

Planning Committee

31 May 2018

Reference:
APP/18/00330

Area Team:
North Team

Case Officer:
Mr B Pratley

Ward:
Seacombe

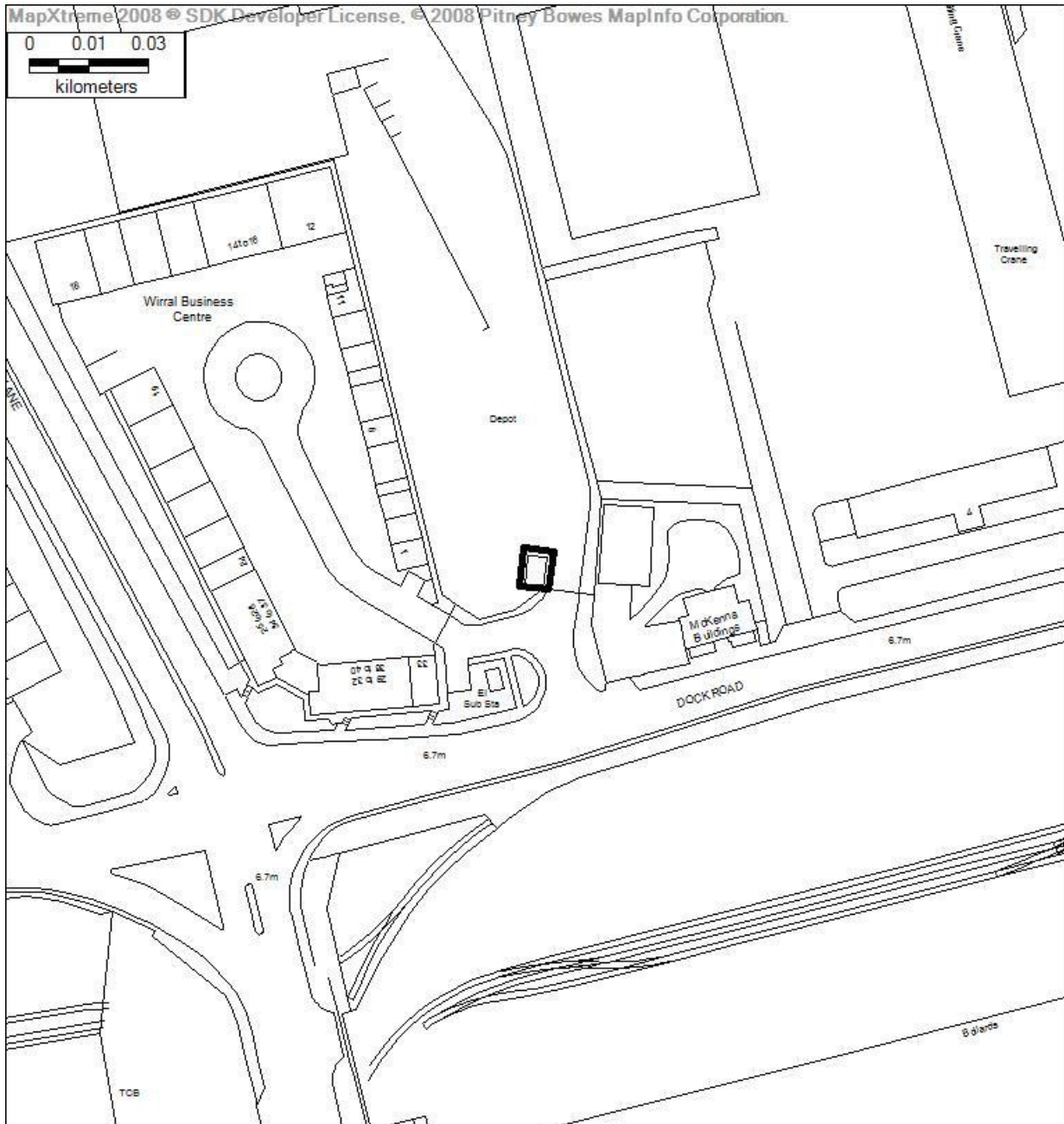
Location: The Gatehouse, Wirral Business Centre, Dock Road, Wallasey, Merseyside, Wirral, CH41 1JW

Proposal: Change of use of The Gatehouse at Wirral Business Centre to a takeaway snack bar (Retrospective application).

Applicant: Mr Nicholas Rees

Agent : N/A

Site Plan:



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Development Plan designation:

Primarily Industrial Area

Planning History:

Location: The Gate House, Wirral Business Centre, Dock Road, Poulton. L41 1JW
Application Type: Full Planning Permission
Proposal: Retention of portacabin.
Application No: APP/92/06614
Decision Date: 20/11/1992
Decision Type: Approve

Location: The Lodge, (formerly The Gate House), Wirral Business Centre, Gorse
Lane, Poulton
Application Type: Full Planning Permission
Proposal: Extension of temporary planning permission APP/92/6614 to allow the
retention of a portacabin.
Application No: APP/94/06190
Decision Date: 14/10/1994
Decision Type: Approve

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

Having regard to the Council's Guidance on Publicity for Applications 2 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:

Highways - No objection

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

The proposal represents a departure from the Wirral Unitary Development Plan.

INTRODUCTION

The application is for the change of use of a gate house at a business centre to a take-away snack bar.

PRINCIPLE OF DEVELOPMENT

The proposed development is a departure from the Wirral Unitary development plan, as the site is identified as a Primarily Industrial Area on the UDP Proposals map and UDP Policy EM8 only makes provision for employment development within Use Classes B1, B2 and B8 and alterations to existing businesses to protect employment land from other forms of development. Material considerations must be identified to outweigh the provisions of the statutory development plan in favour of the application before planning permission could be granted.

SITE AND SURROUNDINGS

The site consists of a former gatehouse at the entrance to the Wirral Business Centre. It was previously used as a snack bar, without planning permission, by a previous operator but is currently vacant. The site is located within a Primarily Industrial Area and the surrounding uses are industrial/commercial in nature.

POLICY CONTEXT

The proposal falls to be assessed against Wirral's UDP Policies URN1 (Development and Urban Regeneration) and EM8 (Development within Primarily Industrial Areas) and the National Planning Policy Framework (NPPF).

The site is designated as part of a Primarily Industrial Area as shown on the Unitary Development Plan (UDP) Proposals Map. Strategic UDP Policy URN1 seeks to ensure full and effective use of land is

made within urban areas. This should be read in conjunction with UDP Policy EM8, which makes provision for uses within Use Classes B1, B2 and B8 and proposals for the reconstruction, extension or expansion of existing business. Thus the proposal for a snack bar/take-away is a departure from the UDP and has been advertised as such.

Loss of employment land

This proposal is for the re-use of a relatively small gatehouse (33 square metres). The overall use of the site will remain in employment use. The use is considered to be compatible with the character of the surrounding area, would not restrict operation of other employment uses, and an ongoing supply of available, suitable, employment land would be retained.

Sequential test and impact assessment

Paragraph 24 of the NPPF states that, "Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan". Guidance in NPPG paragraph 11 ID: 2b-011-20140306 indicates that the use of the sequential test should recognise that certain town centre uses have particular market and locational requirements, which means they may only be located in specific locations. Robust justification must be provided where this is the case. In this particular case, the proposal is only likely to serve a specific localised need, principally serving workers from within the surrounding employment sites. The scale of the proposed use at 33 square metres is very small and it is considered that this is unlikely to have an impact on other snack-bar/take-aways situated beyond the site in centres at Birkenhead, Liscard and Seacombe. The NPPF states that an impact assessment should be provided for proposals with a floor space of 2,500m² gross. The application proposal, at 33 square metres, is well below this limit.

APPEARANCE AND AMENITY ISSUES

No elevational drawings have been submitted with this application as it is understood that no external changes to the building will be made.

The nearest residential dwellings are over 300 metres from the application site and therefore amenity issues will not arise.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

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

It is considered that the use of the gatehouse as a snack bar/take-away will not inhibit the wider employment use of the site. The scale of the proposal is very small and unlikely to have an impact on other snack-bar/take-aways situated beyond the site in centres at Birkenhead, Liscard and Seacombe. The proposal is therefore considered to be acceptable under Wirral's UDP Policies URN1 (Development and Urban Regeneration) and National Planning Guidance.

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:-

It is considered that the use of the gatehouse as a snack bar/take-away will not inhibit the wider employment use of the site. The scale of the proposal is very small and unlikely to have an impact on

other snack-bar/take-aways situated beyond the site in centres at Birkenhead, Liscard and Seacombe. The proposal is therefore considered to be in accordance with Wirral's UDP Policies URN1 (Development and Urban Regeneration) and EM8 (Development within Primarily Industrial Areas) and the National Planning Policy Framework.

Recommended Decision: **Approve**

Last Comments By: 13/04/2018
Expiry Date: 02/05/2018