

Committee: **PLANNING**

Date of Meeting: **12 January 2011**

Title of Report: **S/2010/1706**  
**S/2010/1707**  
**S/2010/1708**

### **Klondyke and Penpoll Sites, Hawthorne Road, Bootle**

(Litherland Ward)

Proposal: S/2010/1706 - Layout of roads and erection of 86 dwellinghouses (former Klondyke site)

S/2010/1707 - Erection of 68 dwellings, layout of roads, open space, landscaping treatment and associated works (former Penpoll site)

S/2010/1708 - Erection of a three storey corner block containing retail units and office space, a two storey social club, car parking provision and associated works (Klondyke – junction of Harris Drive/Hawthorne Road)

Applicant: Bellway Homes Limited (North West Division)

### **Executive Summary**

The report comments on three separate applications for the redevelopment of the former Klondyke/Penpoll sites on Hawthorne Road. Two of the applications are for residential development and the third for retail/office units and a new social club to replace the Mel Inn on the opposite side.

It is recommended to delegate approval to officers subject to fully framed planning conditions and there being no objection from either the Environment Agency or the Highways Agency on matters of flood risk and highway network implications.

**Recommendation(s)** **That the Planning and Economic Development Director be authorised to grant planning permission under delegated powers subject to conditions, the resolution of outstanding matters relating to layout and design, and there being no objections received from**

**statutory consultees.**

## **Justification**

The proposal will deliver a mix of housing consistent with the objectives of the Housing Market Renewal Pathfinder initiative and offer a range of public realm and open space improvements, and new replacement non-residential components, all of which will make a major contribution to the regeneration of Hawthorne Road. The scheme complies with the aims and objectives of Sefton UDP Policy and the granting of planning permission is therefore justified.

## **Conditions & Reasons**

To follow

## **Notes**

To follow

## **Drawing Numbers**

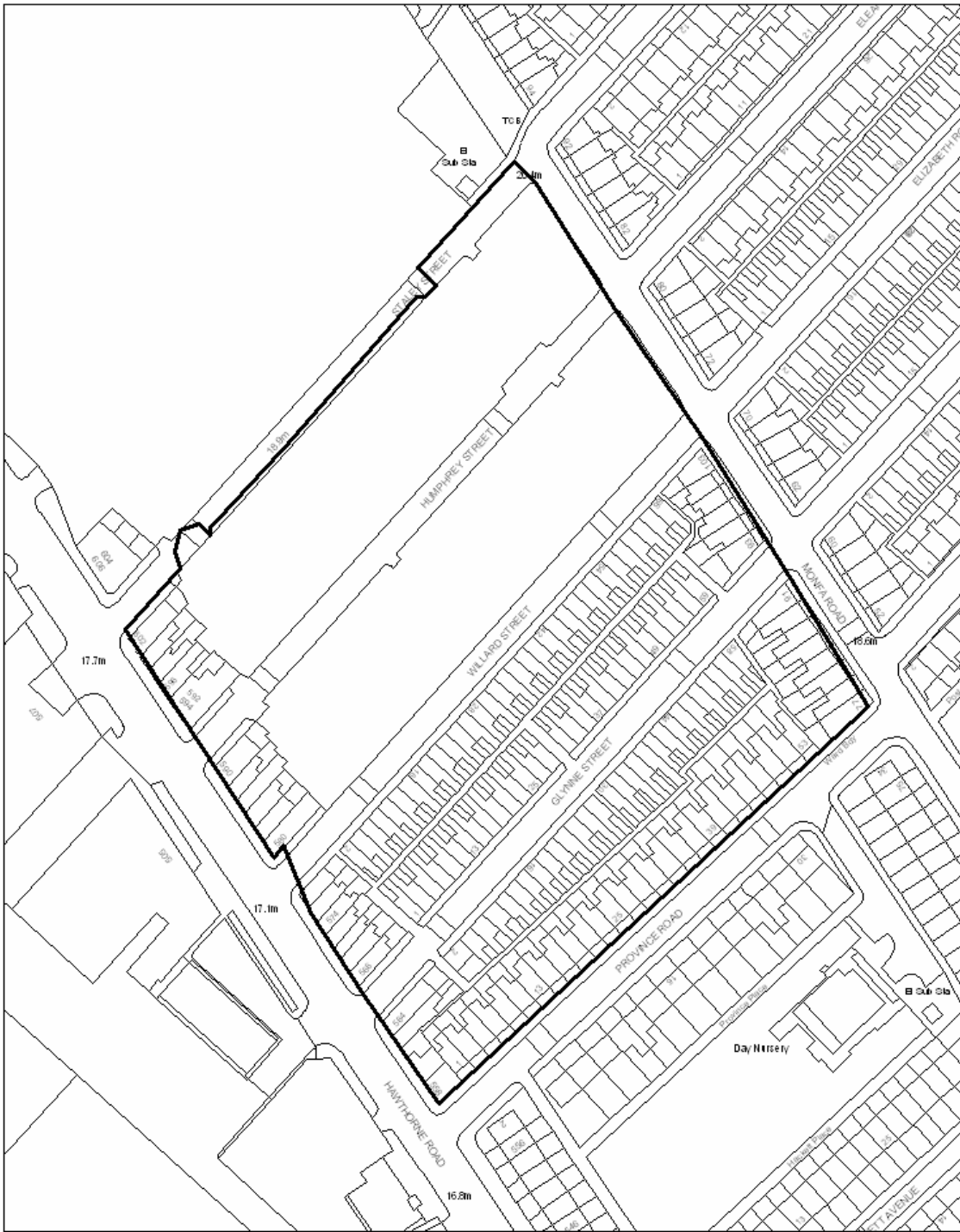
To be finalised

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
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/2010/1706  
 Klondyke  
 Hawthorne Road  
 Bootle  
 L20 6BE  
 OSGR: 334647, 396675    Sheets: 70C, 70A    Area: 22759 sqm

**Standard Site Plan**  
 Scale: 1:5000  
 Date: 31/12/2010  
 Drawn By: BBERT on

Ward(s): *Itherland*  
 Postcode Sector(s): *L20 6*  
 Polling District(s): *G4*  
 Parish(es): *None Found*

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## **The Site**

The site comprises largely cleared land fronting Hawthorne Road and in the case of Penpoll turning the corner to Harris Drive.

The Klondyke was predominantly occupied by two storey terraced properties whereas Penpoll is a former industrial site. The sites are in an area of mixed residential, commercial and industrial character.

## **Proposal**

The site is in effect a single layout but is split into three applications as follows:

S/2010/1706 - Layout of roads and erection of 86 dwellinghouses (former Klondyke site)

S/2010/1707 - Erection of 68 dwellings, layout of roads, open space, landscaping treatment and associated works (former Penpoll site)

S/2010/1708 - Erection of a three storey corner block containing retail units and office space, a two storey social club, car parking provision and associated works (Klondyke – junction of Harris Drive/Hawthorne Road)

## **History**

S/2005/0006 – Outline application for the demolition of existing properties and replacement residential development with all associated works – approved 7 April 2005.

S/2005/0007 – Outline application for residential development, retail and community facility and all associated works – approved 31 March 2005.

S/2010/0366 - Extension of time to planning permission S/2005/0006 granted 07/04/2005 for outline application for the demolition of existing properties and replacement residential development with all associated works – approved 24 September 2010.

S/2010/0367 – Extension of time to planning permission S/2005/0007 granted 31/03/2005 for outline application for residential development, retail and community facility and all associated works – approved 24 September 2010.

## **Consultations**

Housing Market Renewal – support all three applications.

Highways Development Control – comments awaited

Environmental Protection Director – comments awaited

Environment Agency – comments awaited

Highways Agency – comments awaited

British Waterways – comments awaited

United Utilities – comments awaited

Police ALO – comments awaited

## **Neighbour Representations**

Last date for replies: 4 January 2011.

S/2010/1706 – None received

S/2010/1707 – None received

S/2010/1708 - Letter from 8 Barnton Close regarding the access to the new Mel Inn from Harris Drive – concern over noise and disturbance resulting from the proposed arrangement.

## **Policy**

The application sites are situated on allocated housing land (Penpoll) and in an area allocated as Primarily Residential Area (Klondyke) respectively on the Council's Adopted Unitary Development Plan.

AD1	Location of Development
AD2	Ensuring Choice of Travel
AD3	Transport Assessments
AD4	Green Travel Plans
AD5	Access onto the Primary Route Network
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP2	Pollution
EP3	Development of Contaminated Land
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H12	Residential Density
H7	Housing Renewal, Clearance and Regeneration
H8	Redevelopment within the Pathfinder Area
H9	Hawthorne Road/Canal Corridor

## Comments

The proposals are for new housing and retail/office space. In total, the combined applications will achieve a total of 154 dwellings, 805 sq metres of new retail space and 1,197 sq metres of office space, with the Mel Inn Social Club rebuilt opposite.

The proposals also create a small area of open space to the northern boundary of the site split between the boundary of the former Penpoll/Klondyke sites. The open space is in the order of 0.21 hectares and is consistent with previous approvals.

All of the principles of development are acceptable and are reinforced by the existing outline approvals.

## TIMEFRAME

There is considerable pressure due to requirements to use external funding associated with the delivery of affordable housing, for a start to be made on site no later than March 2011. In order to achieve this, it is imperative that planning approval be delivered in January 2011.

Given the timing of the submission (applications received 10 December 2010), a range of consultation responses are awaited at the time of writing. Amendment will be sought as required in the event of the layout proposed giving rise to any previously unforeseen issues prior to the meeting and prior to any approval being issued.

## DESIGN/LAYOUT OF HOUSING

The layout is one of conventional dwelling houses and apartments are no longer proposed. All houses have 'active' frontages and good private garden space. Shared surfaces are utilised and a safe environment is created for all users.

The individual dwellings are of conventional but pleasing design with builds of more substantial scale fronting Hawthorne Road to create the stronger impacts originally envisaged when the apartments were proposed. Instances of garages and garden walling in the street scene are minimised.

It is proposed that a shared surface will be created to tie in with the existing pavement to Hawthorne Road to offer a pleasant boulevard and quality public realm to that frontage. Houses are set back a reasonable distance from Hawthorne Road to enable this.

The overall housing density is 34.53 per hectare. This complies with UDP policy.

Regarding affordable housing, 38.2% of all bedspaces are contained within affordable units (172 of 450 bedspaces, 60 of 154 dwellings). A total of 108 affordable bedspaces are on the Penpoll site (in 37 of the 86 houses). This is



compliant with UDP Policy.

Some further minor amendments may be delivered to the housing layout in advance of the Committee meeting but these will primarily be with a view to improving an already acceptable layout.

The design and layout of the housing is considered acceptable.

## **OFFICE/RETAIL UNITS AND SOCIAL CLUB**

The proposed units are to be of three storey build (reducing to two storey away from the corner) directly addressing the junction of Harris Drive/Hawthorne Road. The scheme has an art deco influence, and will present a colourful contrast to the residential development beyond, with projecting bays and a corner feature.

Retail is proposed at ground floor level, with office space at first and second floor level. The replacement social club fronts Hawthorne Road and is of a curved design which offers further distinctiveness.

Vehicular access and parking to all of these buildings is derived from Harris Drive, however there is full pedestrian access to the new Mel Inn from Hawthorne Road. A total of 31 parking spaces are provided.

The objection is noted regarding access to the Mel Inn from Harris Drive, however, it is expected that the vehicular access will be gated such that it closes automatically at 2200, opening only to allow vehicles to exit the car park to the rear. With pedestrian access to Hawthorne Road, it is expected that this will be the favoured location for taxi pick ups at later hours.

The car parking is buffered from the adjacent residential properties through the use of landscaping.

It is considered that these proposals afford acceptable levels of amenity for both existing and prospective residents, and a high standard of design.

## **CONDITIONS**

A full series of conditions will be presented by way of late representation, but in summary, they will cover the following broad aspects:

- Materials,
- Ground levels,
- Highway works both on and off site,
- Noise protection measures for residents,
- Hours of operation relating to commercial units and social club,
- Contaminated land provisions,
- Landscaping and public realm to Hawthorne Road,
- Boundary treatments/protection of privacy,
- Greenspace provisions/Section 106 obligations,

- Affordable housing provision, and
- Building of dwellings in line with Code for Sustainable Homes.

The Planning and Economic Development Director therefore seeks delegated authority to grant planning permission subject to the expiry of the publicity period on 21 January 2010 and subject to there being no objections that would suggest a requirement for fundamental change to the present layout and design. A full addendum report will be presented to members to supplement the above.

### **Reasoned Justification**

The proposal will deliver a mix of housing consistent with the objectives of the Housing Market Renewal Pathfinder initiative and offer a range of public realm and open space improvements, and new replacement non-residential components, all of which will make a major contribution to the regeneration of Hawthorne Road. The scheme complies with the aims and objectives of Sefton UDP Policy and the granting of planning permission is therefore justified.

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