

Committee: **PLANNING**

Date of Meeting: **18 August 2010**

Title of Report: **S/2010/0862**
Bartlett House, Parkhaven Trust, Liverpool
Road South, Maghull
(Park Ward)

Proposal: Erection of a single storey day care / respite care centre, after demolition of the existing Bartlett House, including the layout of hard and soft landscaped areas

Applicant: Parkhaven Trust

Executive Summary

This application seeks consent for a specialist dementia day care centre and respite care facility to replace an existing 3 storey building, Bartlett House. The planning issues concern the principle of this development on greenspace, design issues and other issues raised by the Town Council.

Recommendation(s) Approval

Justification

The proposed dementia care facility is part of an ongoing programme for modernisation of the Parkhaven Trust site and is considered acceptable in the context of UDP policies and all other material considerations.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. M-2 Materials (sample)
4. H-6 Vehicle parking and manoeuvring
5. H-7 Cycle parking
6. H-9 Travel Plan required
7. L-1 Protection of trees
8. L-4 Landscape Implementation
9. S106 Agreement
10. S-1 Site Waste Management Plan

Reasons

1. RT-1

2. RX1
3. RM-2
4. RH-6
5. RH-7
6. RH-9
7. RL-1
8. RL-4
9. R106
10. RS-1

Notes

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 934 4175 or development.control@technical.sefton.gov.uk for further information.
2. In respect of the requirement for a Travel Plan, the developer should be advised to contact Stephen Birch (Strategic Transportation & Planning Unit) on 0151 934 4225.

Drawing Numbers

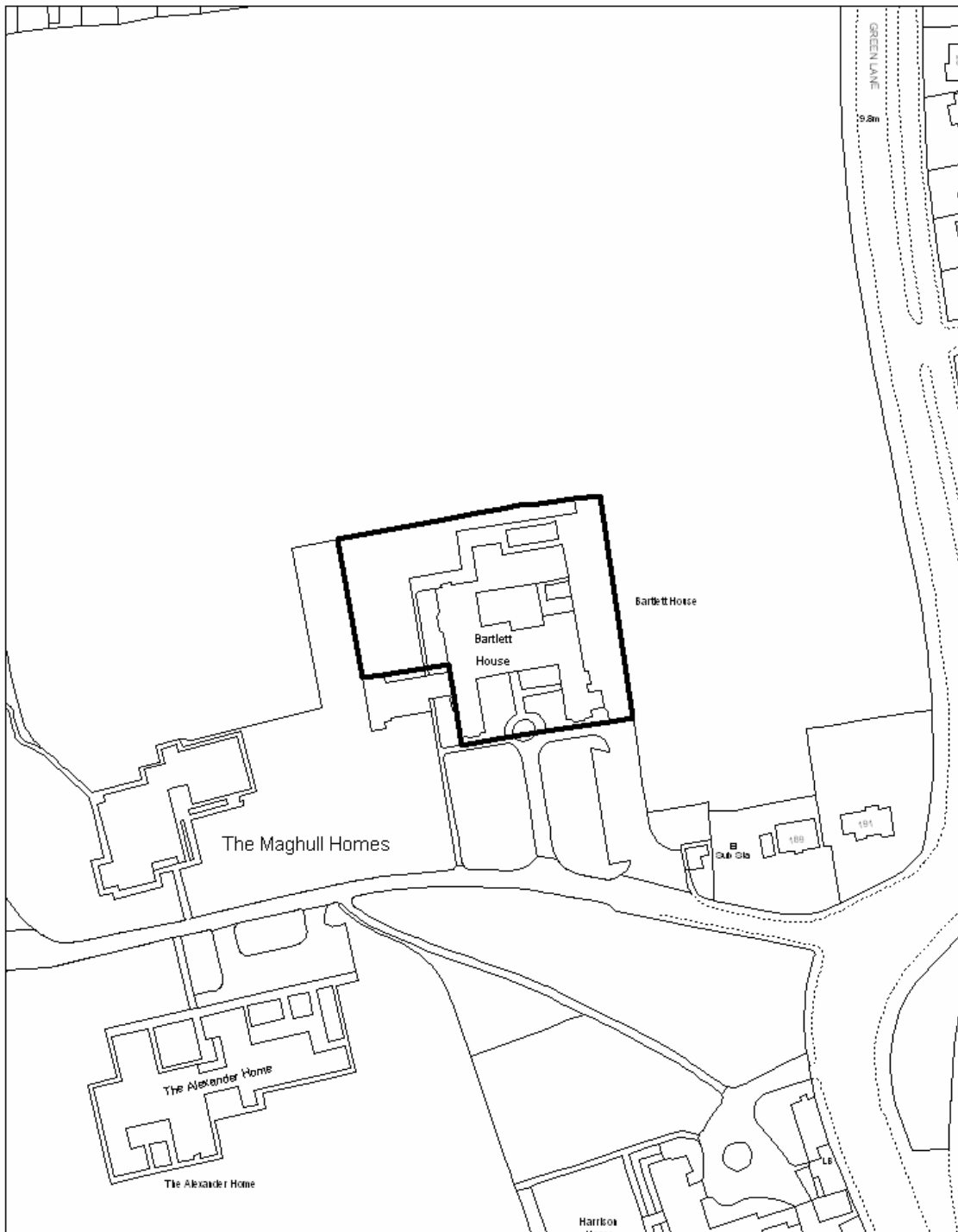
to be advised

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council
Planning & Economic
Regeneration Department
 Andy Wallis - Director
Planning & Economic Regeneration is part of the
 Regeneration & Environmental Services Directorate

S/2010/0862
 Bartlett House,
 Parkhaven Trust, Liverpool Road South
 Maghull

OSGR: 336984, 402140	Sheet(s): 1938, 192D	Area: 3349 sqm
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Standard Site Plan
 Scale: 1:1250
 Date: 3/8/2010
 Drawn By: EBERT on

Ward(s): Park
 Postcode Sector(s): L31 8
 Polling District(s): BA, BS
 Parish(es): Maghull Cp

The Site

The site lies within the grounds of Parkhaven Trust and is currently occupied by Bartlett House which is a relatively modern 3 storey building, now vacant.

Proposal

Erection of a single storey day care / respite care centre, after demolition of the existing Bartlett House, including the layout of hard and soft landscaped areas.

History

- S/2007/1081 - Erection of extra care accommodation, comprising 24 apartments and day centre and allotments - Approved 14/02/08
- S/2009/0404 - Erection of extra care accommodation comprising 24 apartments and allotments - Approved 23/07/2009
- S/2009/1113 - Removal of Condition 1 pursuant to planning permission S/2007/0464 approved 09/07/2007 to allow the surgery to remain on the site permanently – approved 23/06/10
- S/2009/0151 - Layout of 6 additional parking bays for use by GP practice - approved 14/04/09
- S/2009/0036 - Conversion of 5 bedrooms as extension of GP surgery - Approved 23/02/09
- S/2007/0464 - Change of use for a temporary period from residential accommodation to a GP surgery - approved 09/07/07
- S/2007/0244 - 11 car parking bays - approved 15/05/07

Consultations

Environmental Protection –no objections

Highways Development Control - In terms of the impact that this development will have on the surrounding highway network, there will be no noticeable difference as the levels of traffic, which are likely to be generated by this development, will be fairly low.

Other than four additional parking spaces for use by disabled persons there will be no additional car parking provided. Whilst it is acknowledged that not all users of the facility would consider cycling to be a viable form of transport, some secure cycle parking for use by staff and visitors will be provided close to the main entrance to the building.

Adequate provision for servicing has been incorporated into the layout.

The previous planning applications on this site have been supported by a generic Travel Plan for the Primary Care Trust, which was not site specific and as such was not satisfactory. It will now be necessary both as part of the previous applications and this current application to develop a Travel Plan for the Parkhaven Trust site, taking account of the various facilities which are provided at this site. An appropriate condition will need to be attached to any approval notice in order to secure this.

In view of the above, I have no objection to the proposal, subject to conditions and informatives being attached to any approval:-

Maghull Town Council - objects on grounds that

- no pre-consultation carried out
- loss of façade of Bartlett House and modern design out of character
- would like a contribution to the pedestrian crossing at Sefton Lane

Neighbour Representations

Last date for replies: 18/08

Site notice -3/08

Press

Policy

The application site is situated in an area allocated as greenspace on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
G1	Protection of Urban Greenspace
G2	Improving Public Access to Urban Greenspace

Comments

Context

This application is part of an ongoing sequence of proposals for rebranding the Parkhaven Trust site for dementia care. Planning permission was granted in 2008 for a development of 24 care apartments and a day centre (S/2007/ 1081) and as part of that proposal the existing run-down day care centre was required to be removed. This was part of a package of measures to reconfigure the Parkhaven Trust site and offer greenspace benefits and more public access. For funding reasons the day care centre was subsequently excluded from the care apartment development which are

now being constructed on land to the side/rear of Bartlett House. At the time of the initial proposal Bartlett House was expected to be taken by another institutional/educational use. One single storey wing of Bartlett house has since been approved as a doctor's surgery initially on a temporary basis but now permanent.

The present application seeks to demolish Bartlett House and redevelop the site for a single storey day care/respice care facility. That part of the building which is now the doctor's surgery would remain. The purpose built dementia care/respice care facility would take the form of a courtyard development that would replace the day centre on the site and provide a specialist dementia service for people of all ages.

The issues concern the principle of the development on greenspace, design, access and detailed site planning considerations. The issue of loss of the building known as Bartlett House will also be considered although this does not require planning permission.

Greenspace

The proposal replaces an existing building on the site which has a greater presence as a result of its height. It is part of an overall scheme which allows for the removal of the existing day care centre and the restoration of that site to greenspace. The proposals can therefore be considered to comply with UDP Policy G1 in that it relates to an existing use of the site, provides an improvement to the overall greenspace and replaces a building on a similar footprint but reduced height.

Design

The proposed day care centre is purpose designed and presents a contemporary design which would sit comfortably alongside the retained doctor's surgery. It would be constructed of buff brick and timber with shallow pitched roofs of metal and artificial slate. The proposed development has a pleasing design and includes many environmental features (including suntubes, grey rainwater collection and the possibility of solar hot water panels) as well as design features to assist people with dementia.

Maghull Town Council has raised concern about the loss of the façade of the existing Bartlett houses. The applicant has considered whether the existing building could be used for the development but concluded that the special requirements for dementia care required a purpose designed solution on one level. The existing 3 storey building is not suitable for conversion. However, the front entrance will be removed and repositioned as a seating feature on the gable end of the doctor's surgery which adjoins the garden hence maintaining the presence of this architectural feature on site. Bartlett House itself is typical of institutional use but, apart from one or two individual features does not have particular merit and planning permission is not required for its demolition. The new facility marks a continuity of use of the site for purposes connected with mental health issues.

The comments made by the town council about modern design are noted. However the building would sit alongside a single storey doctor's surgery and the new apartments to the rear are low and of modern design. A good, but low contemporary

design is therefore considered fully appropriate to this location.

Landscaping and trees

The proposed landscaping plans create an attractive rear garden for users with existing and new planting around the perimeter.

The proposals involve the removal of a small number of trees which would be replaced 2 for 1 trees are therefore required on the basis of the new floorspace amounting to 16 new trees. The location for these, or provision of a commuted sum, is under consideration by the applicant and will be reported at the meeting. The size of building does not require greenspace contribution and in any case is part of an overall proposal to improve greenspace.

Other issues

Maghull Town Council has raised issues concerning consultation and contributions to a nearby pedestrian crossing. In terms of consultation, the development did not require advance consultation but nearby residents have been aware for some time that a new day centre was planned. The development does not impinge on any immediate neighbours.

In respect of the pedestrian crossing the anticipated traffic and pedestrian movement could not justify requiring a contribution to improvement especially since there is already a day care centre on site. This represents an approved application for a replacement and the removal of Bartlett House. However the matter has been raised with Parkhaven Trust to make them aware of local concerns.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**