

Planning Committee

19 July 2018

Reference:
APP/18/00082

Area Team:
South Team

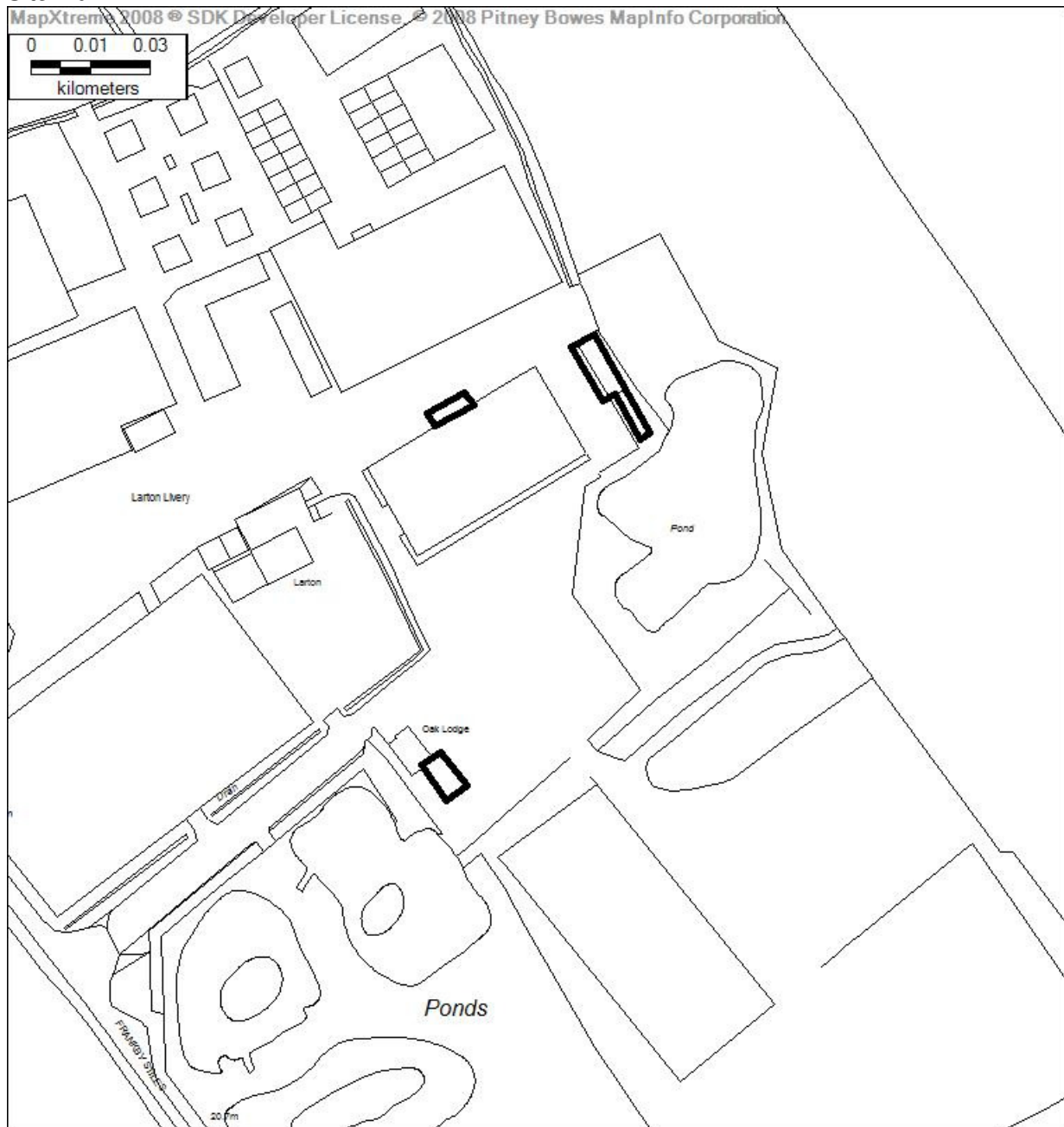
Case Officer:
Mr N Williams

Ward:
Greasby Frankby & Irby

Location: Larton Livery, FRANKBY STILES, FRANKBY
Proposal: Alteration and extension of existing building (Building 1), together with its continued use as chapel, pet crematorium and storage; alterations to Building 2 to be used as a hairdressers; and construction of a new storage building (Building 3)

Applicant: Larton Livery
Agent : CS-PES Planning Consultant

Site Plan:



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Development Plan designation:

Green Belt

Planning History:

- Location: Larton Stables ,Frankby Road ,Frankby,L48 1PF
Application Type: Full Planning Permission
Proposal: Use of land and existing buildings for grazing and stabling of horses
Application No: APP/78/10937
Decision Date: 11/12/1978
Decision Type: Approve
- Location: Larton Livery Stables,,Frankby Road,,Newton,,L48 1PL.
Application Type: Full Planning Permission
Proposal: Erection of indoor riding ring at Larton Livery Stables, Newton.
Application No: APP/79/14136
Decision Date: 22/07/1980
Decision Type: Approve
- Location: Larton Livery Stables, The Stiles, Frankby Road, Frankby. L48 1PL
Application Type: Full Planning Permission
Proposal: Use of covered riding ring without compliance with Condition 4 attached to planning approval W/APP/14136/N and Condition 2 attached to planning approval. W/DLS/19891/N, for riding school, horse shows and other commercial equestrian activities, use of part
Application No: APP/85/05762
Decision Date: 28/01/1986
Decision Type: Refuse
- Location: Larton Livery Stables, Frankby Road, Frankby, Wirral, CH48 9UT
Application Type: Lawful Development Certificate Existing
Proposal: Application for a Certificate of Lawfulness for the parking of caravans and storage of buses.
Application No: LDC/96/06415
Decision Date: 25/06/2004
Decision Type: Refuse
- Location: Larton Livery, Frankby Stiles, Frankby, Wirral, CH48 1PL
Application Type: Lawful Development Certificate Existing
Proposal: Lawful development certificate for an existing use as retail of animal foods, livery, riding school, fishing and storage of vehicle/caravans (137 units)
Application No: LDC/05/05238
Decision Date: 11/12/2007
Decision Type: Approve
- Location: Larton Livery Stables, Frankby Stiles, Frankby, Wirral , CH48 1PL
Application Type: Full Planning Permission
Proposal: Retention of log cabin to provide a key workers dwelling
Application No: APP/08/06540
Decision Date: 28/10/2011
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 9 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 comment received expressing concern about increased traffic.

CONSULTATIONS

Highways - No objection

Environmental Health - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is a departure from the Unitary Development Plan.

INTRODUCTION

The application is for the following:

- Alteration and extension of existing building (Building 1), together with its continued use as chapel, pet crematorium and storage;
- Alterations to 'Building 2' to be used as a hairdressers;
- Construction of a new storage building (Building 3).

Each of these has already been carried out and the application is therefore retrospective.

SITE AND SURROUNDINGS

The application site is a large complex named Larton Livery which is set within the Green Belt, and accessed via Frankby Stiles, off Frankby Road. Together with the livery, the site contains a number of other established buildings and uses, including a large pet food retail store, equestrian centre, caravan storage and fishing ponds.

POLICY CONTEXT

As the site is within the Green Belt, the proposal is subject to Wirral Unitary Development Plan (UDP) Policy GB2: Guidelines for Development in the Green Belt. Policy GB2 states that there is a general presumption against inappropriate development in the Green Belt – appropriate development shall not damage visual amenities of the Green Belt by virtue of its siting, materials or design. There is no provision allowed within this policy for extensions to non-domestic buildings, and this proposal is therefore contrary to this policy.

The guidance in the National Planning Policy Framework (NPPF) is also directly relevant in this case. When considering any planning application, local authorities should ensure that that substantial weight is given to any harm to the Green Belt (paragraph 88). Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate, other than for certain exceptions. Exceptions include: "the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building; or the limited infilling of previously developed site (brownfield land) which would not have a greater impact on the openness of the Green Belt and purpose of including land within it."

In this instance, the site is used primarily for a livery, equestrian centre, pet sales and storage of caravans and therefore constitutes previously developed land, within which, limited infilling is considered to be acceptable.

APPEARANCE AND AMENITY ISSUES

Building 1

Building 1 consists of a small chapel building which the applicant states has operated as a pet crematorium for approximately 7 years, together with an adjoined set of containers. The application relates to the continued use of the structures for a pet crematorium, chapel and storage, and an increase in height to the top of the containers to create further storage.

As noted, there is an existing, large pet shop within the Larton Livery complex and the operation of a pet crematorium is considered linked somewhat to this. The use for a crematorium within this location is considered to be suitable given the widespread use of the site. In terms of scale, the alterations are fairly minimal and the building will be smaller than both the pet store and the adjacent equestrian centre. It is located within the main built envelope of the site and when viewed from the wider countryside, the

increase in height of this structure blends into the background of the adjacent, larger buildings.

Building 2

Building 2 forms part of a container which is predominantly used to store straw and hay. It is located between the much larger equestrian centre and pet store. This application relates to the conversion of a small room at the end of the container into a hairdressing business. This room measures approximately 2.4 metres by 2.1 metres and is therefore extremely small scale. It is unlikely that this use will increase visits to the site and it is more likely that custom will be from existing customers who are visiting the site for another primary reason.

Building 3

Building 3 is a new storage building which is located towards the southern part of the site. It has been constructed adjacent to an existing area of hardstanding which is used for the storage of caravans and is generally screened from outside the site by larger, established buildings and mature trees and vegetation. The building has been built in stone and visually is a fairly attractive building.

This building measures 12.4 metres by 5 metres and is single-storey. In comparison to other, substantial buildings on the site, this building is only small and has minimal visual impact upon the character of the site.

Overall, it is considered that these developments constitute the limited infilling of a previously developed site, especially compared to the significantly larger existing buildings, structures and uses on the site. It is not considered that they have a greater impact upon the openness of the Green Belt and the purpose of including land within it and is therefore considered to be acceptable.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

It is not considered that there are any sustainable reasons to refuse the application on highway grounds.

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

In conclusion, the developments subject of this application are considered to constitute the limited infilling of a previously developed site that does not have a greater impact upon the openness of the Green Belt or the purpose of including this land within the Green Belt. The proposal is therefore considered to be acceptable and complies 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 developments subject of this application are considered to constitute the limited infilling of a previously developed site that does not have a greater impact upon the openness of the Green Belt or the purpose of including this land within the Green Belt. The proposal is therefore considered to be acceptable and complies with the National Planning Policy Framework.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th January 2018 and listed as follows: 001; 002; 003; 004; 005; 006

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

2. Building 2 shall be used only for the purpose of hairdressing and for no other purposes of Use Class A1 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended nor for any other purpose without the prior permission of the Local Planning Authority.

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

Further Notes for Committee:

Last Comments By: 07/03/2018

Expiry Date: 13/03/2018