listing the following grounds:

1. increase in traffic
2. impact onto conservation area
3. property devaluation

Consultations:

Director of Technical Services – Traffic Management: No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection has been received containing signatures from 39 separate households.

INTRODUCTION

The proposal is a resubmission of a previously approved application for B1 use at Woodville Equestrian Centre, the initial application was approved at appeal (appeal reference 1073530). A subsequent application was approved under 06/6807 for an extension of time permission, which has now expired.

PRINCIPLE OF DEVELOPMENT

The proposed development benefits from a previously approved appeal decision and a subsequent planning approval for renewal, in principle the development has been deemed acceptable.

SITE AND SURROUNDINGS

The site forms part of an existing agricultural holding with a number of buildings on site, the proposal is to change the use of an existing building to be used for B1 use.

POLICY CONTEXT

EC12 of National Planning Policy Statement PPS4 encourages the re-use of existing buildings in the countryside for economic development purposes. However, offices are identified as town centre uses and are subject to the sequential and impact tests set out in PPS4's Policies EC14, 15 & 16. In the absence of addressing these tests, however, and having regard to previous permissions for B1 uses, the benefits of finding a use for these buildings can be taken into account under Policy EC10.

The site is located within the Green Belt, in accordance with Green Belt Policy GB3 the reuse of buildings within the Green Belt will be acceptable provided that;

- (i) the proposal does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it;
- (ii) the proposal does not involve extensive external storage, extensive hardstanding, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements, particularly by the creation of a residential curtilage;
- (iii) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;
- (iv) the form, bulk and general design of the buildings are in keeping with their surroundings;
- (v) the proposed use can be adequately serviced in terms of access;
- (vi) the proposed use will not in itself, or through likely traffic generation, have a detrimental effect on

the appearance or quiet enjoyment of the surrounding area.

APPEARANCE AND AMENITY ISSUES

The proposal is for a change of use of an existing building, the proposal does not seek to alter the appearance of the existing structure.

There are existing buildings and hardstanding on site, the proposal to change the use of the structure will have no greater impact onto the appearance and setting of the site within its locality than it has currently. The description was altered in the original 2001 application, the appeal decision was based on the description change which removed the B8 section of the proposal, the agent confirmed that the proposal was a resubmission of the expired approval for B1 use only - the description has therefore subsequently altered.

Concerns have been raised with regards to highway safety and the impact of increased traffic due to the proposed use. B1 Business use permits offices, research and development facilities. Having considered the Planning Inspectorate's decision with regards to the proposal and impact onto residential amenity, the proposal for business use in this particular case on an established agricultural holding is considered to be acceptable on balance. There is sufficient distance to the neighbouring residential properties and the conditions imposed by the Planning Inspectorate would be carried over to any further approval, restricting hours of use, storage and deliveries.

No objections have been raised from Traffic Management with regards to highway safety.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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.

CONCLUSION

The proposed change of use is acceptable. The proposal will not have a greater impact on the Green Belt than currently and therefore complies with UDP Policy GB3.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is acceptable under the current UDP Policy having regard to impact on the Green Belt.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

2. Before the first use of the premises hereby permitted a scheme showing the area to be used for car parking and the loading and unloading of vehicles shall be submitted to and

approved in writing by the Local Planning Authority. The building shall not be occupied until the agreed scheme has been laid out in accordance with the approved plan and that area shall not thereafter be used for any other purpose other than the loading, unloading and parking of vehicles.

Reason: Having regard to Policy GB3 of the Wirral Unitary Development Plan.

3. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 0800 hours to 1800 hours nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity and impact onto the character of the area having regard to UDP Policy GB3.

4. There shall be no external storage of goods, raw materials finished products or refuse.

Reason: Having regard to Policy GB3 of the Wirral Unitary Development Plan.

5. Before the premises are brought into use for the purposes hereby permitted a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants; noting species, plant sizes and proposed numbers/densities where appropriate. All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: Having regard to the character and appearance of the Green Belt and also having regard to UDP Policy GB3.

6. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: Having regard to the character and appearance of the Green Belt and also having regard to UDP Policy GB3.

7. The buildings subject to this permission shall be used for B1 Business use and for no other purposes (including any B8 Storage or Distribution uses) as set out in the Town and Country Planning Uses Classes Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: Having regard to the character and appearance of the Green Belt and also having regard to UDP Policy GB3.

Further Notes for Committee:

Last Comments By: 26/01/2011 10:13:01

Expiry Date: 14/02/2011