

Committee: **PLANNING**

Date of Meeting: **15 September 2010**

Title of Report: **S/2010/1074**
Connolly House, 47 Balliol Road, Bootle
(Derby Ward)

Proposal: Layout of a temporary car parking area including the erection of lighting columns and perimeter fencing with access / egress onto Exeter Road

Applicant: .Corporate Services Sefton MBC (Client Group)

Executive Summary

This application seeks consent for a temporary car park on the Connolly House site to replace the parking which will be displaced during the demolition of Balliol House. The issues concern compliance with greenspace policy, highway safety and visual amenity.

Recommendation(s) **Delegate decision to approve upon expiry of press notice period**

Justification

Whilst this proposal does not comply with UDP policy G1, the proposed use on a temporary basis would improve the site and assist the regeneration of the area. For these reasons it is considered acceptable on a short term basis.

Conditions

1. The use hereby permitted shall be discontinued when a similar level of parking becomes available at Balliol House and in any case on or before 30th September 2013 in accordance with a scheme of works submitted to and approved by the Local Planning Authority.
2. The car park shall be operated in accordance with the memo dated 16/08/10 unless otherwise agreed in writing by the Local Planning Authority.
3. The fence hereby permitted, shall be colour coated green within one month of its erection.
4. X1 Compliance

Reasons

1. The use is temporary only and is not appropriate on a longer time scale and to comply with UDP Policy AD2..

2. In the interests of highway safety and to comply with UDP policies DQ1 and AD2.
3. RM-5
4. RX1

Drawing Numbers

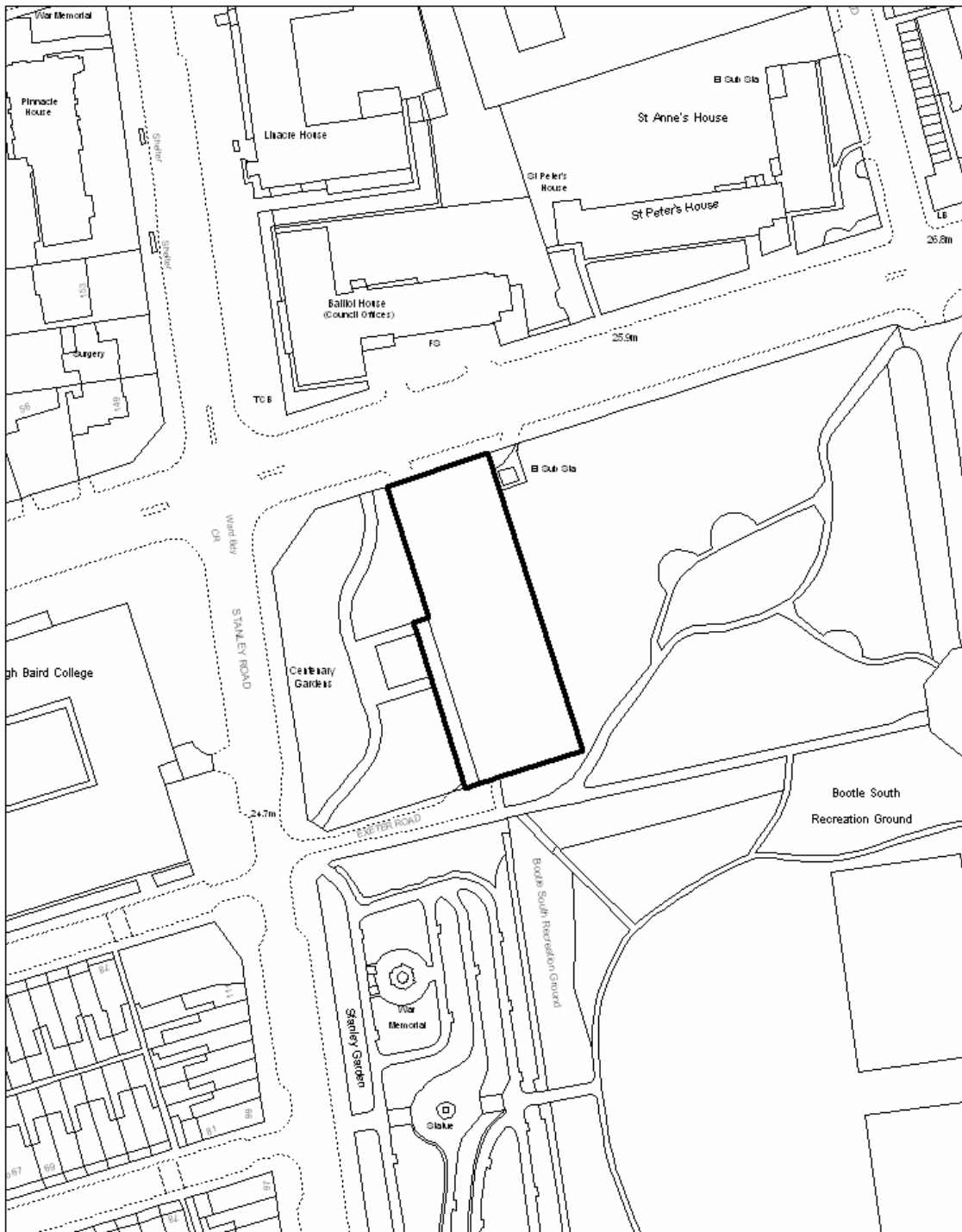
SP/LP/BW/001 and e-mail dated 16/08/10

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

S2010/1074
 Connolly House,
 47 Balliol Road
 Bootle
 L20 3AA
 OSGR: 334473, 394742 **Sheet(s):** 30A **Area:** 2315 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 2/9/2010
 Drawn By: EBERT on

Ward(s): Derby
Postcode Sector(s): L20 3
Polling District(s): FZ
Parish(es): None Found

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The Site

This application concerns the site of the former Connolly House which was originally an elderly persons/nursing home and more recently offices. The building was demolished about 4 years ago after the use ceased. The site is located between South Park and Centenary Gardens and is currently cleared and fenced off.

Proposal

Layout of a temporary car parking area including the erection of lighting columns and perimeter fencing with access / egress onto Exeter Road

History

None relevant (all relates to the now demolished building).

Consultations

Environmental Protection – no objections.

Highways Development Control - There are no objections to the proposal to use this site as a temporary car park with access and egress via Exeter Road.

The use of the site as a temporary car park is intended to replace the car parking provision which will be unavailable during the demolition of Balliol House. The car park, although not formally marked out, will accommodate up to 82 cars, which is equal to the number of parking spaces that will be taken out of operation due to the demolition works.

The section of Exeter Road between Stanley Road and the access to the car park is approximately 50.0m long and varies in width between 2.7m-5.0m. Clearly, at the narrowest point two cars would not be able to easily pass one another, however almost all vehicle movements into the site will be in the morning between 7.30-10.00am and almost all vehicle movements out of the site will be in the afternoon between 3.00-6.30pm and as such the chances of two vehicles needing to pass one another will be minimal.

A perimeter fence will be erected for security and access to the car park will be controlled by the use of lockable manually operated gates.

It is proposed that the car park will be surfaced in loose stone/gravel which is not suitable for persons with limited mobility. Car parking for those staff that are classed as disabled should be provided within an alternative surfaced car park as close as possible to their place of work. In order to avoid loose stone/gravel spilling out onto the public highway (Exeter Road/Balliol Road) the areas immediately adjacent to the access gates will be hard surfaced.

An appropriate condition should be added to any approval notice in order to prevent the continued use of the car park at Connolly House once car parking facilities have been reintroduced at Balliol House, post-demolition.

Neighbour Representations

Last date for replies: Site notice 08/09/10
Press notice 16/09/10

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
CS1	Development and Regeneration
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
G1	Protection of urban greenspace

Comments

This cleared site is designated greenspace forming part of the larger greenspace area which includes South Park and Centenary Gardens. It was previously a home for elderly people, then offices but was demolished about 4 years ago. It now lies cleared, unused and fenced. The fencing largely constitutes corrugated hoardings left after the demolition and the state of the site is not an asset in terms of the visual character of the overall area.

Discussions have been ongoing with Hugh Baird College about a significant development on the site, but this scheme collapsed when the funding stream ended. The College has more recently begun to consider whether a smaller scheme funded largely from their own resources might be possible. However there are no firm plans available nor any planning application at the present time.

The proposal is for a temporary car park to replace the parking space lost during the demolition of Balliol House, opposite. The car park would have a gravel surface and the boundary treatment to the site would be improved. The permission is sought for a period of up to 3 years.

The planning issues concern the acceptability of the proposal in greenspace terms, highway safety considerations and the visual impact of proposals.

In terms of greenspace, the proposed use does not meet the special circumstances which would normally need to be met to permit development on greenspace. However, one of these circumstances is the provision of environmental improvements designed to enhance the greenspace and this use as a car park with improved fencing would be an improvement to the park setting compared to the

present state of the site.

This could not justify long term development, but as a temporary use of the land it would improve the site until such time as a more appropriate long term use of the site is achieved. Moreover, the proposed use would assist the regeneration of this part of Bootle in facilitating the removal of Balliol House which is a visual detractor on this prominent corner. Overall these gains are considered to outweigh the need to protect the greenspace but only on a short term basis.

In respect of highway safety, the proposals take access from Stanley Road via the existing Exeter Road. This is narrow, but the mode of operation, with most arrivals and departures at peak hours and controls on access should ensure that there are no significant issues. Highways Development Control raise no concerns. Whereas policies discourage additional parking in Bootle in order to comply with UDP Policy AD2, this car park will only replace the same number of spaces as presently provided at Balliol House which would be lost during the demolition process (86). A condition is attached to ensure that the use ceases if commensurate levels of car parking become available or within 3 years at the latest.

In terms of detail the proposed 2m high green coloured roundex fencing is suitable for this location. The surface of the car park would be gravel and four 8m high lighting poles would be provided. Existing vegetation already screens the site from South Park. Policy DQ3 would normally require tree planting on the basis of one tree per parking space for permanent car parks, but this level of provision is considered unreasonable and in any event is not applicable to temporary car parks.

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