

Planning Committee

31 October 2013

Reference:
APP/13/01024

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

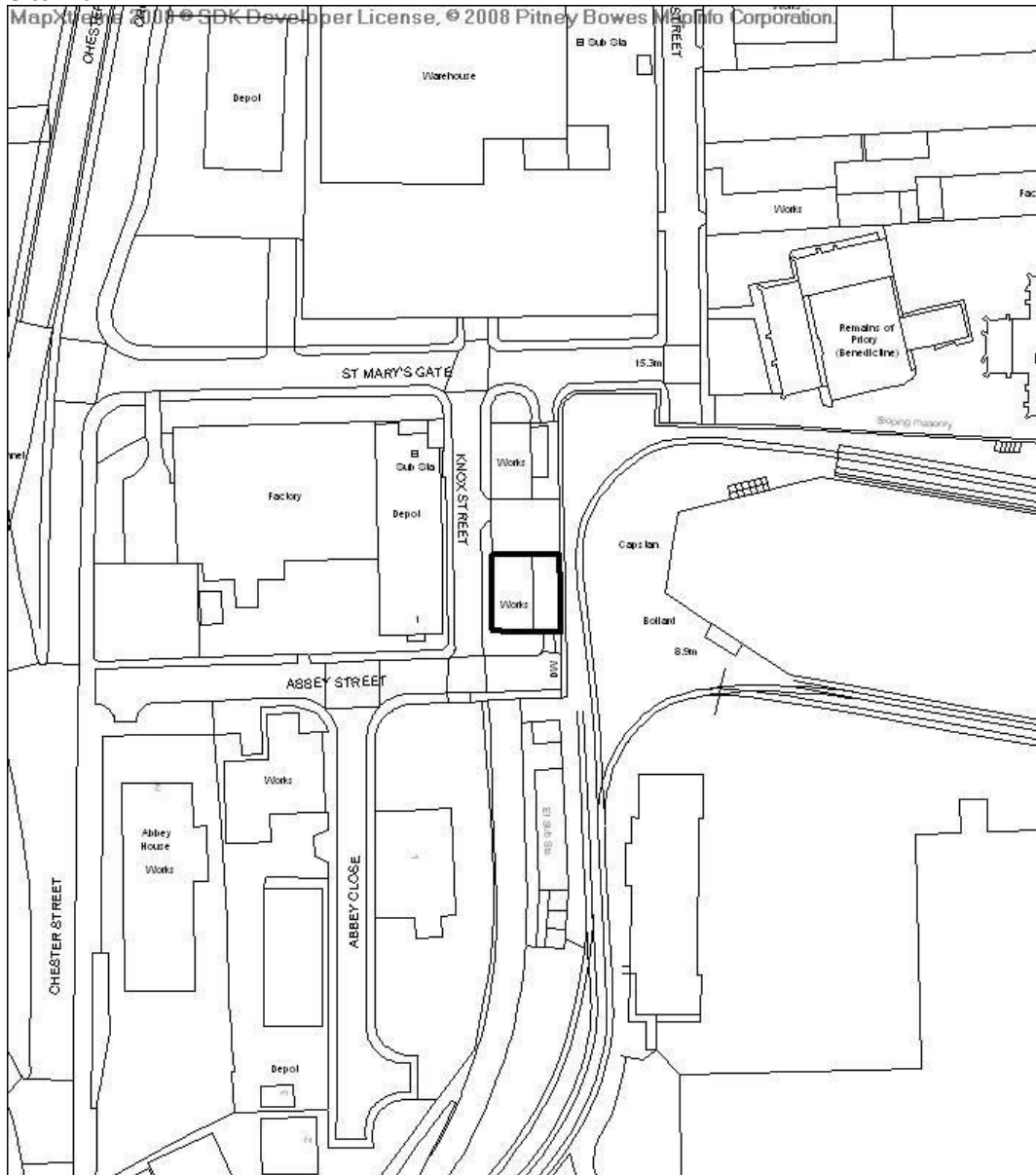
Location: Tranfoods Maintenance and Storage, KNOX STREET, BIRKENHEAD, CH41 5HH

Proposal: Installation of a vehicular access, dropped kerb and roller shutter door

Applicant: Mr Thomas Williams

Agent : SDA Architecture & Surveying

Site Plan:



Development Plan Designation:

Primarily Industrial Area

Planning History:

Location: Tranfoods Maintenance and Storage, KNOX STREET, BIRKENHEAD, CH41 5HH

Application Type: Full Planning Permission

Proposal: Installation of a vehicular access, dropped kerb and roller shutter door.

Application No: APP/13/00643

Decision Date: 02/07/2013

Decision Type: Withdrawn

Location: Tranfoods Meat Company, 1 Abbey Street, Birkenhead, Wirral, CH41 5JU

Application Type: Outline Planning Permission

Proposal: Erection of two / three storey extension to existing office meat slicing production area and incorporating additional car parking provision

Application No: OUT/99/07140

Decision Date: 24/03/2000

Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 3 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the installation of a vehicular access, dropped kerb and roller shutter door.

PRINCIPLE OF DEVELOPMENT

The site is located within the designated industrial area and as such the principle of development is acceptable.

SITE AND SURROUNDINGS

The site of development is a small brick built industrial unit located within a primarily industrial area.

The building backs onto the Cammel Laird Dock Yard and is surrounded by similar uses including factories and storage units and distribution centres.

POLICY CONTEXT

Policy EM8 - Development within Primarily Industrial Areas Policy states: Within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, subject to Policy EM6 and Policy EM7: uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987; and proposals for the reconstruction, extension or expansion of existing businesses.

The National Planning Policy Framework (NPPF) is also relevant and states that there is a

presumption in favour of sustainable development and the Government is committed to deliver a sustainable development by building a strong competitive economy. It is considered that the introduction of a new improved entrance block accommodating essential facilities for the use of the building will meet the needs of an existing industrial activity in a primarily industrial area without detriment to the surrounding properties.

APPEARANCE AND AMENITY ISSUES

The proposed development will be located on the west facing elevation allowing vehicular access from Knox Street into the unit via a new dropped kerb and roller shutter door.

The new door way will puncture the existing brick wall and will be industrial in character. The scale of the development will be in keeping with that of the existing building and will in no way have an adverse impact upon surrounding uses

The proposal is acceptable in terms of its design and will not have a detrimental impact onto the industrial area as a whole. The proposal is therefore deemed acceptable having regard to Wirral's UDP Policy EM8 and the NPPF.

SEPARATION DISTANCES

Separation distances do not apply in this instance as no residential properties will be adversely effected by the scheme.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The Head of Regeneration (Traffic and Transportation Division) has raised no objection to the proposed development.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The proposal is acceptable in terms of siting and design. Having regard to the character of the area and the neighbouring sites the development is deemed acceptable. The proposal is therefore acceptable in terms of the criteria set out in UDP policy EM8 and the NPPF.

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 in terms of siting and design. Having regard to the character of the area and the neighbouring sites the development is deemed acceptable. The proposal is therefore acceptable in terms of the criteria set out in UDP policy EM8 and the NPPF.

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6th August 2013 and listed as follows:
66_2013_02 Rev A (dated 17.07.2013)

Reason: For the avoidance of doubt and to define the permission.

3. Prior to commencement of development the construction details of the vehicular access hereby approved shall be submitted to and agreed in writing with the Local planning Authority. The approved details shall implemented in full and retained as such thereafter.

Reason: In the interest of highway safety.

Last Comments By: 17/09/2013 15:04:09

Expiry Date: 01/10/2013