

Planning Committee

7 September 2010

Reference:
APP/10/00739

Area Team:
North Team

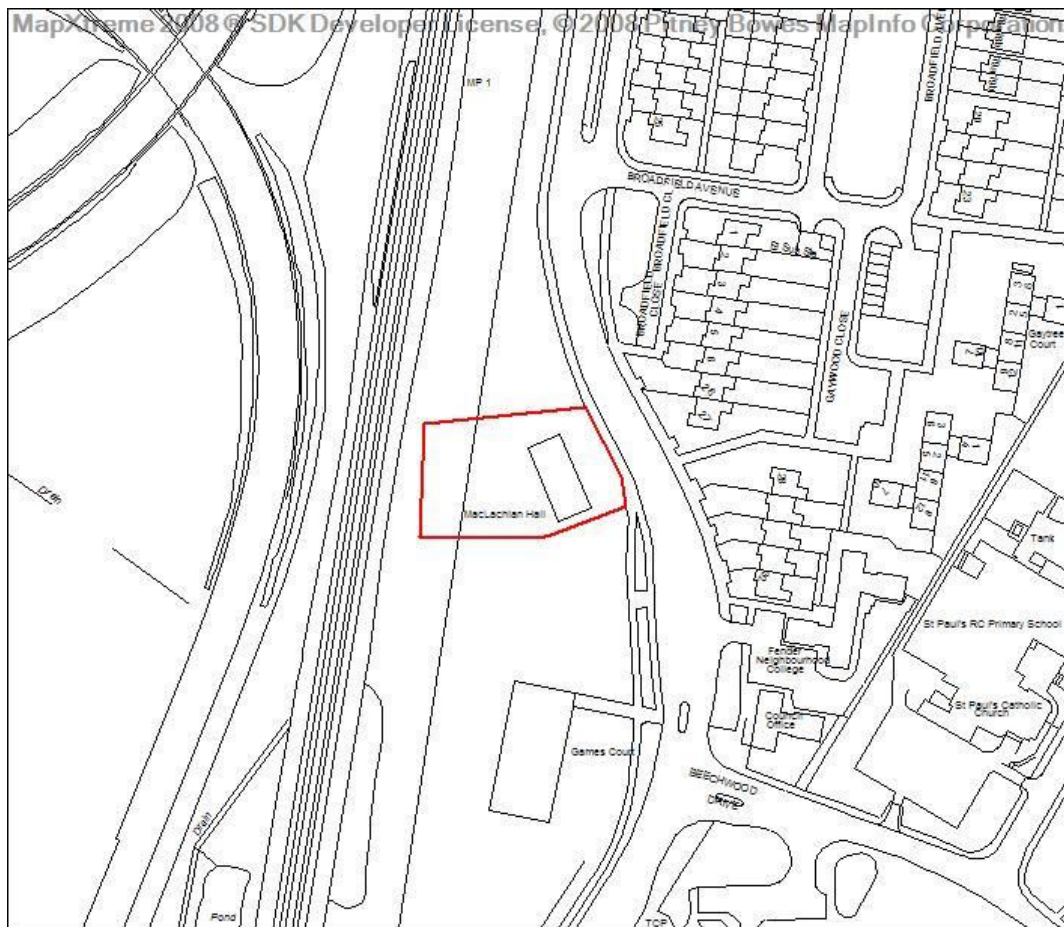
Case Officer:
Miss S McIlroy

Ward:
Bidston and St James

Location: Scout Headquarters, FENDER WAY, BEECHWOOD, CH43 7TS
Proposal: Two storage containers onto existing site and future retention

Applicant: Mr K Richards
Agent : Survey & Design Associates

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
Urban Greenspace

Planning History:

None Relevant

Summary Of Representations and Consultations Received:

11 letters of notification were sent to occupiers within the immediate area to the site. In addition a site notice was displayed.

A qualifying petition has been received containing 25 signatures and in addition an objection was received from Councillor Harry Smith, who objected on the grounds of:

- The Scout Headquarters sits amongst a very pleasant residential and greened area;
- The storage containers may well have valuable equipment stored within them and this will attract attention by ne'er do wells;
- The storage containers when in place will present an industrial area outlook;
- The storage containers will look unsightly and totally out of place.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Harry Smith has requested that the application is taken out of delegation on behalf of local residents, on the grounds that the development would be unsightly and out of place, presenting an industrialised outlook and the potential for crime.

A qualifying petition of opposition has been received, listing signatures from 25 separate households.

INTRODUCTION

The proposal seeks planning permission for the erection of two storage containers and their future retention. The proposed storage containers would be located to the rear of the existing scout hut. The proposed containers would measure 6.1 metres in length, 2.4 metres in width and would have a total height of 2.7 metres.

PRINCIPLE OF DEVELOPMENT

It is considered that the proposed storage containers would create a detrimental impact to the surrounding area if they were to remain there for a long period of time. However, it is considered that temporary consent for one year would be acceptable.

SITE AND SURROUNDINGS

The site is located on open land designated as Greenspace within Wirral's Unitary Development Plan.

The Scout Headquarters is located approximately 14 meters away from the highway, Fender Way. This building is a single storey build which is bounded by open railings.

Located to the east of the application site are residential properties, there is a small parade of shops to the south boundary and to the west is the M53 motorway which is screened by tall trees and sporadic vegetation.

POLICY CONTEXT

The application property is located within land designated as Greenspace in Wirral's Unitary Development Plan. Policy GRE1 - Urban Greenspace is directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

With regards to the objections received, it is considered that as the storage containers have been situated to the rear of the existing 'scout hut' and are not adversely prominent to the street scene or the surrounding area they should not have an adverse impact to the immediate area. Additionally, in terms of scale, the proposed containers are considered acceptable.

Whilst the proposal will not be visually prominent on the street scene, it is not considered that they should be a permanent fixture. Storage containers, by their nature, are considered to be a temporary solution to storage and are not a common sight within residential areas. Therefore, although the containers will not be highly visible on the street scene, the long term retention of such containers on this site would be out of character with the area. It is therefore proposed that permission be granted on a temporary basis.

Although the proposal is not prominent to the street scene the grant of planning permission for their future retention is considered unacceptable. This is due to the structure having a detrimental impact to the surrounding area. Storage containers are considered to be a temporary solution to storage for reason of the impact they would have upon the surrounding area. Therefore the application is considered unacceptable to grant planning permission for their retention. However, it is considered acceptable for temporary use to be granted.

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

In terms of siting, scale and design the proposed storage containers are considered acceptable. The proposal is not considered to have a harmful impact on its surrounding area, provided this is on a temporary basis.

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:-

In terms of siting, scale and design the proposed storage containers are considered acceptable. The proposal is not considered to have a harmful impact on its surrounding area, provided this is on a temporary basis.

Recommended Decision: Approve

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. Planning permission for the two storage containers shall cease on 7th September 2011 and the site shall be restored to its previous condition within 3 months of this date, unless an alternative timescale is agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

Last Comments By: 20/07/2010 09:15:58

Expiry Date: 10/08/2010