

Planning Committee

16 February 2017

Reference:
APP/16/01286

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location: Greenfields, 295 BIRKENHEAD ROAD, MEOLS
Proposal: Demolition of existing kennel block and replacement with upgraded kennels
Applicant: Greenfields McNally
Agent : Connell Consulting Engineers Ltd

Site Plan:



© Crown copyright and database rights 2016 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Area Requiring Landscape Renewal
Green Belt

Planning History:

Location: Greenfield Kennels ,Birkenhead Road ,Meols ,L47 9RB
Application Type: Full Planning Permission
Proposal: Erection of double detached garage
Application No: APP/78/10645
Decision Date: 30/11/1978
Decision Type: Approved

Location: Greenfield Kennels ,Birkenhead Road ,Meols ,L47 7RB
Application Type: Full Planning Permission
Proposal: Erection of a garage
Application No: APP/79/13172
Decision Date: 17/07/1979
Decision Type: Approved

Location: Greenfield Kennels, Birkenhead Road, Meols, Wirral, CH47 9RE
Application Type: Full Planning Permission
Proposal: Erection of a new kennel block to replace existing kennel block.
Application No: APP/03/05114
Decision Date: 09/05/2003
Decision Type: Approved

Location: Boarding Kennels and Cattery, Greenfields, 295 Birkenhead Road, Meols,
Wirral, CH47 9RE
Application Type: Full Planning Permission
Proposal: Erection of a single storey conservatory
Application No: APP/05/05353
Decision Date: 11/04/2005

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been no objections received.

CONSULTATIONS:

Environmental Health - No objection

Highways - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is a departure from the Wirral Unitary Development Plan.

INTRODUCTION

The application is for the demolition of an existing kennel block and replacement with upgraded kennels.

SITE AND SURROUNDINGS

The application site is a large kennels and cattery complex, located within the Green Belt on the northern side of Birkenhead Road. The eastern side of the site contains a number of buildings of varying sizes, with substantial levels of hardstanding for parking and for outdoor use by animals. The western side of the site contains a large field which will not be altered at all by the development. The site is screened to the rear by a large belt of trees, whilst a large wall and fence along the boundary with Birkenhead Road and the site being set slightly lower than the road lessens its visual impact.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy GB2: Guidelines for Development in the Green Belt, which states that there is a general presumption against inappropriate development in the Green Belt and such development will not be approved except in very special circumstances. It states that planning permission will not be granted unless it is for certain purposes, including agriculture, forestry and essential facilities for outdoor sport and recreation. The proposed development does not fall into any of these categories and the proposal is therefore a departure from the UDP.

However, the National Planning Policy Framework is also relevant. Paragraph 89 states that the construction of new buildings in the Green Belt should be considered inappropriate development, with the exception of certain circumstances. One such exception is the limited infilling or the partial redevelopment of previously developed site (brownfield land) which would not have a greater impact on the openness of the Green Belt. The definition of brownfield land includes land which is occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface structure.

Given that almost the whole of this site has been previously developed by either buildings or associated fixed surface, the site amounts to a previously developed site (brownfield land), and therefore the NPPF allows for either the limited infilling or redevelopment of the site.

The new kennel buildings are required due to a change in Wirral Council kennel regulations, which stipulate that each individual kennel must have a bedroom area of 1.9 square metres, with an additional day area of 2.46 square metres (for medium breeds) or 3.4 square metres (for large breeds). At present, only 40 of the existing kennels (within the building built in around 2004) meet these requirements. The change in regulations therefore clearly demand that individual kennels have a much larger footprint than they currently do.

The scheme has been amended so that there will not be a net increase in the number of kennels available at the site, with 108 to be either decommissioned or demolished completely, and a total of 106 new kennels to be built. A row of kennels adjoining the front boundary wall were to be demolished as part of an application in 2003 for a new kennel block. Whilst the new kennel block was built, the existing kennels were never demolished and have continued to be used up until recently. There would likely be limited control to now enforce the removal of the kennels, and given that their continued use have helped to support 22 jobs on the site, it is considered that they should be taken into consideration when assessing the number of existing kennels on site - and given this, there will not be an increase in kennels on the site. This will ensure that there will not be intensification in the use of the site. A condition has been attached to ensure that the kennels adjoining the front boundary wall are dismantled prior to the new buildings being used.

In terms of footprint, the buildings to be demolished have a floorspace of approximately 1340 square metres, whilst the new buildings will have a floorspace of 426. Given that the previously developed part of this site is fairly extensive, measuring 5550 sqm (excluding the large field to the west), it is considered that an increase of approximately 914 square metres of building footprint constitutes a limited infilling of the site. The modernisation of the site, in light of the new regulations, is also to be welcomed and is a significant material consideration.

APPEARANCE AND AMENITY ISSUES

Block 1 will replace an existing building which currently houses 20 kennels and stables. The new building will be similar in length but will be wider, and different in appearance. It will house 50 kennels. This building will likely be the more visible of the new buildings, both from Birkenhead Road and the wider area. However, the building will only be 4.1 metres in height (to the ridge), with the main elevations being only 2.8 metres tall. In addition, the design of this building will be fairly agricultural in appearance, with the use of weatherboarding (in a soft green colour) for the elevations, ensuring that its appearance is suitable in this location. The existing building is finished in a render, but is in a fairly poor condition and the new building should therefore enhance the appearance of the site without having a detrimental impact upon the wider Green Belt.

Blocks 2 and 3 will be located on existing hardstanding which is currently for outdoor use by dogs, and will each house 28 kennels. Given the lower level of the site compared to the road, the tall boundary wall/fence and the minimal height of the buildings (maximum height of 4.1m), these buildings will have

minimal visual impact upon the street scene. Vegetation will mostly screen the buildings from the east, whilst existing buildings will almost completely screen these buildings from the rear and the west.

An additional consideration is that the nearest residential property is approximately 150 metres away, and this means that this is a good location for what is often a noise-intensive use. To ensure that the noise is kept to a minimum towards these properties, a condition has been attached to ensure that no ventilation (including open windows) is provided on the west elevation of the buildings.

As mentioned above, the site supports 22 jobs (12 full-time, 10 part-time) and it is reasonable to consider that there would be a reduction in this number of jobs should the number of kennels on the site be reduced significantly.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no habitable windows will be directly affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

An acceptable Flood Risk Assessment was submitted with the application, to which the Environment Agency had no objections subject to a condition, which has been attached.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed demolition of existing kennels and erection of three new kennel buildings is considered to constitute the limited infilling of a previously developed site which will not have an unacceptable adverse impact upon the openness of the Green Belt, and the proposal is therefore considered to comply with the National Planning Policy Framework.

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:-

The proposed demolition of existing kennels and erection of three new kennel buildings is considered to constitute the limited infilling of a previously developed site which will not have any greater impact on the openness of the Green Belt, and the proposal is therefore considered to comply with the National Planning Policy Framework.

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 30th January 2017 and listed as follows: 216313-03 Rev A; 216313-04 Rev A; 216313-05 Rev A; 216313-06 Rev A; 216313-07 Rev A.

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

3. The materials of the buildings hereby permitted shall be: Hardie Plank Weatherboarding (Mountain Sage); Rhino box profile insulated roofing sheets (Goosewing Grey), unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interest of visual amenity

4. Prior to Building 1 being brought into use, the kennels against the front boundary wall (shown as housing 44 kennels on Drawing 216313-07 Rev.A) shall be fully taken out of use with all doors taken off and wood removed, and shall be retained as such thereafter

Reason: For the avoidance of doubt

5. Prior to Building 2 or 3 being brought into use, the building marked as housing 15 kennels on Drawing 216313-07 Rev.A shall be demolished completely

Reason: For the avoidance of doubt

6. No ventilation shall be included on the west elevation of the buildings hereby permitted, and the windows on the west elevation of the buildings shall be non-opening unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties

7. The development shall only be carried out in accordance with the following mitigation measure:

i) Flood resilient construction methods to be incorporated in the proposed buildings.

Reason: To reduce the damages to the proposed buildings from the residual risk of flooding

Further Notes for Committee:

Last Comments By: 04/01/2017

Expiry Date: 30/01/2017