

Committee: **PLANNING**

Date of Meeting: **09 March 2011**

Title of Report: **S/2011/0093**  
**14-15 Marian Square, Netherton**  
(St Oswald Ward)

Proposal: Change of use from Retail (A1) to Bookmakers (A2) including minor external works

Applicant: Turf Bookmakers

### **Executive Summary**

The proposal is for a bookmakers in Marian Square. The report assesses the proposal against relevant UDP policies and considers the objections raised to conclude that the proposed use is acceptable.

**Recommendation(s)          Approval**

### **Justification**

It is considered that this proposal, if allowed, would have no significant detrimental affect on either the visual amenity of the street scene , on highway safety, on the amenities of the adjoining premises or on the vitality and viability of the shopping area and therefore it complies with UDP Policies AD2, DQ1 and CS3.

### **Conditions**

1. T1 Time Limit - 3 years
2. X1 Compliance

### **Reasons**

1. RT1
2. RX1

### **Drawing Numbers**

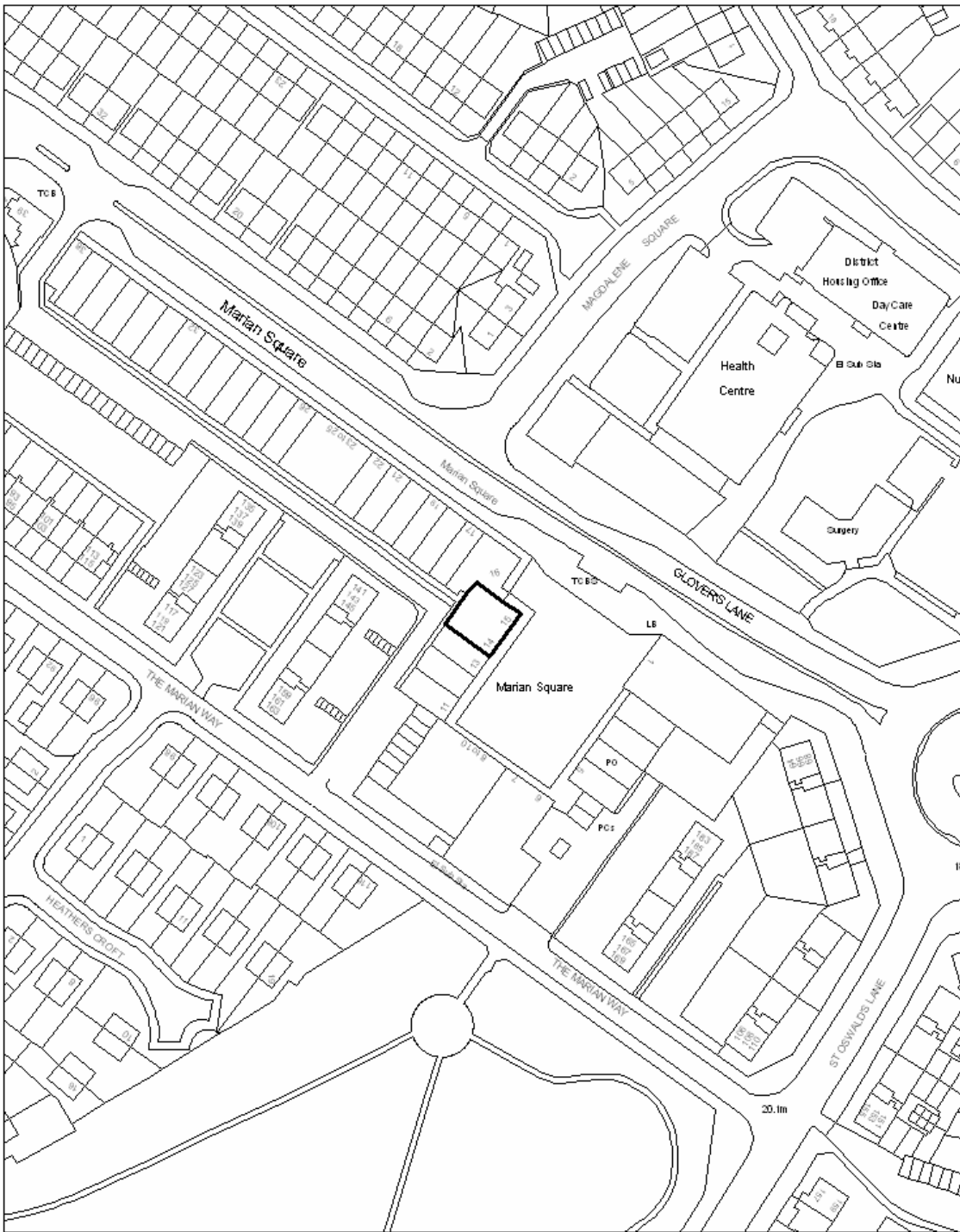
Location plan & Drgs 1, 2, 3, 4, 5, 6 submitted on 11 th January, 2011.

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>	<b>2013/ 2014 £</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



<b>Sefton Council</b> <b>Planning &amp; Economic Regeneration Department</b> Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the Regeneration &amp; Environmental Services Directorate</small>		S/2011/0093 14-15 Marian Square Netherton L30 5QA OSGR: 336514, 399481	Standard Site Plan Scale: 1:2250 Date: 24/2/2011 Drawn By: BBERT on
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</small>	Sheet(s): 131D	Area: 189 sqm	Ward(s): St Oswald Postcode Sector(s): L30 5 Polling District(s): B6 Parish(es): None Found

## **The Site**

Comprises the former Ethel Austins Clothes Shop, Nos 14-15 Marion Square, Bootle.

## **Proposal**

Change of use from Retail (A1) to Bookmakers (A2) including minor external works

## **History**

S/2000/0540 - Nos 13a, 14a and 15a Change of use of existing vacant maisonettes to additional staff facilities in connection with the adjoining winebar.

## **Consultations**

*Highways DC* - No objections.

*Environmental Protection* - No objections.

*Police* - support proposals in principle.

## **Neighbour Representations**

Last date for replies: 17/2/11.

A petition to speak containing 163 signatures has been received endorsed by Councillor M Dowd. No reasons for opposing the use are given.

A petition to speak containing 64 signatures has been received endorsed by Councillor R Brennan. Concerns raised are anti-social behaviour will increase, increase in crime and that there will be an opportunity for under age and problem gambling.

A petition containing 901 signatures has been received supported by Councillor Dowd and Joe Benton MP.

Five individual objections have been received from 47 Lunar Drive, 1 Stand Park Way, 45 Apollo Way, 34 Browns Lane, 113 St Oswald's Lane, 38 Sherborne Avenue re: noise/nuisance, too many betting shops, will encourage additional gambling, anti-social behaviour, other uses would be more beneficial to the community .

There is also one further objection received via e-mail but the objectors have not included their address.

## **Policy**

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

R6 Development in District and local Centres  
CS3 Development Principles  
DQ1 Design  
AD2 Ensuring Choice of Travel

## Comments

The issues to consider are the affects that this proposal will have on the shopping parade as a whole, on the visual amenity of the street scene and on the amenities of the surrounding residential premises.

The property subject of this application is the former Ethel Austins Shop, No 14-15 Marian Square, Netherton. The premises were constructed some 45 years ago and form part of the Marion Square Shopping Complex. The square has shops on three sides and is separated from Glovers Lane by a substantial area of open space interspersed with trees and seating.

The proposal involves the refurbishment of the double shop unit into a betting shop and the only change to the outside of the premises will be to the wording of the fascia sign above the doorway (which will need to be the subject of a separate application).

There will also be the facility for the provision of tea and coffee as well as snacks to the people who frequent the premises for the purposes of betting. This use would be ancillary to the main use as a betting office.

The area is allocated as a Local Shopping Centre on the UDP for Sefton where UDP Policy R6 Development in District and Local Centres is relevant. This states that development, including changes of use, can be permitted provided that:

*The overall function of the Centre would not be undermined* - The Square offers a wide range of shops including a newsagents, two supermarkets, a chemist and a bakery with this double unit premises formerly being used as a ladies dress shop. The proposed use is seen as an addition to the facilities on offer within this shopping complex.

*The use proposed would maintain the overall vitality and viability of the Centre* - there are two other bookmakers within the immediate vicinity and the principle of such uses within the shopping parade has already been established. A number of shops that have become vacant have remained so for a longer period than would normally be expected and it is felt that, given the current economic situation, this shop could remain empty for a further period of time if this permission is not granted and implemented.

*The proposal is appropriate to the scale, role and function of the Centre.* –the centre contains a variety of shops and bookmakers are usual in such centre. The unit is not unduly large

I therefore consider that this use would comply with the above points.

The petition received and the individual neighbour objection letters refer to the fact that the new premises could lead to additional anti-social behaviour within the area as the shopping parade already has two betting shops, five off-licenses, two public houses and a snooker hall with a licensed bar. However, the Police have been consulted on this application and in general offer their support as they believe that the applicant has included suitable crime prevention measures within the proposal.

Some residents have suggested a bank would be very welcomed in Netherton but this is beyond the remit of this application.

Having taken all of the above into account, I believe that this proposal, if allowed, would have no significant detrimental affect on the visual amenity of the street scene, on the amenities of the surrounding premises, on the viability and vitality of the shopping centre as a whole or on highway safety and therefore I recommend that planning permission be approved subject to conditions.

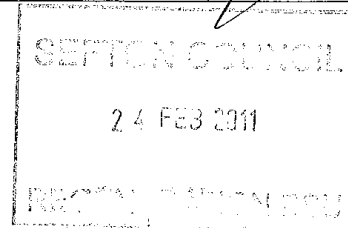
Contact Officer:                   **Mrs S Tyldesley     Telephone 0151 934 3569**

Case Officer:                       **Mr P Negus            Telephone 0151 934 3547**

We, the undersigned, request that Sefton Council reconsider the application for a Gambling Licence for 14 – 15 Marian Square, Netherton, L30 5QA (the former Ethel Austin premises). We consider that the granting of a licence for such a gambling arcade will further exacerbate the existing anti-social problems which already occur in the Marian Square area. We believe it will degrade the area still further as it will lead to rising problems in crime, disorder and underage or problem gambling. It may cause crowds of people to congregate in one area which will be noisy and a nuisance for residents and visitors to the shopping area:

SIGNATURES		
	NAME	ADDRESS
1.	Mrs J. Chandler	1 EDWARD JENNER AVE L30 SRP.
2.	MRS I CHANDLER	1, EDWARD JENNER AVE N/T
3.	MRS L HARVEY	17, STAND PARK AVE NETHERTON L30
4.	MR S HARVEY	17, STAND PARK AVE N/TON L30
5.	MR V CARR	5 EDWARD JENNER AVE N/TON L30
6.	Mrs S. Nelson	9 EDWARD JENNER AVE L30
7.	MR T NELSON	9 EDWARD JENNER AVE L30
8.	MRS B. CARR	5 EDWARD JENNER AVE L30
9.	MRS M. RAWLING	7. Edward Jenner Ave L30
10.	MR R.J. RAWLING	7. Edward Jenner Ave L30
11.	Laura Rawling	7. Edward Jenner Ave L30
12.	EMMA RAWLING	94 Sarah's CROFT AVE L30
13.	MARK Sheil	94 Sarah's CROFT AVE L30
14.	SUE REIDMAN	11 EDWARD JENNER L30
15.	Mr J Harvey	17 Stand Park Ave L30
16.	MRS N MAWDSLEY	31 Elton Ave L30
17.	Mr W MAWDSLEY	31 Elton Ave L30.
18.	J EDWARDS	100 APOLLO WAY L30
19.	G. JOHNSON	99 APOLLO WAY L30
20.	J. SANDS	98 APOLLO WAY L30 RJ.

Sponsored by Councillor Robert Brennan



**FAO:**  
**FAX:**

Mr P Negus, Case Officer, Sefton Planning.  
0151 934 4627.

24/2/2011

**PETITION FOR Sefton Council**

901 signatures  
attached.

**Topic:** Planning Application ref: S/2011/0093 - 14-15 Marian Square Netherton L30 5QA  
Proposal: change of use from Retail (A1) to Bookmakers (A2) - St Oswald Ward

We request that Sefton Council reject the "Change of use" and "Gambling Licence" applications for 14 – 15 Marian Square, Netherton, L30 5QA (the former Ethel Austin premises). We consider that the granting of a licence for such a gambling establishment will further exacerbate the existing anti-social problems which already occur in the Marian Square area. We believe it will degrade the area still further as it will lead to rising problems in crime, disorder and underage or problem gambling. It may cause crowds of people to congregate in one area which will be noisy and a nuisance for residents and visitors to the shopping area.

We have now drafted a petition consisting of 901 signatures showing the strength of feeling from the residents of the area against this proposal. (A further 160 have already been sent to you by Cllr Dowd. So this makes a grand total of 1,061.) There are already two Bookmakers in the shopping precinct (one is next-door-but-one to this site, and the other is round the corner on Glovers Lane). There is absolutely no need – or desire – for a third bookmakers in such close proximity.

We request that Sefton authorities canvass the feelings of residents in the vicinity as what type of premises would be beneficial to the majority of the residents, and users of the shops and facilities, in the area – and act accordingly. Suitable businesses should be encouraged to invest in the area – with whatever incentives are available to such desirable businesses for the residents. Canvassing has shown a marked desire for similar businesses such as the old Ethel Austins clothes store, or a bank – as there will be no ATM facilities available very shortly.

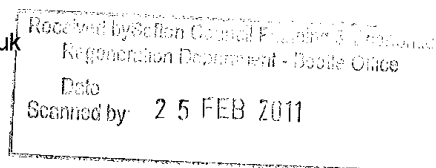
320 of these have already been sent to Kevin Hogan, the Licensing Officer, on 28/1/2011, and he is in receipt of the originals. Copies of these have been included.

**Lead petitioner:**

M. Walsh

Name: Mrs Maria Walsh  
Email address: mw001g9493@blueyonder.co.uk  
Telephone Home 0151 286 6185

Address: 1 Stand Park Way  
Netherton  
Liverpool  
L30 3ST



Please note that this petition is also supported by Cllr M. Dowd, and Joe Benton, MP.

Please acknowledge receipt.



581  
 320  
 901  
 160

1061

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<u>SIGNATURES</u>		
#	NAME	ADDRESS
1.	M White	20 Lunar Dr
2.	V Aubrey	19 Lunar Drive
3.	A Flynn	38 LUNAR DR.
4.	P C McDonnell	40 LAMAR DR
5.	U. m. McDonnell	40 Lunar Dr
6.	Bill Claus	6 The Marian Way
7.	K FLYNN	48 LUNAR DRIVE
8.	P KINSALA	48 LUNAR DRIVE
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Received by: [Signature]  
 Regeneration Dept  
 Date  
 Received by: 25 FEB 2011

Sponsored by Councillor Robert Brennan

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