

Planning Committee

14 September 2017

Reference:
APP/17/00758

Area Team:
North Team

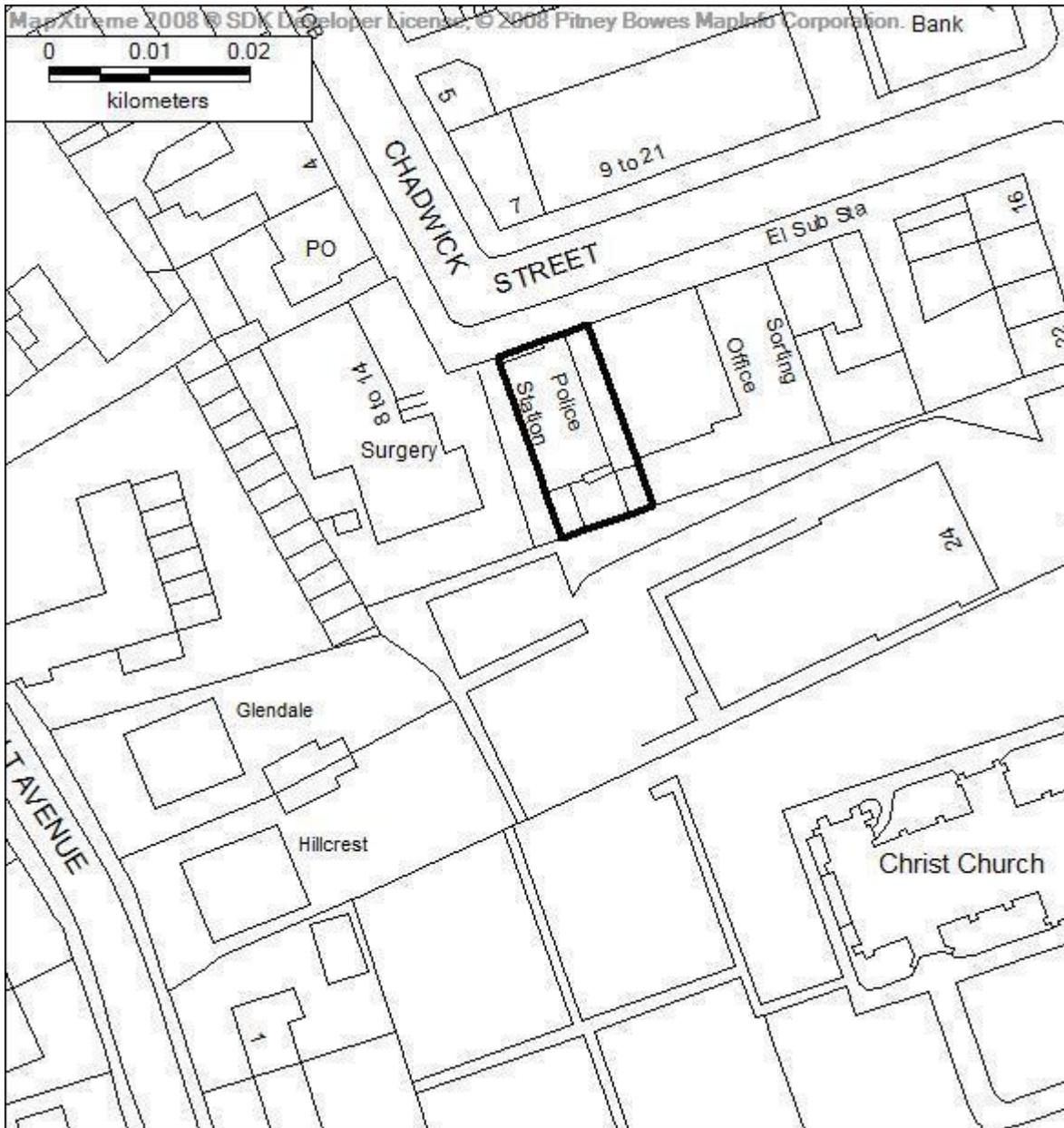
Case Officer:
Mr N Williams

Ward:
**Moreton West and
Saughall Massie**

Location: Moreton Police Station, CHADWICK STREET, MORETON, CH46 7TE
Proposal: Extension and conversion of former police station into 5 No. apartments and a commercial/retail unit (AMENDED PLAN)

Applicant: Collinstown Developments Ltd
Agent : LHGProjects

Site Plan:



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Development Plan designation:
Key Town Centre

Planning History:

Location: Moreton Police Station, Chadwick Street, Moreton. L46 7TE
Application Type: Full Planning Permission
Proposal: Alteration to front elevation and disabled access.
Application No: APP/95/05552
Decision Date: 16/06/1995
Decision Type: Approve

Location: Moreton Police Station, Chadwick Street, Moreton, Wirral, CH46 7TE
Application Type: Full Planning Permission
Proposal: Erection of a single-storey rear extension and first-floor extension
Application No: APP/03/07851
Decision Date: 28/03/2004
Decision Type: Approve

Location: Moreton Police Station, Chadwick Street, Moreton, Wirral, CH46 7TE
Application Type: Advertisement Consent
Proposal: Erection of 2 wall mounted illuminated signs.
Application No: ADV/05/05385
Decision Date: 12/04/2005
Decision Type: Approve

Summary Of Representations and Consultations Received:
REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 11 notifications were sent to adjoining properties initially, and were re-notified of the amendments, and a site notice was displayed near the site. At the time of writing, there had been 1 objection received, objecting on the grounds of insufficient parking.

CONSULTATIONS

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

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

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Blakeley requested that the application be taken out of delegation due to the lack of parking potentially damaging the shopping area by residents of the apartments using available spaces.

INTRODUCTION

The application is for the extension and conversion of the former Moreton police station into 5 No. apartments and a commercial unit.

The scheme originally proposed to change the whole building into residential use (for 6 apartments), but amended plans have been received to change one of the residential units to a commercial unit, which would be an A1 retail unit. The residential units are 2 No. two-bed apartments, and 3 No. one-bed apartments.

SITE AND SURROUNDINGS

The property is the former Moreton police station, a predominantly two-storey brick building located in Chadwick Street, which is designated as part of the Key Town Centre of Moreton. The surrounding area of Chadwick Street contains various other commercial and non-residential uses as befitting a town centre.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy SH1: Criteria for Development in Key Town Centres, Policy HS4: Criteria for New Housing Development, Policy HS13: Self-Contained Flat Conversions, TR9: Requirements for Off Street Parking & TR12: Requirements for Cycle Parking. Joint Waste Local Plan Policies WM8 and WM9. Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions, Supplementary Planning Document 4: Parking Standards, SPG42: Providing for Cyclists.

Policy CS26: Criteria for Development within Existing Centres in the emerging Core Strategy Local Plan and the National Planning Policy Framework will also be material considerations in the determination of this application.

APPEARANCE AND AMENITY ISSUES

Provision is made for town centre uses in UDP Policy SH1. This part of the Moreton Town Centre is not identified for contraction, therefore, the Council's approach through Policy CS26 in the emerging Core Strategy Local Plan is to retain commercial frontages at ground floor. CS26 permits residential development elsewhere outside the street level commercial frontage if acceptable amenity can be secured for future occupiers.

The retention of the front part of the ground-floor as commercial use in the shape of a small retail store, fronting onto Chadwick Street, will ensure that the proposal contributes towards the main function of Moreton Town Centre as a retail centre, and therefore will not harm the vitality and viability of it. The NPPF states that Local Planning Authorities should recognise that residential development can play an important role in ensuring the vitality of centres. It is therefore considered that utilising the rear of the ground-floor and the first-floor of this building for residential use will contribute positively to the vitality and viability of the town centre by increasing the population of the immediate area, resulting in a greater demand for the local amenities in the area.

The proposed extension will be located to the rear of the building, and will constitute a first-floor extension above an existing single-storey part of the building. Part of this projects past the main side elevation, and the proposed extension will therefore be visible on the street scene - albeit set back from the front of the site. The extension has been designed in a similar way to the existing building, with a flat-roof and minimal detailing and this will result in it being in keeping with the existing building and having minimal visual impact upon the character and appearance of the area.

The properties on either side are commercial and there is a church to the rear of the site, meaning that no existing habitable windows will be directly impacted upon. The majority of habitable windows will be on the west elevation, and whilst some of these windows will be within 10 metres of the adjacent building, given the dense nature of the area this is considered to be acceptable, with each habitable room being afforded a standard window which offers sufficient outlook.

It is considered that the proposed development would, therefore, not harm the viability or vitality of Moreton Town Centre, nor would it have an unacceptable adverse impact upon adjacent sites. and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy SH1, HS4 and HS13, Supplementary Planning Documents 2 and 4, and the National Planning Policy Framework.

SEPARATION DISTANCES

Separation distances are discussed in more detail above.

HIGHWAY/TRAFFIC IMPLICATIONS

The site is within a sustainable location close to a number of bus routes and fairly near to a train station. The lack of any dedicated parking for the proposed units is therefore considered to be acceptable in this instance and does not warrant refusal of the application.

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 proposed development will therefore not harm the viability or vitality of Moreton Town Centre, nor will it have an unacceptable adverse impact upon adjacent sites and the proposal is therefore considered to be acceptable having regard to with Wirral Unitary Development Plan Policies SH1, HS4 and HS13, TR9 & TR12; Joint Waste Local Plan Policies WM8 & WM9; Policy CS26 in the emerging Core Strategy Local Plan, Supplementary Planning Documents 2 and 4, SPG42 and the National Planning Policy Framework subject to conditions.

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 development will therefore not harm the viability or vitality of Moreton Town Centre, nor will it have an unacceptable adverse impact upon adjacent sites and the proposal is therefore considered to be acceptable having regard to Wirral Unitary Development Plan Policies SH1, HS4 and HS13, TR9 & TR12; Joint Waste Local Plan Policies WM8 & WM9; Policy CS26 in the emerging Core Strategy Local Plan Supplementary Planning Documents 2 and 4, SPG42 and 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 20th June 2017 and listed as: 488.001; 488.002 and the amended plans received on 18th July 2017 and listed as follows: 488.003 Revision A; 488.004 Revision A

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

3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

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. PRIOR TO COMMENCEMENT OF DEVELOPMENT, a full scheme of works for the reinstatement to standard footway levels of any existing vehicles accesses from the highway that are rendered obsolete by the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme

Reason: In the interest of highway safety

5. The retail premises hereby permitted shall not be open between the hours of 21:00 and

08:00 hours

Reason: In the interests of amenity

6. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan and Supplementary Planning Guidance Note 42: Providing for Cyclists.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works shall be undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. The submission of a Section 50 Highway Opening Notice is required prior to the commencement of any works on the adopted highway. You should contact the Council's Highway Management Team via www.wirral.gov.uk prior to the commencement of development for further information.

Last Comments By: 06/09/2017

Expiry Date: 15/08/2017