

Planning Committee  
17 December 2015

**Reference:**  
**APP/15/01270**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Bidston & St James**

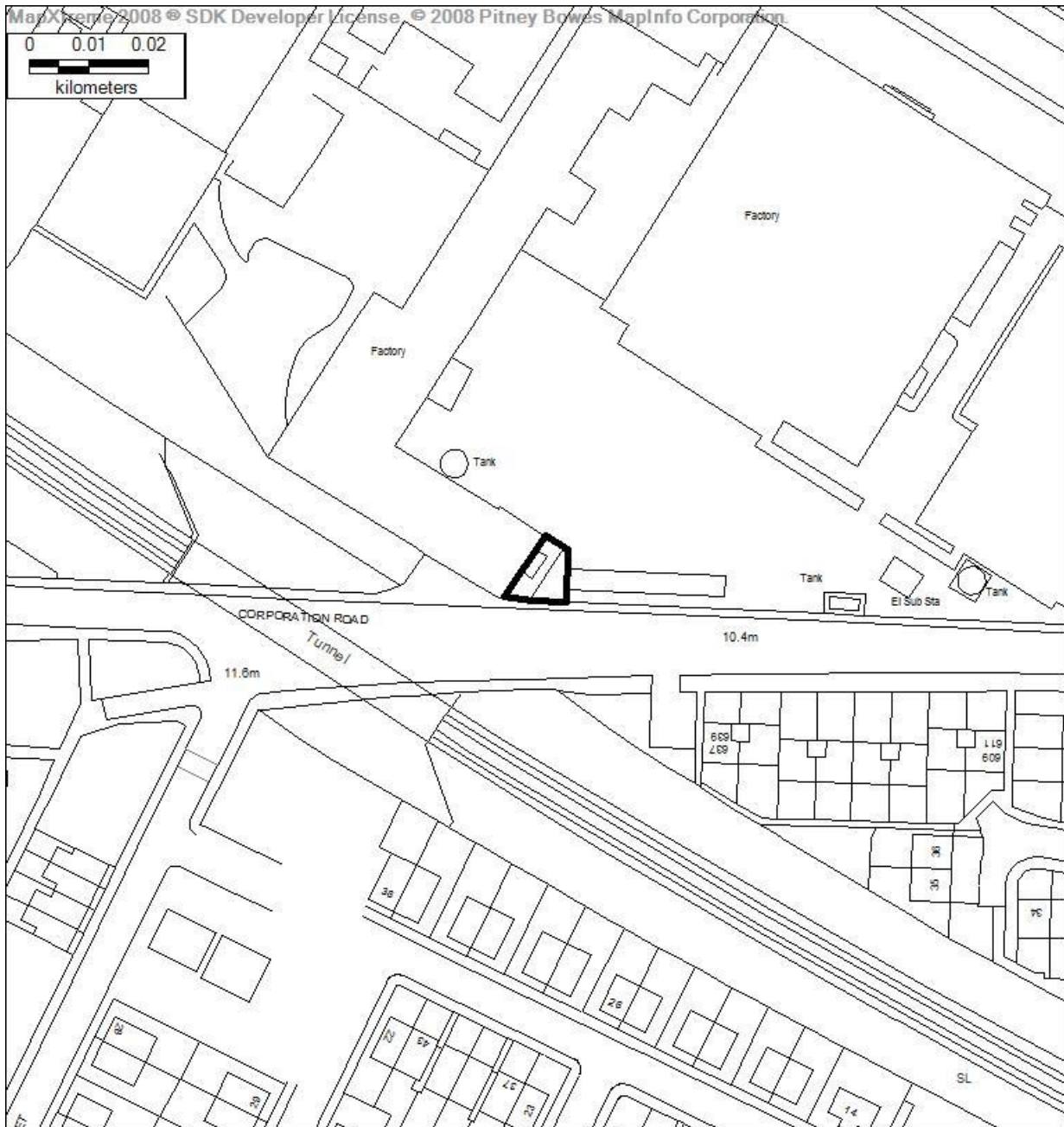
**Location:** LAND AT BEAUFORT ROAD ADJOINING TO CORPORATION ROAD, BIRKENHEAD, WIRRAL

**Proposal:** Erection of an industrial unit consisting of two small workshops on the ground floor with residential accommodation above

**Applicant:** Mr Abdul Erzouki

**Agent :** Mr Robert Palin

**Site Plan:**



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**Development Plan allocation and policies:**

Primarily Industrial Area

**Planning History:**

Location: Land rear of 7-11 , Beaufort Road, Birkenhead, Wirral, CH41 1HE  
Application Type: Full Planning Permission  
Proposal: Change of use and alteration of building to form 4 apartments, commercial storage area and offices  
Application No: APP/05/05284  
Decision Date: 07/10/2005  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 10 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report NO representations have been received.

**CONSULTATIONS:**

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

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

**Health & Safety Executive** - Do not advise against the grant of planning permission

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

The residential element of the development is a departure from the development plan and as such under the current scheme of delegation the application must be heard at planning committee.

**INTRODUCTION**

The proposal is for the erection of an industrial unit consisting of two small workshops on the ground floor with residential accommodation above.

**PRINCIPLE OF DEVELOPMENT**

Beaufort Road is designated as part a Primarily Industrial Area as in the Wirral Unitary Development Plan (UDP). In principle the proposal for industrial is acceptable subject to Policy EM8 - Development within Primarily Industrial Areas; however the residential element of the proposal for housing is a departure from the Development Plan.

**SITE AND SURROUNDINGS**

The site is located at the end of a row of industrial buildings.

The majority of the site is surrounded by other commercial business; however the opposite side of the road forms the primarily residential area of Birkenhead North.

**POLICY CONTEXT**

The site is located within a Primarily Industrial Area as allocated within Wirral's Unitary Development Plan (UDP). Policy EM8 - only permits development within Use Classes B1 - business use, B2 - general industrial, and B8- storage and distribution, subject to Policy EM6 and Policy EM7.

UDP Policy HS4 sets relevant criteria for assessing residential component of the scheme.

The Council also resolved that the Core Strategy Local Plan Submission Draft will be material in the determination of planning applications. Draft Policy CS17 contains a number of criteria to safeguard designated employment areas, including provision for other development necessary to secure

additional employment use that would otherwise be viable.

The NPPF is also a material consideration which sets a presumption in favour of sustainable development that seeks positive improvements in the quality of the built environment and the conditions in which people live, work and travel.

Birkenhead Park train station is a 10 minute walk from the site and there is a frequent bus running long Laird Street. The scheme will deliver a live/work arrangement on boundary of the primarily residential area.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

### **APPEARANCE AND AMENITY ISSUES**

The proposed building will be smaller in scale than its neighbour. It will have a standard industrial appearance at ground floor including roller shutter doors and pedestrian access and windows allowing natural light into the building. The first floor element will be more domestic in appearance with a large deck for amenity above the level of the neighbouring wall. Views out of the building will be towards the primarily residential area.

The site is an undeveloped brownfield site within the industrial area that currently detracts from the overall character of the area due to its unkempt appearance. It is considered that the proposed development will bring the site back into use and provide sustainable development in accordance with the principles of the NPPF. The site has vehicle access and off street parking provision and the use at ground floor is appropriate to its land designation.

The proposed flat is considered acceptable having regard to policy HS4 - New Housing Development. The scale relates well to the adjacent property, in particular with regard to existing densities and form. The area is mixed with both commercial and residential properties lying next to each other therefore the proposal will not result in a detrimental change in the character of the area.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. Should members be minded to approve the scheme conditions can be imposed to ensure this is achieved.

It is considered that the proposed development is acceptable in this instance subject to conditions.

### **SEPARATION DISTANCES**

Separation distances are easily met. All habitable windows are located at first floor and have an acceptable outlook.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal. The scheme is acceptable in terms of road safety and traffic management.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no environmental/sustainability issues

### **CONCLUSION**

Whilst the development for the residential element of the scheme is a departure from the development plan the intention to create employment development where the applicant can live and work in the building weighs in favour of the proposal in this particular case.

### **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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Whilst the development for the residential element of the scheme is a departure from the development plan the intention to create employment development where the applicant can live and work in the building weighs in favour of the proposal in this particular case.

**Recommended Decision:** **Approve**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th September 2015 and listed as follows: SG/CR/2/A (Dated 29/07/15), SG/CR/3/A (Dated 29/07/15), SG/CR/4/A (Dated 29/07/15), SG/CR/5/A (Dated 29/07/15), SG/CR/6/A (Dated 29/07/15) & SG/CR/7/A (Dated 29/07/15).

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

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

**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. The occupation of the first floor residential apartment hereby approved shall be limited to persons solely or mainly employed in or own/occupy the industrial premises allowed on the lower ground floor of the building hereby approved.

**Reason:** Residential apartments do not strictly accord with the provisions of the development plan and permission has only been forthcoming in this instance on the basis that the accommodation provided will be occupied by persons who are solely or mainly employed on site.

5. Prior to the first occupation of the building, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** to ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy and WM9 of the Waste Local Plan

6. No doors on the external elevations of the development hereby permitted shall open outwards onto the public pavement.

**Reason:** In the interests of highway and pedestrian safety, having regard to UDP Policy HS4 of the Wirral Unitary Development Plan.

7. Prior to commencement a suitable noise insulation scheme between ground floor and the residential accommodation above should be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first

occupation and retained as such thereafter.

**Reason:** In the interest of residential amenity having regards to UDP Policy HS4

8. 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 WM8 of the Waste Local Plan.

**Further Notes for Committee:**

**Last Comments By:** 11/11/2015 10:38:19

**Expiry Date:** 20/11/2015