

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/1064**
221-223 Knowsley Road, Bootle
(Linacre Ward)

Proposal: Change of use from offices (B1a) to Health & Wellbeing Centre (D1)

Applicant: Sefton MBC Health & Social Care

Executive Summary

The proposed use is considered acceptable when assessed against the policies within the Development Plan and all other material considerations, particularly policies AD1, CS3, DQ1 and H10 as the proposed location is an area of mixed character and not in close proximity to residential properties.

Recommendation(s) Approval

Justification

The proposed use is considered acceptable when assessed against the policies within the Development Plan and all other material considerations, particularly policies AD1, CS3, DQ1 and H10 as the proposed location is an area of mixed character and not in close proximity to residential properties

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. The Premises shall not be open to the public outside the following hours
0800-2100 weekdays , 0800-1300 Saturdays and at no time on Sundays or Bank holidays unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. RT-1
2. RX1
3. In the interests of amenity/ residential amenity and to accord with policy H10 in the Sefton Unitary Development Plan.

Notes

Drawing Numbers

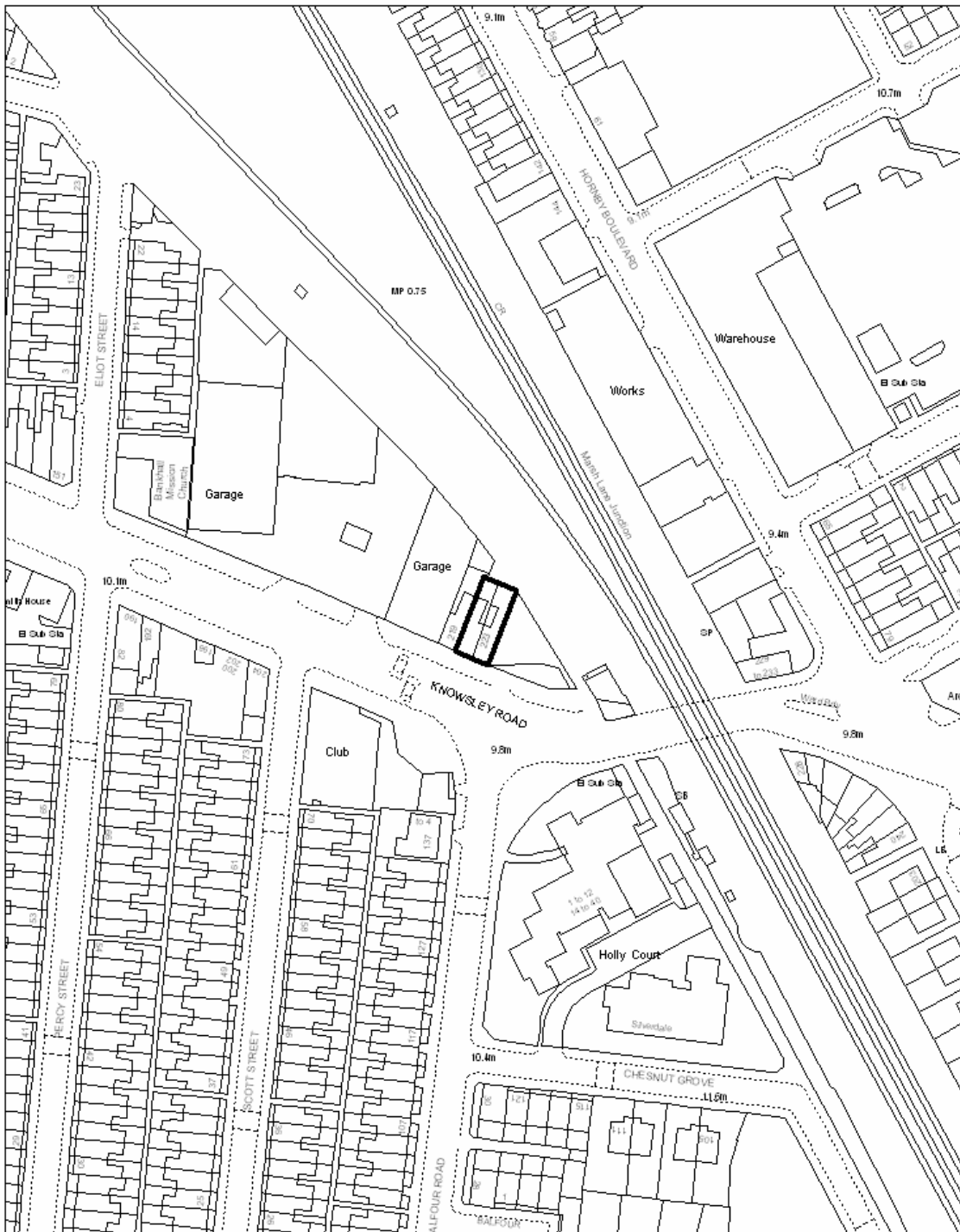
SSKRDA-1/001, 002

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 <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>		S/2009/1064 221-223 Knowsley Road Bootle L20 4NU OSGR: 333748, 396306		Standard Site Plan Scale: 1:1250 Date: 29/12/2009 Drawn By: EBERT 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 Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921.</small>		Sheet(s): 69D	Area: 179 sqm	Ward(s): Insnare Postcode Sector(s): L20 4 Polling District(s): J2 Parish(es): None Found	

The Site

Two vacant properties adjacent to Ryders car sales and a railway embankment on the north side of Knowsley Road, Bootle.

Proposal

Change of use from offices (B1a) to Health & Wellbeing Centre (D1)

History

None.

Consultations

Highways DC – No objections.

Environmental Protection Director – No objections.

Neighbour Representations

Last date for replies: 25th December 2009.

Representations received: Letter of objection signed by 28 residents of Holly Court and Silverdale retirement complexes and Anchor Retirement Housing, operators of Holly Court and Silverdale. Points of objection relate to the opening hours of the proposal, users of the service contributing to anti social behaviour and insufficient information relating to the operational activities of the proposal.

Policy

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

AD1	Location of Development
CS3	Development Principles
DQ1	Design
H10	Development in Primarily Residential Areas

Comments

The main issues to consider in respect of this application are whether the proposed D1 use is compatible with the character of this area which is designated as a Primarily Residential Area in the adopted UDP.

The proposal is for use of these two units, which re presently offices, as a new base for the Health and Social Care Directorate and the Health and Wellbeing Centre. Essentially, this will provide a range of services for members of the public, their carers and families affected

by substance misues. The building will accommodate 8 permanent staff and hotdesks for other agencies involved in the service provision. Hours of opening would be 8am -9pm weekdays and 9am-1pm on Saturdays.

The two units are currently vacant and as such, the roller shutters to the frontage are permanently closed so as to create a blank frontage to the detriment of the appearance of the area. The proposed D1 operation will bring these units back into use to the benefit of the vitality of the Knowsley Road area.

Though not well served by rail transport, a number of bus routes operate through this area and as such, this is an appropriate use as it can be accessed by a means of transport; both public and private.

To the left hand side of the site is an adjoining commercial property and then Ryders car sales and as such, the site is well separated from residential properties. Facing the site is Holly Court accessed off Balfour Road, which is over 40 metres from the application site and divided by a 17 metre wide vehicle highway.

To the south side of Knowsley Road near to the application site are a club and a public house, both of which are open beyond the hours requested as part of this proposal. In light of the opening hours upon these nearby properties and further hot food takeaways and public houses to Knowsley Road, it is not considered that operational hours of 08:00 to 21:00 are unacceptable.

The concerns of the objectors relate mainly to the client group and the potential for their behaviour off site to exacerbate antisocial behaviour in the area. This is a management issue . This area is mixed in character and the proposed centre is not in close proximity to residential uses. In planning terms proposed use complies with adopted UDP policies.

Reasoned Justification

The proposed use is considered acceptable when assessed against the policies within the Development Plan and all other material considerations, particularly policies AD1, CS3, DQ1 and H10 as the proposed location is an area of mixed character and not in close proximity to residential properties

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

Case Officer: **Neil Mackie Telephone 0151 934 3606**