
Report to: [Planning Committee](#) **Date of Meeting:** [24 August 2011](#)

Subject: [S/2011/0747](#)
[St Frideswyde C of E Church, Water Street, Thornton](#)

Proposal: [Erection of 13 two storey dwellings, detached garages, access, parking and amenity space after demolition of the existing church and church hall](#)

Applicant: [Elan Real Estate Limited & Church Wardens St Frideswyde's Church](#)
Agent: [Elan Real Estate Limited & Church Wardens of St Frideswyde's](#)

Report of: [Head of Planning Service](#) **Wards Affected:** [\(Manor Ward\)](#)

Is this a Key Decision? [No](#) **Is it included in the Forward Plan?** [No](#)

Exempt/Confidential [No](#)

Summary

This is a full application for the erection of 13 houses on the site of St Frideswyde Church and church hall in Thornton. The main issues to consider include the principle of the development as well as issues of visual impact, residential amenity and highway safety.

Recommendation(s)

Approval

Reasons for the Recommendation:

The proposal is acceptable in principle and in terms of its visual impact and its effects on residential amenity, ecology, landscaping and highway safety.

Implementation Date for the Decision

Immediately following the Committee/Council/Working Group meeting

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

Case Officer: **Mrs D Humphreys** Telephone 0151 934 **3565**
(Tue, Thu & Fri)

Email: planning.department@sefton.gov.uk

Background Papers:

The following papers are available for inspection by contacting the above officer(s).

History and Policy referred to in the report

The Site

The site is L-shaped and comprises St Frideswyde Church and church hall with access from Water Street.

The site is surrounded by residential property including the vicarage on the corner of Lydiate Lane which is to remain. The Nag's Head public house lies on the opposite side of Lydiate Lane.

Proposal

Erection of 13 two storey dwellings, detached garages, access, parking and amenity space after demolition of the existing church and church hall.

History

None.

Consultations

United Utilities – no objections

Police ALO – generally satisfied with the proposal and the size of development would be ideally suited to being built to Secured by Design standards; plot 12 does not benefit from surveillance opportunities.

Built Environment Director – no objection in principle subject to standard conditions and informatives M-6, Con-1 to Con-5 and I-15.

Environment Agency – no objection in principle provided contaminated land conditions are imposed.

MEAS – advise that EIA screening is not required for the proposed demolition; Phase 1 habitat survey and bat survey are acceptable; informative for bats required; landscaping conditions required to include landscape management plan, planting schedule and species list; conditions required to secure at least 2 bat bricks/boxes into the scheme and at least one nest box per building; flood risk assessment not required; proposal incorporates a sustainable drainage system in accordance with Policy DQ5 and a drainage strategy can be secured by condition; standard contaminated land conditions required; Site Waste Management Plan required (through separate legislation); development should promote sustainable waste management; condition required to secure level 3 of the code for Sustainable Homes as proposed.

Highways DC – no objections in principle; three of the houses will have direct frontage onto Water Street, but only one will have direct vehicular access. A new access road off Water Street is proposed and will provide access to 10 houses, plus the off-street parking for two of the dwellings which front onto Water Street. It will be necessary to introduce one or two traffic calming features on the proposed access road which will enable the making of a 20mph zone Traffic Regulation Order (TRO). Appropriate traffic signs and carriageway markings will need to be introduced at the junction of the site

access with Water Street. Sefton Council, as the Highway Authority, will consider the access road for adoption.

The layout of the new access road where it meets Water Street affords adequate visibility to the left for drivers leaving the site. Visibility to the right would also be acceptable if alterations to the layout and geometry of the junction of Lydiate Lane/Water Street were carried out. At present, due to over generous radii and wide expanse of carriageway areas, vehicle speeds can be higher than expected. These alterations would have the effect of reducing the speed at which drivers travelling in a northbound direction along Lydiate Lane could reasonably make the left turn into Water Street, in turn reducing the visibility standards that apply.

Each of the 13 houses will have a garage space plus at least one parking space on a driveway, which is an acceptable level of car parking provision.

In order to accommodate the layout being proposed a scheme of off-site highway works will be required. The works will involve closing off of the existing redundant accesses and the reinstatement/reconstruction of the footway across the entire site frontage along Water Street, together with the provision of a new footway crossing and the formation of a junction with the new access road. As well as the alterations to the layout and geometry of the junction of Lydiate Lane/Water Street some minor improvements for pedestrians will be required in the form of a new pedestrian refuge on Water Street together with flush kerbs and tactile paving either side of the junctions of Water Street/site access road, Lydiate Lane/Water Street and Green Lane/Hartdale Road). In addition, the existing bus stop will need to be relocated and upgraded to current standards in order to make it accessible to all.

Standard conditions and informatives H-1, H-2, H-5, H-6, H-10, H11 & I-1 required as well as a condition for the TRO (see above) and informative regarding agreements under S38 & S278 of the Highways Act 1980.

Neighbour Representations

Last date for replies: 30/6/11 (neighbours)
 14/7/11 (site notice)
 14/7/11 (press notice)

Letters of objection received from 1 and 19A Water Street. Grounds of objection include:

- Heavy traffic / hazardous access / increase in traffic.
- Site opposite public house which has a large busy car park used late at night.
- Bus routes use Water Street with a bus stop outside the site.
- Noise and disruption during construction.
- Possible decrease in property value.
- Noise and disruption from potential tenants.
- Reduction in pedestrian safety.
- Risk of increased crime, anti-social behaviour and personal safety.
- Privacy issues.
- Increased pollution and waste.
- Risk of development not in keeping with area.
- Risk of asbestos release into surrounding area.

- Possible disruption to nesting birds.

Policy

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

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP3	Development of Contaminated Land
H10	Development in Primarily Residential Areas
NC2	Protection of Species
NC3	Habitat Protection, Creation and Management

Comments

The main issues to consider include the principle of the development, its visual impact and effects on residential amenity and highway safety, site planning considerations as well as landscaping, greenspace and ecological issues.

Principle

There are no objections to the demolition of the existing church and church hall neither of which are listed or situated within a Conservation Area.

The site lies within a residential area as defined in the adopted Sefton UDP therefore the principle of residential development is acceptable as set out in Policy H10.

The development of 13 houses does not require an affordable housing element as it is below the threshold of 15 dwellings.

Visual Impact

Three of the proposed houses front onto Water Street at the entrance into the site with the remaining ten dwellings arranged around a single access road which extends into the site. These ten dwellings all back onto back gardens of existing properties. All of the proposed dwellings are four bed detached although a mixture of six different house types are proposed.

It is considered that the proposed development relates well to the surrounding area in terms of visual impact.

Residential Amenity

The layout of the proposed dwellings has been amended since the initial submission in order to provide adequate interface distances in line with the advice given in the Council's SPG on New Housing Development. 1.8m high close boarded fences are

proposed along the rear boundaries of the site. It is not considered that adjoining residents will suffer any significant loss of residential amenity either from overlooking or overshadowing as a result of the development.

Highway Safety

Highways Development Control raise no objections to the proposal on highway safety grounds. This is subject to various conditions including the implementation of a scheme of off-site highway works to include the relocation and upgrade of the existing bus stop on Water Street and the alteration of the layout and geometry of the Lydiate lane / Water Street junction in order to reduce the speed of traffic entering Water Street from Lydiate Lane.

Site Planning

Minor amendments have been made to the scheme to ensure a satisfactory relationship between individual properties as well as adequate outdoor garden space and parking provision.

Landscaping

The proposal includes the retention of the existing hedge fronting Lydiate Lane and this should be secured by condition as it is an important feature in the street scene.

UDP Policy DQ3 requires the provision of 3 new trees per dwelling as well as 2 trees to replace each tree lost as a result of the development. In this case, 6 new trees will be required to replace the 3 to be removed plus 39 trees for the 13 new houses, making a total of 45 new trees. The applicant has advised that the 45 trees will all be accommodated on the site and this can be secured by condition.

Greenspace

UDP Policy DQ4 requires a commuted sum payment towards the enhancement of public greenspace in the vicinity of the site. At current prices, this would be 13 x £1,815.00 making a total commuted sum payment of £23,595.00.

Ecology

MEAS have advised that the submitted habitat and bat surveys are acceptable and have recommended conditions to secure the provision of bat and bird nesting boxes within the scheme.

Other Issues

Local residents have raised concerns about security issues although the police ALO is generally satisfied with the scheme. The house on Plot 12 does have main windows overlooking 3 of its 4 elevations providing better surveillance of the plot.

Concerns have also been expressed about a possible reduction in property values and about noise and disturbance from future residents and from construction works. These are not planning considerations which can affect the decision made on the application.

The applicant has advised that the development will be built to Code for Sustainable Homes level 3 and this can be secured by condition.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. M-2 Materials (sample)
4. M-6 Piling
5. Landscaping (scheme)
6. L-4 Landscape Implementation
7. L-5 Landscape Management Plan
8. NC-3 Biodiversity enhancement
9. H-1 Remove existing vehicular/pedestrian access
10. H-2 New vehicular/pedestrian access
11. H-5 Off-site Highway Improvements
12. H-6 Vehicle parking and manoeuvring
13. H-10 Mud on carriageway
14. H-11 Construction Management Plan
15. Unless otherwise agreed in writing, no part of the development shall be occupied until a Traffic Regulation Order (TRO) for a 20 mph zone on the new access road has been implemented in full.
16. a) Unless otherwise agreed in writing, no development shall take place until a detailed scheme of street lighting to comply with the requirements of BS5489 on the new access road within the development site, has been submitted to and approved in writing by the Local Planning Authority.
b) The scheme approved under a) above shall be implemented in full prior to the development being brought into use.
17. R-2 PD removal garages/ extensions/outbuildings
18. Con-1 Site Characterisation
19. Con- 2 Submission of Remediation Strategy
20. Con-3 Implementation of Approved Remediation Strategy
21. Con-4 Verification Report
22. Con-5 Reporting of Unexpected Contamination
23. E-2 Sealed surface car parking
24. The proposed dwellings shall meet at least level 3 of the Code for Sustainable Homes.
25. S106 Agreement
26. M-8 Employment Charter

Reasons

1. RT-1
2. RX1
3. RM-2
4. RM-6
5. RL-3
6. RL-4
7. RL-5
8. RNC-3
9. RH-1

10. RH-2
11. RH-5
12. RH-6
13. RH-10
14. RH-11
15. RH-1
16. RH-1
17. RR-2
18. RCON-1
19. RCON-2
20. RCON-3
21. RCON-4
22. RCON-5
23. RE-2
24. In the interests of sustainability and to comply with Sefton UDP Policy DQ1.
25. R106
26. RM-8

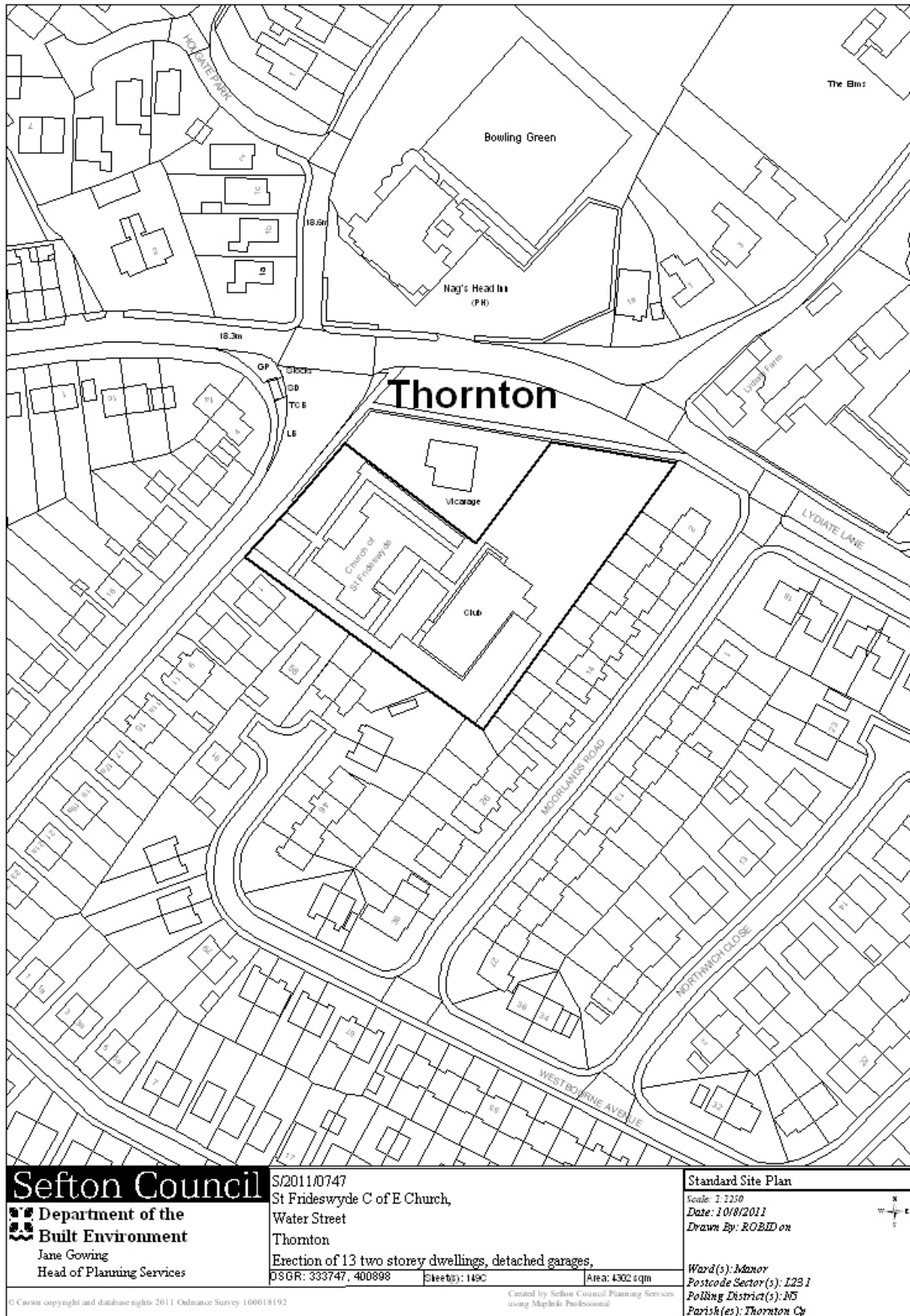
Notes

1. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.
2. The developer is advised that agreements under Section 38 and Section 278 of the highways Act 1980 will be required to secure the implementation of the off-site highway improvements and to contact the Highways Development Control Team on 0151 934 4175 in this regard.
3. Bats may be present in your building. Bats are protected species. If you discover bats you must cease work immediately, contact Batline on 01704 385735 for advice.
4. 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 18 to 22 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 22 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.
5. This development requires a Site Waste Management Plan under the Site Waste Management Plan Regulations 2008, advice on the requirements of the SWMP can be sought from the Principal Policy Officer, Merseyside Environmental Advisory Service, Merton House Stanley Road Bootle L20 3DL. Tel 0151 934 4958.
6. For advice with regard to Local Labour Agreements (condition M8) please contact Karen Towle, Employer Liaison Officer, Sefton@work, 268-288 Stanley Road, Bootle, L20 3ER. Tel 0151 934 2621.

Drawing Numbers

LL-LP-001A, LL-PL-001B, LL-P/GAR-01A, F-P/BRAM-01B, BRN-01A, BELV-01C, SOU-01B, BUN-01A, OAK-1A & 2A

Existing site plan



Sefton Council

**Department of the
Built Environment**
Jane Gowing
Head of Planning Services

SI/2011/0747
St Frideswyde C of E Church,
Water Street
Thornton

Erection of 13 two storey dwellings, detached garages,

OSGR: 333747, 400898

Sheets: 149C

Area: 4302 sqm

Standard Site Plan

Scale: 1:2250

Date: 10/8/2011

Drawn By: ROBIDON

Ward(s): Manor

Postcode Sector(s): L23 1

Folling District(s): N5

Parish(es): Thornton Cp

Proposed site plan



NO.	ROOM TYPE	AREA
1	OFFICE	1000
2	CONFERENCE	500
3	RECEPTION	200
4	RESTROOM	100
5	STORAGE	100
6	MEETING	300
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GRAND AREA
DENSITY: 12.5

APR