

Planning Committee

09 August 2011

Reference:
APP/11/00465

Area Team:
North Team

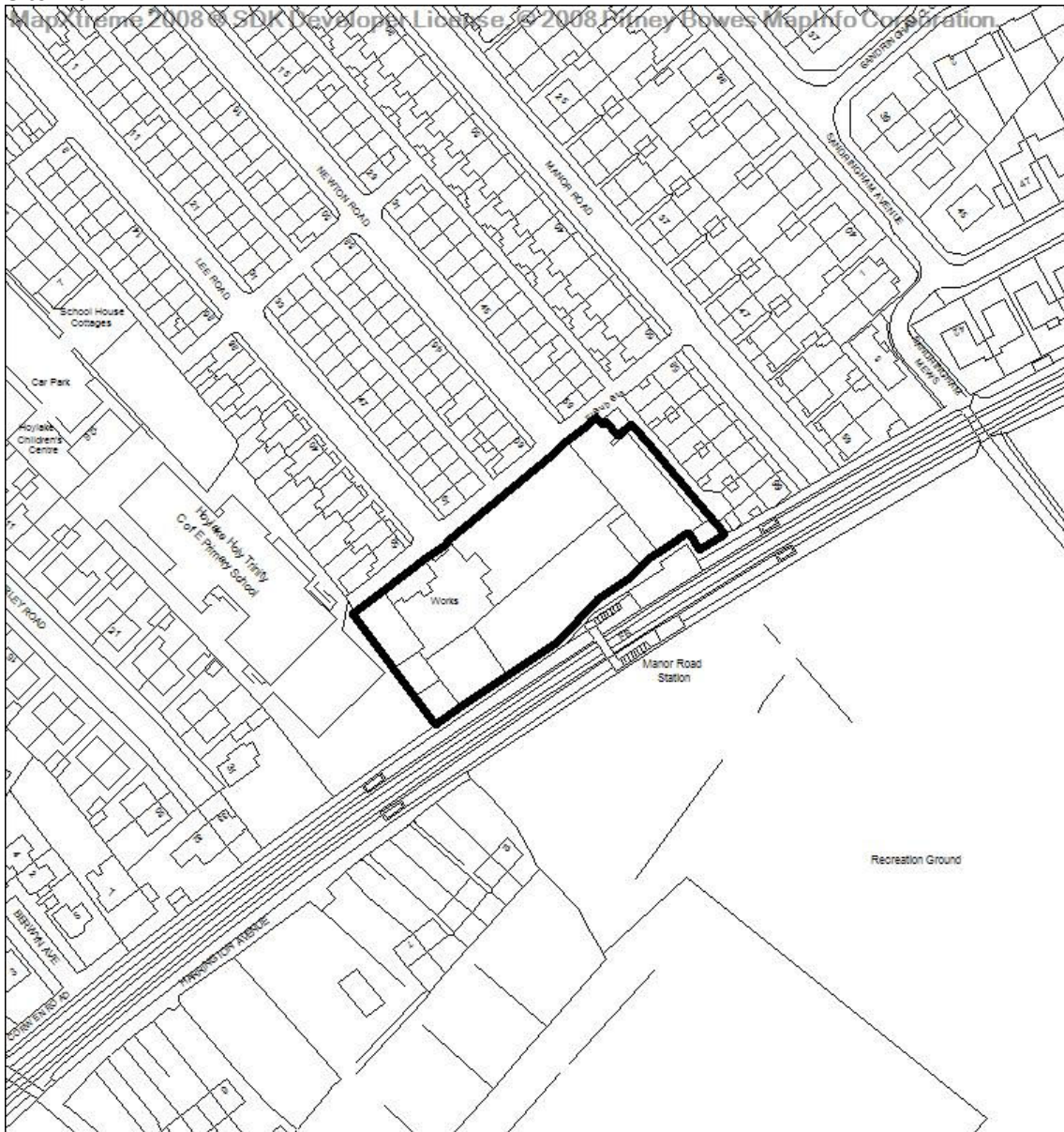
Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: Former Heap and Partners Site, Land off Newton road, Wirral
Proposal: Erection of 11no. supported apartments, 2no. supported bungalows and 8no. affordable apartments on the former Heap and Partners factory, Lee Road, Hoylake.

Applicant: Wirral Methodist Housing Association
Agent : Paddock Johnson Partnership

Site Plan:



Development Plan Allocation and Policies:
Primarily Residential Area

Planning History:
None relevant

Summary of Representations and Consultations received

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 19 letters of notification were sent to adjoining properties and a Site Notice was displayed. As this application constitutes Major Development, a Press Notice was also displayed in the Wirral Globe newspaper. At the time of writing this report, objections have been received from 22 addresses and the Merseyside Cycling Campaign and Hoylake Holy Trinity CE Primary School. Reasons for objection relate to:-

1. Existing parking problems in area will be exacerbated
2. Increase in noise and activity will disturb residents
3. Lack of cycle parking
4. Development will reduce the value of adjacent properties
5. The proposed development will increase crime in the area
6. Noise and traffic hazard from construction traffic
7. 3-storey building will result in a detrimental change to the area
8. Loss of trees
9. Hazardous location next to railway
10. Conflict between additional vehicles and pedestrians and school children
11. Proximity to school playground will present a safeguarding problem
12. Buildings will reduce light to school

In addition one letter of support has been received stating the proposal would be an improvement to a derelict site and residential traffic would be preferable to the traffic from lorries.

CONSULTATIONS

Director of Law, HR and Asset Management - No objection subject to conditions relating to Ground contamination.

Director of Technical Services - Traffic Management - No objection

Director of Corporate Services - Housing Regeneration - No objection

Merseyside Police - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is a major residential application.

INTRODUCTION

The application is for 21 residential C2 and C3 units on the site of a former engineering works. The residential units would take the form of 3 storey block of 11 supported living flats, 2 dormer bungalows for adults in need of care and a two storey building containing 8 affordable rent flats. The proposals include 19 parking spaces and amenity areas.

PRINCIPLE OF DEVELOPMENT

RSS Policy LCR4 requires plans for the area where the site is located to ensure provision for housing development addresses barriers to affordability and to meet identified local need. This is supported by the Interim Planning Policy 'New Housing Development' which sets out criteria for considering residential schemes outside the regeneration priority areas. If this criteria is satisfied, the proposal would be acceptable in principle subject to UDP Policies HS4 'Criteria for New Housing Development', HSG2 'Affordable Housing' HS8 'Nursing Homes/Residential Care Homes' and Supplementary Planning Document SPD2 'Designing for Self Contained Flat Development and

Conversions’.

SITE AND SURROUNDINGS

The application site is approximately 0.35 hectares and is designated for primarily residential purposes in the Unitary Development Plan. The site was last used several years ago for industrial purposes and the industrial buildings remain on site. The site is abutted on its North and Eastern boundaries by terraced housing and to the south by the Mersey rail line. To the west of the site is Holy Trinity primary school. Access to the site is from either Lee Road, Manor Road or Newton Road.

POLICY CONTEXT

The Regional Spatial Strategy under Policy LCR 4 seeks to ensure that housing provision in rural parts of the city region such as Hoylake meets identified local need and addresses barriers to affordability. As the site lies outside the main regeneration priority areas, residential development would only be acceptable under the Interim Planning Policy ‘New Housing Development’ if it satisfies the following criteria:-

- i) The proposal will not harm regeneration in adjoining areas
- ii) The proposal will not harm the character of the adjoining area
- iii) That the proposal will assist the regeneration of the site
- iv) The proposal will meet an identified local housing need

The proposed supported living flats and the two bungalows will provide Use Class C2 accommodation for people in need of care and as such do not conflict with the Interim Planning Policy. The applicant has provided a statement of need which details the use of the different buildings.

The building containing 11 two bed flats is to be used by a group of young adults who have a variety of learning difficulties and includes 24 hour staff support. This location has been chosen because the residents have family ties in the area and require a familiar location with close family links.

The bungalows are two bedroom with a third bedroom for a live in carer and are to be fully accessible. These two elements of the accommodation form the C2 uses.

The remaining accommodation consists of a block of 8 flats which is to provide affordable accommodation for the elderly. The applicant is a RSL and has identified a need for this type of accommodation in the area. This element of the proposals will meet a specific local housing need which could not take place elsewhere in the Borough and thus does not prejudice regeneration elsewhere. In addition, the proposals will enable the regeneration of this vacant site and replace a non-conforming use with a more appropriate residential use. The development will therefore meet the specific circumstances which enable residential development to take place outside the Regeneration priority areas.

The Housing Strategy Team have confirmed that the proposal would meet an identified need in the area in terms of the provision of affordable housing and the size of accommodation proposed. To be consistent with local housing needs, the bungalows should be available as units for people with varying specialist housing needs. This can be addressed through a planning condition relating to the provision of affordable housing.

The layout and design of the development must satisfy the criteria of UDP Policies HS4, HS8 and SPD2 in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The surrounding uses are primarily two storey dwellings and a primary school.

The proposal has been designed in accordance with the principles of secure by design and the Police Architectural Liaison Officer has raised no objections to the proposal.

APPEARANCE AND AMENITY ISSUES

The proposed buildings are of a domestic scale, ranging from dormer bungalow to three storey and have a traditional appearance which sits well with the adjacent terraced houses. The site will have boundary wall to provide some screen to the site and has a good amount of amenity space and landscaping around the buildings with the introduction of new trees on site.

The western elevation of the block of 11 supported living flats is adjacent to the primary school playground and the school has expressed concern in relation to safeguarding of pupils. The bedroom windows on this elevation are situated 9m from the boundary with the school which is considered sufficient to allay fears of overlooking and the living room window on this elevation which is 8m away has a restricted aspect.

The design, layout and external treatment of the development is considered to meet the requirements of UDP Policies HS4, HS8 and SPD4 and also in National Policies PPS1 & PPS3 in that it provides a sympathetic development in a sustainable location.

SEPARATION DISTANCES

The nearest dwellings are the houses of Newton and Lee Road which have blank gables adjacent to the site, and Manor Road which back onto the north eastern end of the site. Interface distances of 21m between the development and Manor Road are achieved. The side elevation of the block of 8 flats and the front of the bungalows would normally be required to be 14 m from the gable of adjacent houses. This is to protect the outlook from dwellings which face a blank gable. The application does not meet this distance with a kitchen window in the side elevation of the flats being only 8m away and the dormer window in the bungalow being only 11.5m away from the gables of properties on Newton Road and Lee Road. The impact of this reduction would be felt by the occupants of the new development not existing properties and given that it relates to a side window and a window in the roof space of the bungalow, it is not considered sufficient to warrant refusal.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal is likely to generate lower volumes of traffic when compared to the potential traffic generation of the previous use.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The development will result in modern energy efficient dwellings which will minimise energy and water consumption.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal will remove a non-conforming use and significantly improve the appearance of a vacant site within a primarily residential area. The accommodation will meet an identified local need and provide affordable housing through a social landlord.

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.. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to result in any harmful impact on the amenities of the adjacent properties or the character of the area. The proposal is acceptable in terms of scale and design and meets the requirements of UDP Policies HS4, HS8 and SPD4. The proposed development is accompanied by sufficient reason to overcome the restrictions to new residential development.

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. Before any construction commences, samples of the 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.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2006

5. No part of the development shall be brought into use until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated and leveled in accordance with the approved plan and these areas shall be retained thereafter for that specific use.

Reason: In the interests of highway safety and to accord with Policy TR9 in the in the Wirral Unitary Development Plan

6. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

7. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy New Housing Development.

8. A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy PO5 of the Wirral Unitary Development Plan.

Last Comments By: 25/07/2011 15:26:59
Expiry Date: 02/08/2011