

Planning Committee

21 November 2013

Reference:
OUT/13/01140

Area Team:
North Team

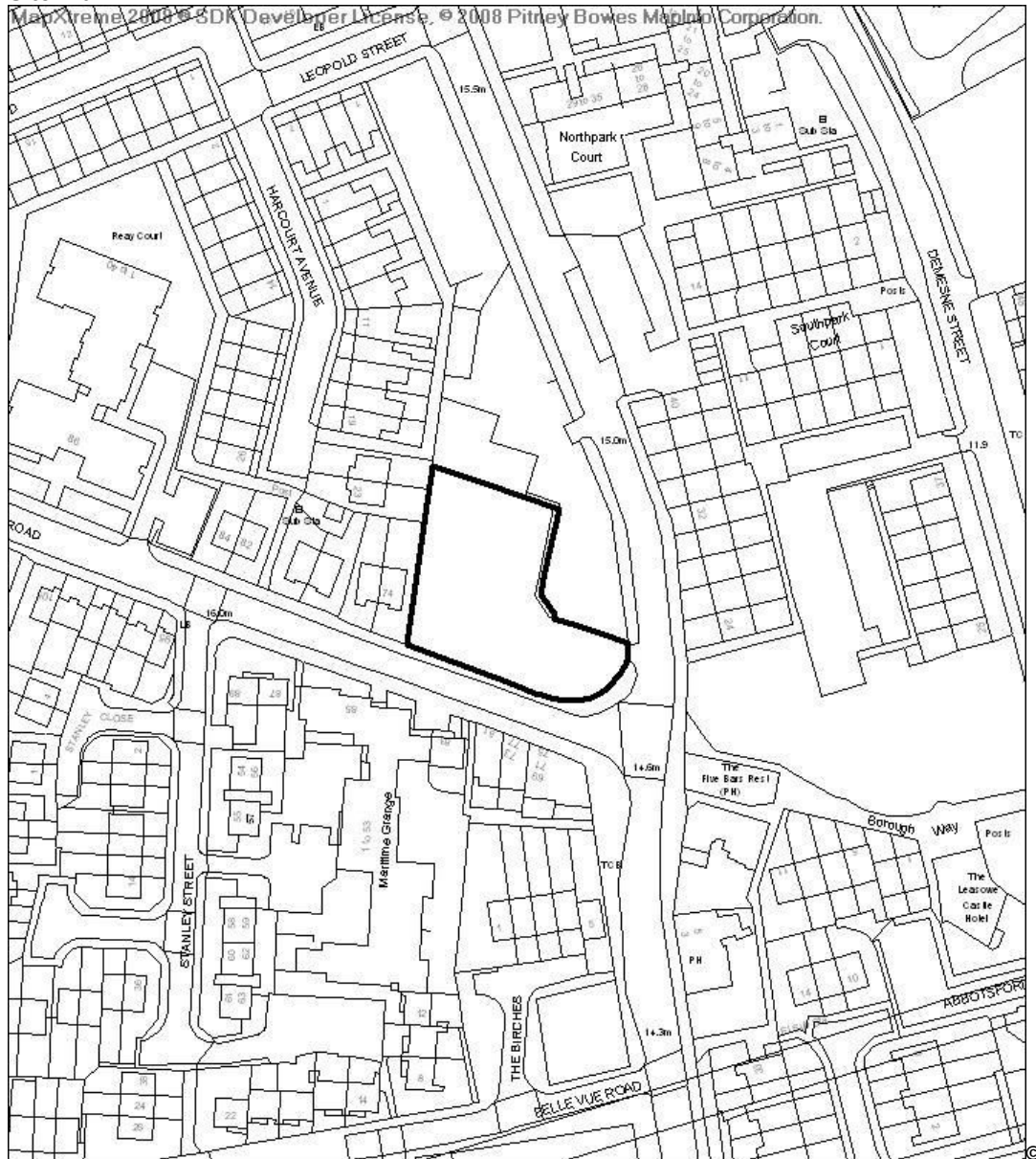
Case Officer:
Mrs S Day

Ward:
Seacombe

Location: Unused Land, BOROUGH ROAD, SEACOMBE, CH44 6NQ
Proposal: Erection of 28no. new build apartments in one three storey block and one two storey block together with site works

Applicant: Mr Arthur King
Agent : DJ Cooke & Co Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

- Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ
Application Type: Full Planning Permission
Proposal: Erection of extensions to ground and first floor level and mezzanine.
Application No: APP/92/05533
Decision Date: 27/05/1992
Decision Type: Refuse
- Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension at rear to form restaurant and use of part of side extension as kitchen.
Application No: APP/93/06627
Decision Date: 19/11/1993
- Location: La Banque, 58 Borough Road, Seacombe, Wirral, CH44 6NQ
Application Type: Outline Planning Permission
Proposal: Demolition of existing building and erection of 32 1 & 2 bed apartments and associated works (outline)
Application No: OUT/06/05011
Decision Date: 12/05/2006
Decision Type: Approve
- Location: La Banque, 58 Borough Road, Seacombe, Wirral, CH44 6NQ
Application Type: Outline Planning Permission
Proposal: Demolition of public house and erection of 36 1 & 2 bed apartments (outline)
Application No: OUT/05/05891
Decision Date: 28/10/2005
Decision Type: Approve
- Location: 64-74, Borough Road, Seacombe. L44 6NQ
Application Type: Advertisement Consent
Proposal: Erection of illuminated fascia signs, illuminated gable sign, and illuminated flag.
Application No: ADV/86/05303
Decision Date: 17/04/1986
Decision Type: Approve
- Location: 64-74, Borough Road, Seacombe. L44 6NQ
Application Type: Full Planning Permission
Proposal: Conversion of existing bank premises with flat into a bar and restaurant with managers flat and car park.
Application No: APP/85/06041
Decision Date: 10/10/1985
Decision Type: Approve
- Location: La Banque, 58, Borough Road, Seacombe. L44 6NW
Application Type: Full Planning Permission
Proposal: Erection of extensions to ground and first floor level and additional car parking.
Application No: APP/92/06203
Decision Date: 11/09/1992
Decision Type: Refuse
- Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ
Application Type: Full Planning Permission
Proposal: Erection of a two storey side extension and car parking.

Application No: APP/92/06519
Decision Date: 30/10/1992
Decision Type: Refuse

Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ
Application Type: Full Planning Permission
Proposal: Erection of a single storey side extension to provide new toilets with storage over and laying out of car park.
Application No: APP/93/05620
Decision Date: 23/07/1993
Decision Type: Approve

Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension and landscaping of existing car park.
Application No: APP/93/05351
Decision Date: 07/04/1993
Decision Type: Withdrawn

Location: La Banque, 58 Borough Road, Seacombe, Wirral, CH44 6NQ
Application Type: Planning Obligation Modification/Dischrg
Proposal: Application to modify planning obligation to allow opening hours to 1:00am on Friday and Saturday nights, and 12:00 Midnight on Sundays.
Application No: QDS/03/06018
Decision Date: 09/10/2003
Decision Type: Refuse

Summary Of Representations and Consultations Received:

CONSULTATIONS

Director of Regeneration and Environment- Housing Strategy- Proposals will fulfill an identified need for housing in this location and 10% affordable units should be secured by a section 106 agreement.

Merseyside Cycling campaign - Inadequate cycle parking proposed

REPRESENTATIONS

In line with the Council's Guidance for publicity of planning applications, letters were sent to 79 individual properties and a notice displayed on site. Two objections have been received from 23 Harcourt Avenue and 18 Maritime Grange. The grounds of objection are as follows:-

1. detrimental impact on privacy of existing properties
2. Already enough properties to rent, site should just be landscaped.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application relates to the redevelopment of the site for 28 residential apartments, defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The application site was formerly occupied by La Banque which was a substantial public house. The building has been demolished and the site has been vacant for a number of years. The site has previous planning permissions for 32 apartments and 36 apartments on a larger site. The previous approvals included apartments in two, three and four storey buildings. The current proposal is for 28 apartments in two buildings, one three storey and one two storey.

PRINCIPLE OF DEVELOPMENT

The proposal is an outline application for the erection of 28 apartments within a residential location

where the principle of development is acceptable subject to the National Planning Policy Framework and Wirral's UDP Policies URN1, HSG2 and HS4. In addition, there has also been previous approvals for residential development, which have now expired.

SITE AND SURROUNDINGS

The application site consists of a vacant corner plot which was previously occupied by a public house with a large car park to the rear of the building which took access from Borough Road. The site is now vacant and overgrown. There is a low wall around the boundary of the site and an existing vehicular access point from Borough Road. To the west of the site are two storey residential properties, opposite the site on Borough Road are three storey properties which are commercial at ground floor and residential above. To the north and west of the site buildings are a mix of residential and commercial with an area of landscaped open space immediately adjoining the north of the site.

POLICY CONTEXT

The National Planning Policy Framework (NPPF) supports sustainable housing development is well designed and represents a positive improvement to the area. New development should improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand. Policies WM8 and WM9 of the Joint Waste Local Plan for Merseyside and Halton, are also relevant.

The proposal includes the provision of 10% affordable housing units. This accords with Policies HSG2 and URN1 which state that the delivery of affordable housing to meet local needs should make full and effective use of land by bringing unused land into beneficial use. Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the surrounding area and should include landscaping and boundary treatment which contributes to a secure environment.

APPEARANCE AND AMENITY ISSUES

The application is outline which includes details of access, layout and scale. As a specific number of units is proposed, floor plans are submitted which indicate how the number of units could be achieved with regard to interface distances and position of windows.

The development would take the form of two blocks, one larger three storey block which would turn the corner of Borough Road and Brighton Street, and a two storey block positioned within the site adjacent to the northern boundary. This reflects the building position of the last approval in 2006 , for 32 units. The main aspect of the smaller block faces east and west, whilst the larger block faces north and south. The approval for 32 units had the same footprint but was a storey higher which enabled the additional units to be accommodated. The previous building on the site was a substantial two storey building which was positioned close to the frontage of the site adjacent to Brighton Street and Borough Road and had upper floor windows to the main Borough Road and Brighton street elevations.

The proposals include an area of amenity space between the two buildings and a car parking area to the west of the buildings. The car parking area occupies a similar position to the last use of the site and would re-use the existing access.

The application site is within an area where 10% affordable housing would be required, The applicant has confirmed their intention to provide at least 10% which would be subject to a section 106 agreement.

SEPARATION DISTANCES

The application would not meet the Councils interface distance requirements in terms of the distance between the larger block and the upper floor flats opposite on Borough Road. This distance is would be between 13m and 19m from the main elevation of the existing buildings and the proposed flats.

For a new development, this distance would normally be 21m. This issue was considered with previous approvals and it was concluded that the proximity of the previous building together with prevailing interface distances in the area and the irregular shape of the site, would justify a lower interface distance in this particular instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal includes 10 off street parking spaces and vehicular access from Borough Road. This replicates previous approvals and uses an existing access. Cycle parking is also indicated but as this is an outline application , no further detail is submitted.

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

The proposal would result in a sustainable re development of a vacant site. The regeneration of the site for residential purposes, access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan policies URN1, HSG2 and HS4 and is recommended for approval subject to a Section 106 to secure affordable housing.

5. 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 would result in a sustainable re development of a vacant site. The regeneration of the site for residential purposes, access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan policies URN1, HSG2 and HS4 and is recommended for approval subject to a Section 106 to secure affordable housing.

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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (a) Appearance
 - (b) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Before any construction commences, samples of the facing and roofing 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.

4. No part of the development shall be brought into use until visibility splays of 2.4 metres x 2.4 metres measured down each side of the access and the back edge of the footway have been provided clear of obstruction to visibility at or above a height of 0.9 metres above the footway level of Borough Road. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. Vehicular Sight lines shall be provided at the junction of the access to Borough Road in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. Any such access and sight lines shall be formed and hard surfaced before any other part of the development is brought into use.

Reason: In the interests of Highway safety

6. 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

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.

Reason: To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

8. No part of the development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangement for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

9. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM9 of the Joint Waste Local Plan.

10. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th August 2013 and listed as follows:

5063/33 and 5063/34.

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

Further Notes for Committee:

Last Comments By: 28/10/2013 13:50:26
Expiry Date: 29/11/2013