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ITEM	APP/2007/6314	WARD Claughton
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**Location:** North of 8 Townfield Close and east of 1-8 Townfield Close Noctorum Wirral CH43 9JW

**Proposal:** Erection of a health centre and pharmacy

**Applicant:** Safesand Ltd  
270 Woodchurch Road  
Prenton  
Wirral  
CH43 5UU

**Agent:** Griffiths Thompson Partnership  
Gostin House  
32-36 Hanover Street  
Liverpool  
L1 4LN

**Development Plan allocation and policies:** National Planning Guidance

PPS1 - Delivering Sustainable Development, January 2005.  
PPG13 - Transport, March 2001.

The Development Plan Context

Policy DP1 - Economy in the Use of Land and Buildings.  
Policy DP3 - Quality in New Development.  
Policy SD3 - Key Towns and Cities outside the North West Metropolitan Area.  
Policy UR2 - An Inclusive Social Infrastructure

Wirral Unitary Development Plan

Policy HS15 - Non Residential Development in Primarily Residential Areas  
Policy GR5 - Landscaping and New Development  
Policy TR1 - Provision for Public Transport  
Policy TR9 - Requirements for Off-Street Parking  
Policy TR12 - Requirements for Cycle Parking  
Policy TR13 - Requirements for Disabled Access  
Supplementary Planning Document SPD4 - Parking Standards, June 2007.

**Planning History:** APP/2006/7161 Relocation and redevelopment of Woodchurch Road Doctor's Surgery and Prenton Clinic with provision of new Pharmacy and 2 No. Wind Turbines. Returned Invalid 16.11.06

**Representations and consultations received:** REPRESENTATIONS

51 letters of notification have been sent to properties in the area and a site notice was displayed by the planning officer on posts near the site. The application was also advertised in the local press

At the time of writing this report comments from the occupiers of 23 Hargreave Close, 16 Helton Close and the Manager of Beechwood Library have been received. These objections summarised are:

Lack of consultation  
Loss of Green Open Space  
Development will put pressure on the drainage infrastructure  
Inappropriate height and massing  
Overlooking  
Insufficient parking provision  
The land has been identified as being contaminated  
The proposal presents an inappropriate change of use  
Insufficient information  
Too much proposed tree planting  
The building would attract anti-social behaviour

CONSULTATIONS

Director of Regeneration - Housing & Environmental Protection Division has no objection to the proposal.

Director of Technical Services - Traffic Management Division has no objection to the proposal subject to the applicant entering into a Section 106 Agreement.

Merseytravel made comments by letter on the 13th March 2007. Merseytravel would want to be assured that the traffic likely to emanate from the the development site, could be accommodated within the local highway network.

**Directors comments:** PROPOSAL

The application seeks approval for a part single storey and part two storey building which has been designed to bring together under one roof the Woodchurch Road Doctors Surgery and The Prenton Clinic. The building will also make provision for a new pharmacy. The new pharmacy will be occupied by the pharmacist who is presently located in the parade of shops which are perpendicular to the site. The application is 'L' shaped. The main bulk of the building will occupy the most elevated part of the site and the car parking and landscaped areas will occupy the lower end of the site.

**SITE AND SURROUNDINGS**

The site is in a Primarily Residential Areas as defined in the Wirral Unitary Development Plan. It is also in an area identified as a density and design guidelines area. Despite being allocated as a Primarily Residential Area the immediate vicinity has commercial characteristics.

**PRINCIPLE OF DEVELOPMENT**

The principle of development is acceptable subject to the proposal complying with HS15 of the UDP. The proposal must respect the character of the area, be of appropriate and sympathetic to the streetscene and ultimately contribute positively to the built environment. It must not detract from residential amenity or conflict with the aspirations of designing out crime. The Local Authority must also be satisfied that the proposal will not cause significant conflict with highway or pedestrian safety.

**ISSUES AND ASSESSMENT**

The applicant has argued that that the proposed siting and its layout will create a positive visual presence when approaching the site from a southerly direction, and the Local Planning Authority would agree with this. The building is modern and imaginative in design, it is the intention that the existing surroundings will help achieve a vista in which the contrasting architecture can juxtapose while the trees on the eastern side will allude to a sense of enclosure.

The surrounding built environment has dictated the scale of the proposed building. Those elements which are nearest to the 2 storey dwellings have been respected, whereas other parts of the building have touched upon the scale of the larger buildings surrounding the site. This has allowed the design to be bold in its scale and massing at the front. A striking building in a rather bland setting will result in a positive contribution to the streetscene and help enhance the overall environment which in turn can help with social inclusion.

The Local Planning Authority considers that good landscaping will play a fundamental role in the success of this building. The submitted plans illustrate an organic approach to the car parking design. Whilst defined within its own boundary the PCT users can freely access the neighbouring shops which can only improve business here and assist with regeneration. The curves in the design of the building have been extracted and incorporated into the design of the car park bringing together both areas well.

Crime and anti-social implications have been an integral part of the assessment of this application as there has been on going crime and anti-social problems in the area. One area of the proposal that was of concern was the footpath running parallel with properties on Pleasington Close. It is proposed that this path will be blocked off and in doing so these concerns have been adequately addressed. The Local Planning Authority with the advice of the Police Architectural Liaison Officer requested the

applicant to submit a statement of crime prevention. A statement of crime prevention has been submitted, the content of which has been considered and it is acceptable. However, a condition to reduce the height of the wall is considered necessary as the Police have concerns that the proposed wall could be used as a platform to achieve access to the roof of the building.

Whilst the local planning authority would promote pre application consultation with residents it cannot insist on it, the council has fulfilled its own consultation obligation by displaying a series of site notices and distributing neighbour notification letters to those residents who surround the site and the application could not be refused on lack of consultation.

#### HIGHWAY/TRAFFIC IMPLICATIONS

The proposed parking provision is compliant with the Council's latest parking standards SPD4

The application has been accompanied with a detailed Transport assessment. The Director of Technical Services - Traffic Management Section has considered this and states that the traffic impact of the development in terms of additional trips on the surrounding network will be insignificant and can be safely be accommodated within the existing infrastructure.

It is considered that suitable vehicular access can be provided.

It is considered that the traffic impact of the development on the junction of Townfield Close with Townfield Lane will be insignificant.

There are adequate pedestrian routes to the site and an additional bus stop will be provided on Noctorum Way.

Subject to Section 106 agreement to provide a bus stop in the locality and the provision of dropped kerbs at the Junction of Townfield Lane there are no traffic or highway reasons that would warrant the refusal of this application.

#### SECTION 106

To address the concerns of the Traffic Management Section the applicant has been requested to enter into a Section 106 agreement to fund a new bus stop and some minor engineering works at the junction of Townfield Close/Noctorum Way.

#### ENVIRONMENTAL AND SUSTAINABILITY ISSUES

The design team are still considering ways to reduce carbon omissions through the use of natural ventilation and heat conservation while minimising energy consumption. The initial design did incorporate 2 wind turbines but these were omitted due to local opposition.

#### SUMMARY OF DECISION

It is considered that the proposed development is of a scale that is sympathetic to the surrounding built environment. The proposal will not lead to an unacceptable increase in traffic. It is considered that the proposed development would not be detrimental to the character of the area nor would it be detrimental to the occupiers of the nearby residential properties. The proposal complies with PPS1, PPG13, DP3 and HS15 of the Wirral Unitary Development Plan.

**Recommendation: Approve subject to a Section 106 Legal Agreement**

#### Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 samples of the materials to be submitted and approved prior to commencement (C59B)
- 3 Detailed landscaping scheme to be agreed prior to commencement (C71A)
- 4 Replacement of diseased planting for a period of 5 years from completion. (C71G)
- 5 Landscaping works to be carried out in accordance with the approved details as set out

- in Condition 3. (C71J)
- 6 Cycle parking scheme to be submitted and completed prior to occupation (C61L)
- 7 A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development or such longer time as may be agreed in writing with the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein and shall not be varied other than through agreement with the Local Planning Authority.
- 8 Notwithstanding the details on Plan 307B further details of the wall at the front of the proposed building showing a reduction in its height is to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be retained as such thereafter.
- 9 Restrict permitted development gates, walls, fences. (C07A)

**Reason for conditions**

- 1 Standard (CR86)
- 2 To ensure a satisfactory development having regard to HS15 of Wirral's UDP
- 3 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
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- 6 To promote more sustainable forms of transport. Policy TR12 of the UDP (CR69)
- 7 In accordance with PPG 13, paragraph 89:  
"The Government considers that travel plans should be submitted alongside planning application which are likely to have significant transport implications, including those for:  
All major developments comprising jobs, shopping, leisure and services (using the same thresholds as set out in Annex D).
- 8 In the interest of safety and to avoid potential crime and anti-social behaviour implications.
- 9 Amenity and satisfactory form of development (CR16)

**Last Comments By: 02 August 2007**

**56 Day Expires On: 25 September 2007**

**Case Officer: Mr G McGowan**

**Notes:**

This approval does not give permission for any security flood lighting. If such lighting is proposed then a planning application is later requested.