

Planning Committee

04 January 2011

Reference:
APP/10/00466

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
**Moreton West and
Saughall Massie**

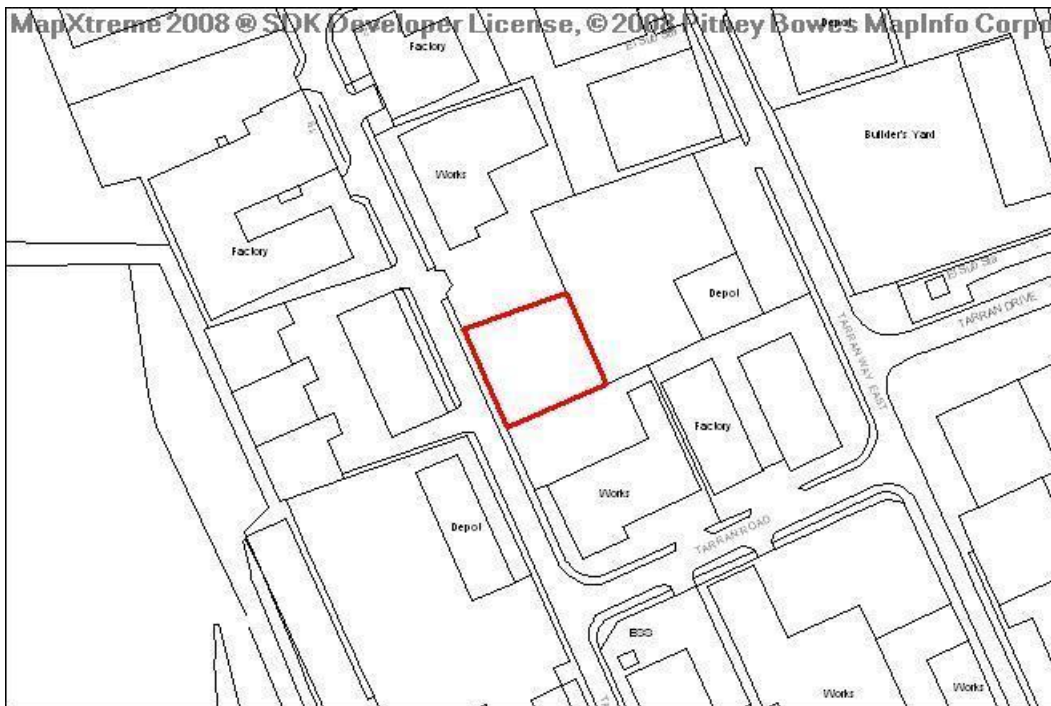
Location:
Proposal:

Selwyn Construction, TARRAN ROAD, MORETON, CH46 4TU
The proposed development entails the construction of a new raised 3 storey commercial office facility with ground floor parking. The land was originally purchased by Selwyn Construction Engineering Ltd 30 years ago with the view of expansion of their existing business. The business is now in a position where it requires additional office facilities to enable this growth. This development will provide extra employment opportunities for office and construction staff.

Applicant:
Agent :

RDG Engineering Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

APP/76/04707 Residential development 400 dwellings Refused 23/09/1976

APP/77/06966 Light industrial estate extension A/C 14/06/1977

APP/79/11834 Erection of building for light engineering A/C 22/05/1979

APP/83/23155 Single storey industrial unit A/C 25/08/1983

APP/87/0602706027 Erection of a first floor extension Approve 06/08/1987

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A total of 7 letters of notification have been sent to properties in the area and a site notice was displayed on a lamp post on Tarran Road. At the time of writing this report no objections have been received.

CONSULTATIONS

The Director of Technical Services, Traffic Management had no objection to the proposal. The Director of Law, HR and Asset Management, Pollution Control had no objection to the proposal. The Environment Agency had no objection to the proposal.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is designated as small scale major and is referred to Planning Committee under the Scheme of Delegation.

INTRODUCTION

The application proposes a 3 storey commercial office facility incorporating ground floor parking. The land was originally purchased by Selwyn Construction Engineering Ltd 30 years ago with the view of expansion of their existing business, which is located on the adjoining site. The business is now in a position where it requires additional office facilities to enable this growth. This development will provide extra employment opportunities for office and construction staff.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle. UDP policy EM8 outlines offices (other than those within Use Class A2) will be permitted within Primarily Industrial Areas.

SITE AND SURROUNDINGS

The site is situated within the centre of an industrial estate, designated as a Primarily Industrial Area, which comprises of two-storey and single-storey industrial units with 2m high palisade fencing to the boundaries.

POLICY CONTEXT

The application shall be assessed against policy EM8 Development within Primarily Industrial Areas of the adopted Wirral Unitary Development Plan and Planning Policy Statement 4: Planning for Economic Development. PPS4 identifies such office development as a main town centre use. The applicant has submitted a statement identifying that the need for the development arises from the consolidation and expansion of the existing business - the building would provide space for the existing administrative and professional services departments of Selwyn Construction Limited (SCE). Policy EC14 of PPS4 makes it clear that town centre policies of the PPS do not apply to planning applications for main town centre uses where they are ancillary to other uses. Where office development is ancillary to other forms of economic development not located in the town centre there should be no requirement for such offices to be located in the town centre. Consideration must also be given to whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions including the impact on economic and physical regeneration. In this instance the land is vacant, and the proposal is for the expansion of the adjoining business, Selwyn Construction Limited. It is considered that the design proposed would present an improvement to the character and quality of the Primarily Industrial Area.

APPEARANCE AND AMENITY ISSUES

Industrial units for B1 Business Use are generally an acceptable use on land designated Primarily Industrial Area. It is considered the proposal represents an improvement to the site, by encouraging economic growth. A business plan was submitted with the application regarding the expansion of the business and the relocation of the offices from Solihull to the Wirral. It is considered necessary to condition the use be limited to Use Class B1 Business (offices not within Class A2) to ensure the continued designation of the site as Primarily Industrial Area. Whilst the scale of the building is taller than the surrounding developments, policy EM8 does not place significant weight on the character of the area. As the proposal is within the centre of the site, it will have little impact on the surrounding

area. It is not considered necessary to place limitations on the hours of use. The proposal complies with the principles of policy EM8 and is recommended for approval.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

A Transport Statement was submitted with the application. The Director of Technical Services (Traffic Management) had no objection to the proposal. The proposed number of parking spaces does not exceed the maximum limits as set out in SPD4. There are parking restrictions protecting the surrounding junctions. It is considered there are no significant highway safety implications arising from the proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The site is designated as a Flood Zone 3 as shown on the Environment Agency's Flood Maps. The Environment Agency had no objection to the proposal and suggested conditions to limit surface water run-off and incorporating flood-proofing measures. The applicant has provided a Flood Risk Assessment highlighting the use of Sustainable Urban Drainage Systems (SUDS). Conditions to secure these measures are considered reasonable and necessary given the designation of the land. The plans indicate proposed routes for escape (drwg 1008-25.0-109) which the EA did not comment on.

The Director of Law, HR and Asset Management (Housing & Environmental Protection Division) was consulted and had no objection to the proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is acceptable in regards to use and scale, and complies with relevant policy EM8 of the adopted Wirral Unitary Development Plan. The scheme represents an opportunity for the expansion and consolidation of an existing business, and considerable weight has been given to the economic benefits of the scheme. The proposal is considered to comply with PPS4.

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

The scheme represents an opportunity for the expansion and consolidation of an existing business, and considerable weight has been given to the economic benefits of the scheme. The proposal is acceptable in regards to use and scale, and complies with relevant policy EM8 of the adopted Wirral Unitary Development Plan and Planning Policy Statement 4.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

2. The premises shall be used only for purposes within Use Class B1 as defined in the Town

and Country Planning (Use Classes) Order 1987.

Reason: No separate use should commence without the prior approval of the Local Planning Authority in order to ensure that use of the premises does not prejudice the amenity of the area and conforms with Council's policies.

3. Notwithstanding the detail shown in drawing no. 1008-25.0-106, the development hereby permitted shall not be commenced until such time as a scheme to limit surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water at the site.

4. The development shall not be commenced until such time as a scheme to incorporate flood-proofing measures in the proposed development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.

Reason: To reduce the impact of potential flooding on the proposed development.

5. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety having regard to UDP Policy TR12.

Last Comments By: 23/12/2010 12:12:14
Expiry Date: 24/12/2010