

Committee: **PLANNING**

Date of Meeting: **15 September 2010**

Title of Report: **S/2010/0855 & 0856**
Land and premises between Well Lane and Litherland Road adjacent to 25 Well Lane, Bootle
(Derby Ward)

Proposal: Extension of Time to planning application S/2005/0309 approved 08/07/2005 for demolition of existing buildings and erection of two apartment blocks (91 dwellings in total) together with car parking provision and associated works

Applicant: Carriage Grove Developments Limited

Executive Summary

These applications seek renewal of two applications in respect of the site between Well Lane and Litherland Road. The overall proposal is for a development of 98 units in a scheme which is of contemporary design and a height between 3 and 5 storeys. The planning issues concern any changes to the planning circumstances since the original approvals.

Recommendation(s) Approval

Justification

Taking into account the requirements of UDP Policies and all other material considerations the renewal of this application is acceptable.

Conditions

S/2010/0855

1. T-1 Full Planning Permission Time Limit
2. Before the development commences a detailed survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each block shall be submitted to and agreed in writing by the Local Planning Authority.
3. M-2 Materials (sample)
4. M-6 Piling
5. Before the development is commenced, details of boundary treatments shall be submitted to and approved by the Local Planning Authority. The agreed boundary treatment shall then be completed before occupation or in accordance with an agreed timetable.
6. All hard and soft landscaping works shall be carried out in accordance with the

approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with other of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

7. Before the development is commenced, a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved by the Local Planning Authority. This shall include details of the arrangements for implementation and shall be carried out in full.
8. No part of the development shall be occupied until off street parking provision has been constructed, surfaced, sealed and made available in accordance with the approved plans. This parking area shall then be retained and permanently reserved for the parking of vehicles.
9. H-7 Cycle parking
10. The development shall meet the requirements of Code 3 Sustainable Homes and Lifetime Homes.
11. D10 Drainage
12. S-1 Site Waste Management Plan
13. H10 Access before occupation
14. H-4 Visibility splay (pedestrians)
15. No part of the development shall be occupied until the existing vehicular accesses to Litherland Road and Well Lane are effectively and permanently closed and the footway reinstated to match the footway to each side of the access.
16. Con-1 Site Characterisation
17. Con- 2 Submission of Remediation Strategy
18. Con-3 Implementation of Approved Remediation Strategy
19. Con-4 Verification Report
20. Con-5 Reporting of Unexpected Contamination
21. Before any development is commenced a scheme for protecting the proposed dwelling from noise from the Public House shall be submitted to and approved by the Local Planning Authority. Any works, which form part of the scheme, shall be completed before any of the permitted dwellings are occupied.
22. Prior to the commencement of development a specification (including plans) of all windows and window reveals, balconies, brick, zinc, and wood panels shall be submitted to and approved as satisfactory to the Local Planning Authority. The development shall be carried out in accordance with the approved plans and specification.
23. Notwithstanding the submitted plans, prior to the commencement of development, a revised specification/design for the boundary wall treatments and gates to the Well Lane and Litherland Road frontage shall be submitted to and approved as satisfactory by the Local Planning Authority.
24. The development shall be carried out contemporaneously with the scheme to be agreed on the adjoining site at 60 Well Lane.

25. S106 Agreement
26. At least 30% of the dwellings hereby permitted shall be used exclusively for social rented housing for which guideline target rents will be determined in accordance with the Housing Corporation Regulatory Circular 'Rent influencing regime - implementing the rent restructure framework' or any such changes/updates to it as are subsequently approved by the Housing Corporation/HCA.
27. X1 Compliance

Reasons

1. RT-1
2. In the interests of privacy and neighbouring residential properties and to comply with Sefton UDP Policy
3. RM-2
4. RM-6
5. In the interests of privacy and visual amenity and to comply with Sefton UDP Policies CS3, DQ1 and HC1.
6. In the interests of visual amenity and conservation and to comply with Sefton UDP Policies CS3, DQ1 and DQ3.
7. In the interests of visual amenity and conservation and to comply with Sefton UDP Policy CS3.
8. To ensure that adequate and satisfactory provision is made for off-street parking of vehicles to comply with Sefton UDP Policies CS3, DQ1 and AD2.
9. RH-7
10. In the interests of sustainability and to comply with Sefton UDP Policy CS3.
11. RD10
12. RS-1
13. RH3
14. RH-4
15. To safeguard the safety and interest of users of the highway and to comply with Sefton UDP Policy CS3.
16. RCON-1
17. RCON-2
18. RCON-3
19. RCON-4
20. RCON-5
21. In the interests of the amenities of the residents of the dwellings hereby permitted, and to comply with Sefton UDP Policy ENV62 and emerging UDP Policy EP6.
22. To ensure a satisfactory form of development and to comply with UDP Policy DQ1.
23. To ensure a satisfactory form of development and to comply with UDP Policy DQ1.
24. To ensure a satisfactory form of development and comply with UDP Policy CS3.
25. R106
26. To comply with UDP Policy H2.
27. RX1

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. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 19-23 above have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing, until condition 23 has been complied with in relation to that contamination. Contaminated land planning conditions must be implemented and completed in the order shown on the decision notice above.

Drawing Numbers

Plans approved under reference S/2005/0309 and any subsequent condition discharge thereto.

S/2010/0856

1. T-1 Full Planning Permission Time Limit
2. Before the development commences a detailed survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property shall be submitted to and agreed in writing by the Local Planning Authority and the development shall then be implemented in accordance with these details.
3. M-2 Materials (sample)
4. M4 Pile
5. M8 Boundary Treatment
6. Landscaping (scheme)
7. L8 Landscape Implementation
8. L9 Landscape maintenance
9. No part of the development shall be occupied until off street parking provision has been constructed, surfaced, marked out and made available in accordance with plans to be approved in writing by the Local Planning Authority. The parking area shall then be retained and permanently reserved for the parking of vehicles.
10. H-7 Cycle parking
11. The development shall meet the requirements of Code 3 'Sustainable Homes and Lifetime Homes'
12. Con-1 Site Characterisation
13. Con- 2 Submission of Remediation Strategy

14. Con-3 Implementation of Approved Remediation Strategy
15. Con-4 Verification Report
16. Con-5 Reporting of Unexpected Contamination
17. D10 Drainage
18. S-1 Site Waste Management Plan
19. The proposed access shall be completed in accordance with the approved plans before the development is commenced.
20. The applicant shall provide and maintain, either side of the access, a visibility splay of 2.0m x 2.0m within which there shall be no obstruction to visibility over a height of 900mm.
21. No part of the development shall be occupied until off street parking provision has been constructed, surfaced, marked out and made available in accordance with plans to be approved in writing by the Local Planning Authority. This parking area shall then be retained and permanently reserved for the parking of vehicles.
22. No part of the development shall be occupied until a scheme of highway improvements to increase the accessibility for pedestrians to Bootle Town Centre and the bus stops on Merton Road, has been submitted, approved and implemented to the satisfaction of the Local Planning Authority.
23. Before any development is commenced a scheme for protecting the proposed dwelling from noise from the Public House shall be submitted to and approved by the Local Planning Authority. Any works, which form part of the scheme, shall be completed before any of the permitted dwellings are occupied.
24. Prior to the commencement of development a specification (including plans) of all windows and window reveals, balconies, brick, zinc, and wood panels shall be submitted to and approved as satisfactory to the Local Planning Authority. The development shall be carried out in accordance with the approved plans and specification.
25. S106 Agreement
26. X1 Compliance
27. At least 30% of the dwellings hereby permitted shall be used exclusively for social rented housing for which guideline target rents will be determined in accordance with the Housing Corporation Regulatory Circular 'Rent Influencing regime - implementing the rent restructure framework' or any such changes/updates to it as are subsequently approved by the Housing Corporation/HCA.

Reasons

1. RT-1
2. In the interests of privacy and neighbouring residential properties and to comply with Sefton UDP Policy CS3 and H10.
3. RM-2
4. RM4
5. RM8
6. In the interests of visual amenity and conservation and to comply with Sefton UDP Policy DQ1.
7. RL1

8. RL1
9. To ensure that adequate and satisfactory provision is made for off-street parking of vehicles to comply with Sefton UDP Policy CS3.
10. RH-7
11. In the interests of sustainability and to comply with Sefton UDP Policy CS3.
12. RCON-1
13. RCON-2
14. RCON-3
15. RCON-4
16. RCON-5
17. RD10
18. RS-1
19. To safeguard the safety and interests of users of the highway and to comply with Sefton UDP Policies CS3, DQ1 and AD2.
20. To ensure that adequate and satisfactory provision is made for the off street parking of vehicles and to comply with Sefton UDP Policies CS3, AD2.
21. To ensure that adequate and satisfactory provision is made for the off street parking of vehicles and to comply with Sefton UDP Policies CS3 and DQ1.
22. To ensure that adequate and satisfactory accessibility for pedestrians to Bootle Town Centre and bus stops on Merton Road and comply with UDP Policy AD2.
23. In the interests of the amenities of the residents of the dwellings hereby permitted, and to comply with Sefton UDP Policy EP6.
24. To ensure a satisfactory form of development and to comply with UDP Policy DQ1.
25. R106
26. RX1
27. To comply with UDP Policy H2.

Drawing Numbers

Drawings as approved under application S/2007/0384 and any subsequent condition discharge thereto.

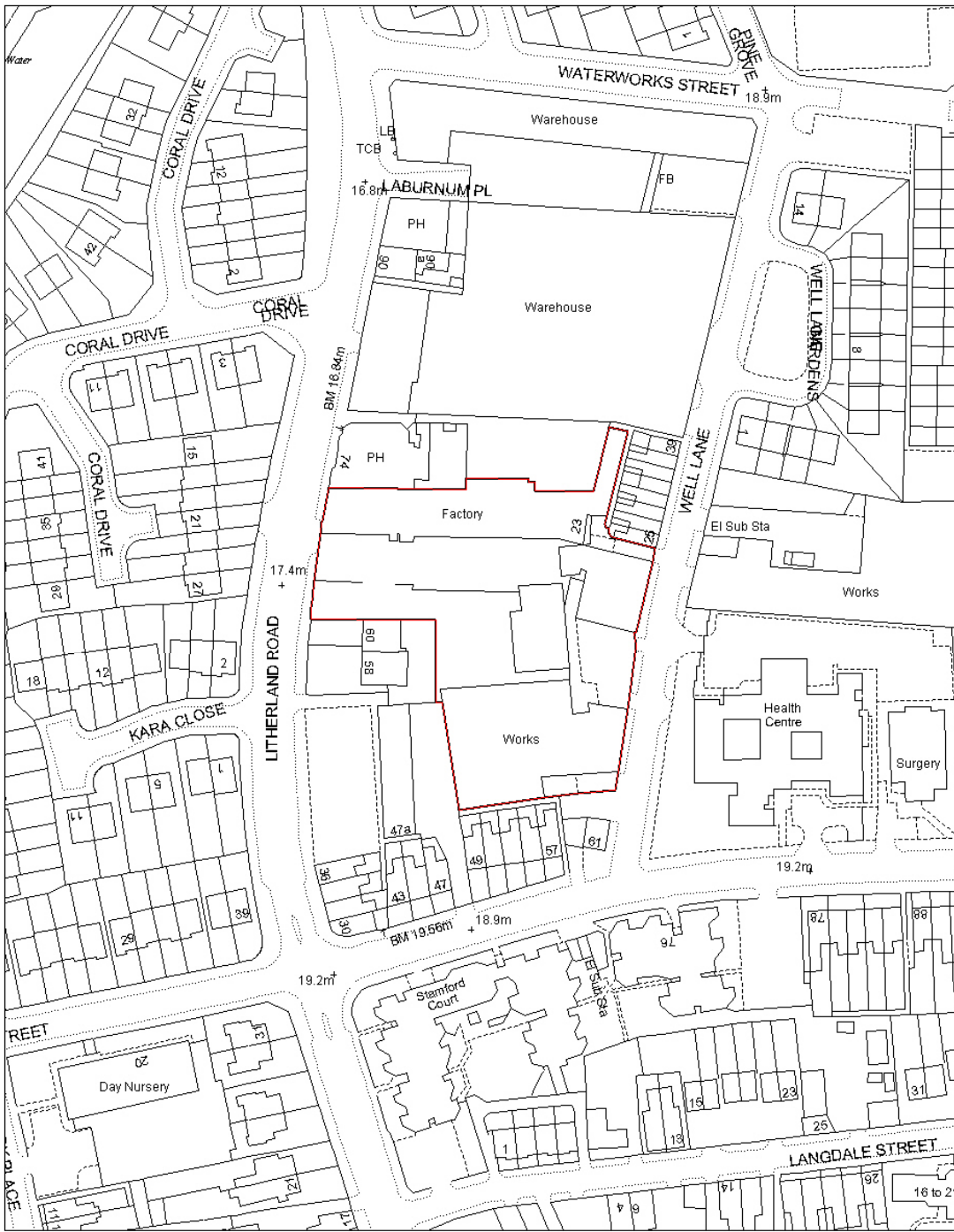
Financial Implications

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

S/2005/0309
 Land And Premises Between Well Lane & Litherland Road,
 Adj 2 Well Lane
 Bootle

Standard Site Plan
 Scale: 1:1250
 Date: 14/4/2005
 Drawn By: Rob.D on
 M/2005/03 - Final



The application site comprises of a vacant industrial site that is bounded by Well Lane and Litherland Road to the south of Waterworks Street. There is a public house to the immediate north of the site and large-scale vacant industrial premises beyond. The site is now within a designated Conservation area.

Proposals

- S/2010/0855 - Extension of Time to planning application S/2005/0309 approved 08/07/2005 for demolition of existing buildings and erection of two apartment blocks (91 dwellings in total) together with car parking provision and associated works
- S/2010/0856 - Extension of time to planning application S/2007/0384 approved 26/06/2007 for amendment to previously approved Block B on planning application S/2005/0309 to allow the demolition of number 60 Litherland Road and construction of 21 apartments.

History

- S/2007/0385 - Conservation Area consent for demolition of 60 Litherland Road. Approved 02/11/2007
- S/2007/0384 - Amendment to previously approved Block B on planning application
- S/2005/0309 - To allow the demolition of number 60 Litherland Road and construction of 21 apartments - Approved 26/06/2007
- S/2006/0525 Erection of two apartment blocks (89 dwellings) - Approved 21/08/2006
- S/2005/0309 – Demolition of the existing buildings and the erection of two apartment blocks – 91 in total together with parking and associated works - Approved with conditions 08/07/2005

Consultations

Highways Development Control – No objections. Comments as before. All highway conditions, which were attached to the previous planning approval are still relevant and must be added to any approval notice for this application.

Environmental Protection Director – No objections subject to conditions

Merseytravel – standard comments in relation to traffic, Travel Plan, routes to bus stops, dial-a-ride.

Neighbour Representations

One letter received from 53 Park Street objects unless the plans are started this year on account of the state of the site and impact on his amenity.

Policy

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

AD2	Ensuring Choice of Travel
CS1	Development and Regeneration
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EDT18	Retention of Local Employment Opportunities
EP3	Development of Contaminated Land
H2	Requirement for affordable, special needs and key workers housing
H6	Housing Opportunity sites
H10	Development in Primarily Residential Areas
H12	Residential Density
H2	Requirement for Affordable, Special Needs and Housing
H8	Redevelopment within the Pathfinder Area
HC1	Development in Conservation areas
UP1	Development in Urban Priority Areas

Comments

These two applications relate to parts of the same site. Planning permission was originally granted to redevelop the site for residential purposes which included the erection of two apartments blocks with a total of 91 units and associated parking.(S/2005/0309) Subsequently an application was received to vary a part of this approved scheme fronting Litherland Road. The originally approved scheme proposed a three storey block in this location accommodating 14 apartments and the subsequent application encompassed a larger site to include the adjacent property at 60 Litherland Road increase the number of units by 7. The present applications seek to renew both of these schemes.

The principle of residential development within this location has been accepted through the previous planning approvals. The main issues to consider in respect of the present applications is whether there have been any material changes in planning policy or other planning circumstances which might give rise to change in the decision.

Changes in circumstance

Since the original approval, the Sefton UDP has been adopted. However at the time of the original decision the UDP was at an advanced stage and the policies in it have not changed in relation to this site. The relevant planning changes since that date areas follows :

- the application site has however now been included in the Derby Park Conservation Area which has been extended. PPS5 has also been published.
- the requirement for affordable housing is now relevant (policy H2) and

- the IPG for South Sefton sets out standards in relation to dwelling sizes and sustainable development.

The extension of the Conservation Area makes a significant change. The original approval required the inclusion of the site of 60 Litherland Road (by condition) and the subsequent application proposed development including the site of No 60 following demolition. The designation of the Conservation Area and the subsequent publication of PPS5 affect this situation and require that this aspect of the proposals be reassessed.

An archaeological report has been submitted and English Heritage require to be notified. Further information on this point will be available at the meeting. The present recommendation is made on the basis that the conservation considerations result in no overriding reasons to oppose the demolition of No 60 Litherland Road and development of the site.

In respect of affordable housing, the previous scheme was submitted before there was any requirement. There is now a requirement for 30% affordable housing. The applicant has already agreed that Plus Dane will take a significant proportion of the units. Clarification has been requested and a condition can be used to ensure that this takes place.

The IPG requires that certain standards be met by new housing in south Sefton. The applicant also accepts the requirement for Code 3 Sustainable Homes and Lifetime homes for the whole development as required by the IPG.

The development

The proposed development would comprise an L shaped building along the Well Lane frontage and back into the site. The frontage to Well Lane would be 3 storey, although comparable in height to the adjacent 2 storey houses. Further into the site the height would increase to up to 5 storeys. The frontage to Litherland Road would be a freestanding 3 and 4 storey building (similar but larger in the subsequent application). All of the proposed buildings would be of contemporary design using brick, zinc cladding and timber cladding. 60 parking spaces are proposed, some in the lower floor of part of the building. An attractive landscaped garden area would be provided within the scheme.

In terms of DQ3 and DQ4 contribution, the figures will need to be updated. At 2010 prices these will be :

Trees - 98 units x 3 =294 less 43 proposed on site = 251 x £460.40 = £115,560

Greenspace - 98 units x £1,743.50 =£169,981

Total £285,541

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