

Planning Committee

01 December 2010

Reference:
APP/10/01069

Area Team:
North Team

Case Officer:
Mr K Spilsbury

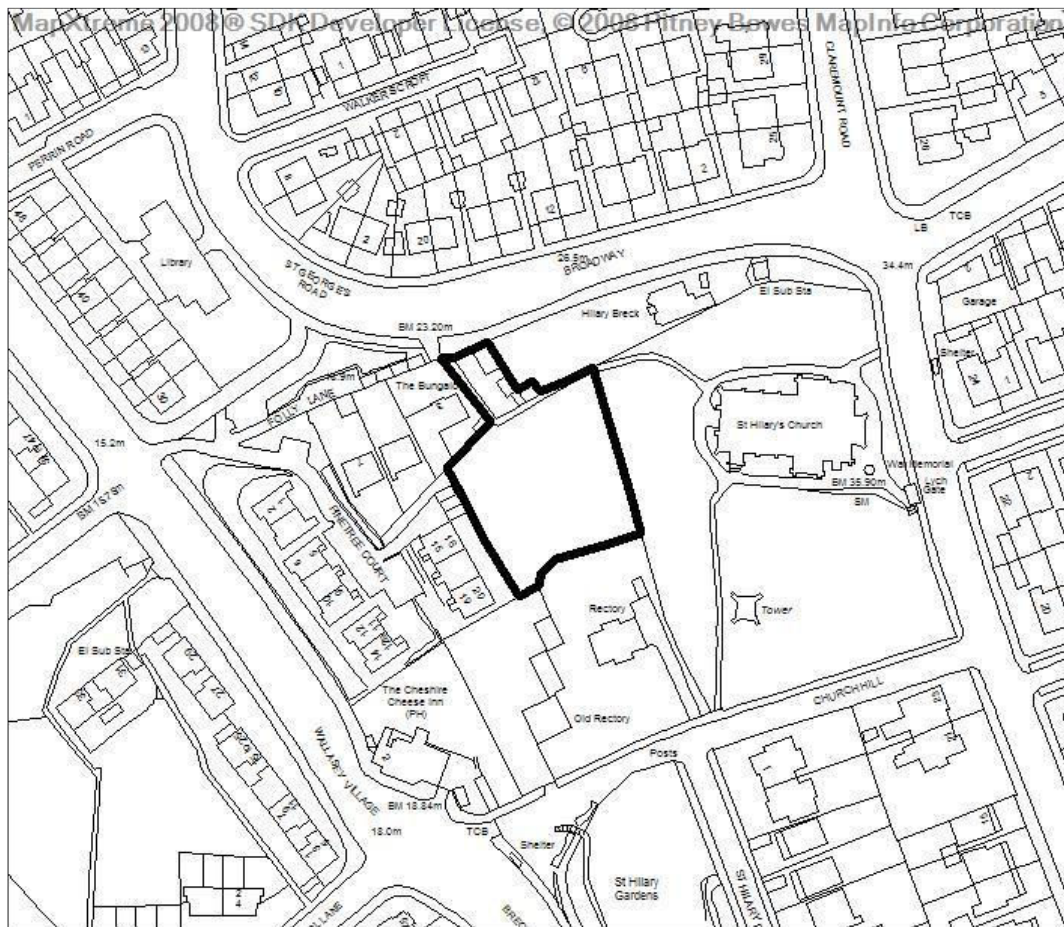
Ward:
Wallasey

Location: Land off Broadway (St Hilary Brow), BROADWAY, LISCARD, CH45 3NA (Amended Address)

Proposal: Erection of part single and part two storey Medical Centre, including pharmacy, associated car parking and soft landscaping

Applicant: LSP Developments
Agent : West Hart Partnership Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

OUT/86/05166 - Erection of a detached dwelling - Approved 18/03/1986

OUT/86/06391 - Erection of a church hall - Approved 30/10/1986

OUT/02/06493 - Erection of 10 2-bedroom flats for the elderly - Refused 06/09/2002
OUT/04/5838 - Erecton of three detached bungalows and garages - Refused 02/07/2004

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed at the entrance to the site. A total of 40 letters of notification have been sent to properties in the area. At the time of writing this report representations have been received from the occupiers of 6, 10, 12, 16 18 and 20 Broadway, 2 and 4 St Georges Road, 18 Pine Tree Court, 17 Stourcliffe Road and The Old Rectory. The objections can be summarised as follows:

1. Traffic congestion
2. Difficulty parking during busy times of the day, especially at school pick up and drop off
3. Continuous traffic, increase in parked cars on the road and residents reversing out of drive ways is an accident waiting to happen
4. Insufficient car parking provision on site
5. speed bumps and parking restrictions for residents are required.
6. Is the roadway entrance necessary
7. There is already a medical centre and chemist within walking distance of the site
8. Why do they need a 7 day a week pharmacy service when existing one offers 5 days a week?
9. No gates are proposed at the site only a vehicle barrier to stop people using the car park at night
10. Undesirable people will be attracted to the car park at night
11. Dirt and noise from construction
12. Building the surgery at the bottom of a hill will put people with certain medical conditions at a disadvantage.
13. The land is subject to a tree preservation order
14. The ground floor is 2m higher than The Old Rectory which will impact upon amenity
15. The development will have an adverse impact upon the surrounding listed building
16. The development does not fit the location, the scale is disproportionate to the size of the site
17. Access into the site is inadequate.
18. The appearance does not blend in with the surroundings
19. A smaller proposal should be considered.
20. The site has historic importance to Wallasey, archeological digs should take place before building commences.

A non qualifying petition has been received, listing signatures from 11 households in objection to the scheme

224 positive feedback responses have been received from residents in respect of the relocation of St Hilary Group Practice.

CONSULTATIONS

Director of Law, Human Resources & Asset Management (Environmental Protection) - no objection.

Director of Technical Services (Traffic Management Division) - no objection subject to conditions.

Director of Technical Services (Tree Preservation Officer) - no objection.

Merseyside Archaeological Advisory Service - no objection subject to conditions.

Police Architectural Liaison - no objection

Director's Comments:

This application was deferred from Planning Committee on 9th November 2010 for a formal Site Visit.

INTRODUCTION

The proposed development is for the erection of a part two storey, part single storey medical centre with an associated pharmacy, car parking and soft landscaping.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and lies adjacent to the grade II listed building - St Hilary's Church. It is considered that the principle of the development is acceptable subject to policies HS15 and CH1 of the adopted Unitary Development Plan.

SITE AND SURROUNDINGS

The proposed development is heavily sloping from east to west. Access to the site is gained via Broadway between Hilary Breck and the Bungalow.

St Hilary's Church (Grade II Listed) and the surrounding grave yard is located to the east of the site. To the west of the site there is a block of three, two storey terrace dwellings forming Pine Tree Court.

Broadway is predominantly made up of two storey semi detached dwellings although there is a single storey library building located to the west and St George's Primary School.

The site is screened from Broadway by an approximately 2-3m high sandstone wall. There is also a large retaining sandstone wall running along the boundary with St Hilary's Church.

POLICY CONTEXT

National Policies:

PPS1 Delivering Sustainable Development, PPS 5: Planning for the Historic Environment. and PPG13 Transport

Wirral Unitary Development Plan

Policies HS15 - None Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development and CH1 - Development Affecting Listed Buildings and Structures of the adopted Unitary Development Plan are relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The design of the scheme is the result of a number of meetings between the Local Planning Authority and the applicant and agent. The building height has been significantly reduced from that originally envisaged by the developer to preserve the views of the adjacent grade II listed building. It is considered that the new part single part two storey structure now responds positively and respects the local context and vernacular. The building has been reduced to preserve the views of the church and to reduce the overall impact upon the immediate surrounding residential properties.

The first floor element of the building is recessed in direct response to the relationship with Pine Tree Court. This will ensure a sufficient outlook for the residents of these properties is preserved and no undue overlooking takes place. The closest part of the development will be a single storey pharmacy building that is to be screened from the adjacent properties by soft landscaping. It is considered that the introduction of relief at this point within the first floor element of the building will also help to reduce the overall bulk and massing of the building upon the immediate surroundings.

The building has a contemporary monopitch roof design to ensure the overall height of the building and subsequently the impact of the scheme is significantly reduced. The proposed materials can be conditioned if members are minded to recommend approval of the scheme to ensure that the overall finishing of the building complements the surroundings having particular regard to the adjacent listed church.

The scheme has also been designed in conjunction with the Police Architectural Liaison Officer to comply with secure by design and will include retractable bollard's to prevent vehicle access out of hours at the access to the site, security gates to Hilary Breck parking bay and to the main car park, a 2m high weld mesh fence, cctv, PIR sensor flood lights, large defensive stone walls, low level hostile planting to offer visual deterrent from trespassing and internal shutters to the pharmacy.

Archeological desk based research has also been submitted with the application which has identified known archaeological interest on the site. However, following consultation with Merseyside Archaeological Advisory Service it is not know if other remains exist at the site and as a consequently

further pre development work is required to identify any sites.

If members are minded to approve the planing application the following programme of work as a condition upon any approval for the scheme is required:

Evaluation is required (testing the route though methods such as trial trenching/ geophysics) and recognised as the first stage in identifying any currently unknown archaeological remains.

The results of Evaluation testing will then inform the need for and type of Mitigation (possible fuller archaeological investigations)

Some areas for specific mitigation i.e. where scheme clearly proposes removal of structures i.e. recording and investigation of walls/remains of former sandstone buildings.

The actual programme of work will be outlined in Written Schemes of Investigation (WSI's – clearly detailing what is required for the work at what stage).

It is very important that the programme of archaeological investigation caters for a range of archaeological work:

- pre-commencement evaluation investigations;
- the ability to deal with any subsequent required pre-development mitigation (i.e. full excavation of a new site discovered from evaluation work);
- the ability to carry out additional work during development phases;
- the full research and writing up/ deposition of any artefacts and records within a museum and possible formal publication of the results (scope dependant on results). PPS5 HE12.3 clearly requires LPAs to secure recording of the loss of heritage but also its full reporting and publication, "imposing conditions or obligations to ensure such work is carried out in a timely manner and the completion of the exercise is properly secured".

SEPARATION DISTANCES

The separation distances achieved by the building meet with the Local Planning Authorities standard. The first floor windows facing habitable room windows in Pine Tree Court are over 21m from the houses. There are no windows in the side elevation to the single storey Pharmacy element adjacent to Pine Tree Court, however should members be minded to approve the scheme a condition can be imposed to ensure landscaping or a fence can be erected to soften the overall impact.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal has a floorspace of 1129 m² and includes an attached pharmacy and 12 car parking spaces accessed from Broadway via an improved vehicle and pedestrian access. The existing Hilary Brow Group Practice would relocate to this site from its existing premises at Wallasey Road, some 500m to the southeast.

A Transport Statement (TS) has been submitted in support of the application that indicates peak traffic generation for the medical centre would be between 9am and 11am, when some 30 two-way vehicle movements might be expected each hour. This number of additional vehicle movements on Broadway could not be considered sufficiently excessive to be detrimental to highway safety.

During times of peak use, the proposed medical centre would be likely to generate some additional demand for on-street parking on Broadway, however this is not considered to be sufficient reason to warrant an objection on highway safety grounds that could be sustained on appeal however a condition for the provision of facilities to assist pedestrians going to and from the site to safely cross the wide bell-mouth junction of Broadway where it meets Claremount Road would encourage and assist those visitors and staff of the proposed medical centre who may wish to travel to it by more sustainable means such as walking by providing a safer crossing point at the junction.

In conclusion, there are no sustainable reasons to object to this proposal on highway safety or traffic

management grounds, subject to conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed development will achieve a BREEAM very good rating which includes energy conservation through design, including naturally ventilated internal spaces, a betterment on U values achieved through enhanced insulation and robust detailing.

HEALTH ISSUES

There are no health implications relating to this development, beyond the potential benefits of the facility itself.

CONCLUSION

It is considered that the proposed development is of a nature and scale appropriate to retaining the character and design of the adjacent Listed building and its setting and adequate provision has been made to preserve the special architectural features. There would be no detrimental change in the character of the surrounding area or any loss of amenity to surrounding residential properties. The scheme is acceptable in terms of policies HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development and CH1 - Development Affecting Listed Buildings and Structures of the adopted Unitary Development Plan.

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:-

It is considered that the proposed development is of a nature and scale appropriate to retaining the character and design of the adjacent Listed building and its setting and adequate provision has been made to preserve the special architectural features. There would be no detrimental change in the character of the surrounding area or any loss of amenity to surrounding residential properties. The scheme is therefore deemed acceptable in terms of policies HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development and CH1 - Development Affecting Listed Buildings and Structures of the adopted Unitary Development Plan

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 any construction commences, samples of the facing, roofing and window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH1 of the Wirral Unitary Development Plan.

3. No development (including geotechnical, geo-chemical site investigations, alteration of

existing/new Statutory undertakes equipment) will take place at the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. All works shall be carried out and completed as approved, unless otherwise agreed, in writing by the Local Planning Authority.

This written scheme of investigation will include the following components:

- i. An archaeological evaluation;
- ii. An archaeological recording programme the scope of which will be informed by the results of the evaluation.
- iii. The programme for post investigation assessment.
- iv. Provision for the:
 - o Analysis,
 - o Publication, dissemination and,
 - o Deposition of the archive of the site investigations and records”

Reason: To ensure that any archaeological remains are adequately assessed, recorded as appropriate and the results published in accordance with Policy CH25 Development Affecting Non-scheduled Archaeological Remains.

4. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. Such landscaping works shall be completed prior to the first use of the building hereby permitted.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 of the Unitary Development Plan.

5. Any trees or shrubs removed, dying or severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 of the Unitary Development Plan.

6. Development shall not commence until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details prior to the occupation of the development hereby approved and retained as such thereafter.

Reason: To promote the use of more sustainable forms of transport. This condition is imposed having regard to policy TR12 (Requirements for Cycle Parking) of the Wirral Unitary Development Plan.

7. No development shall commence until details of works to assist pedestrians crossing Broadway at its junction with Claremount Road have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance

with the approved plans prior to first occupation of the development and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety

8. No development shall commence until details works to provide vehicle access onto Broadway have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved plans prior to first occupation of the development and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

Last Comments By: 15/10/2010 10:13:06

Expiry Date: 25/11/2010