

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/1113**  
**Park Haven Trust Liverpool Road South,**  
**Maghull**  
(Park Ward)

Proposal: Removal of Condition 1 pursuant to planning permission S/2007/0464 approved 09/07/2007 to allow the surgery to remain on the site permanently

Applicant: NHS Sefton Community Health Services

### **Executive Summary**

This applications seeks a permanent consent for he docor's surgery at Parkhaven Trust which was approved on a temporary basis in 2007. The issues concern he principle of the use and highways considerations.

**Recommendation(s)                      Approval**

### **Justification**

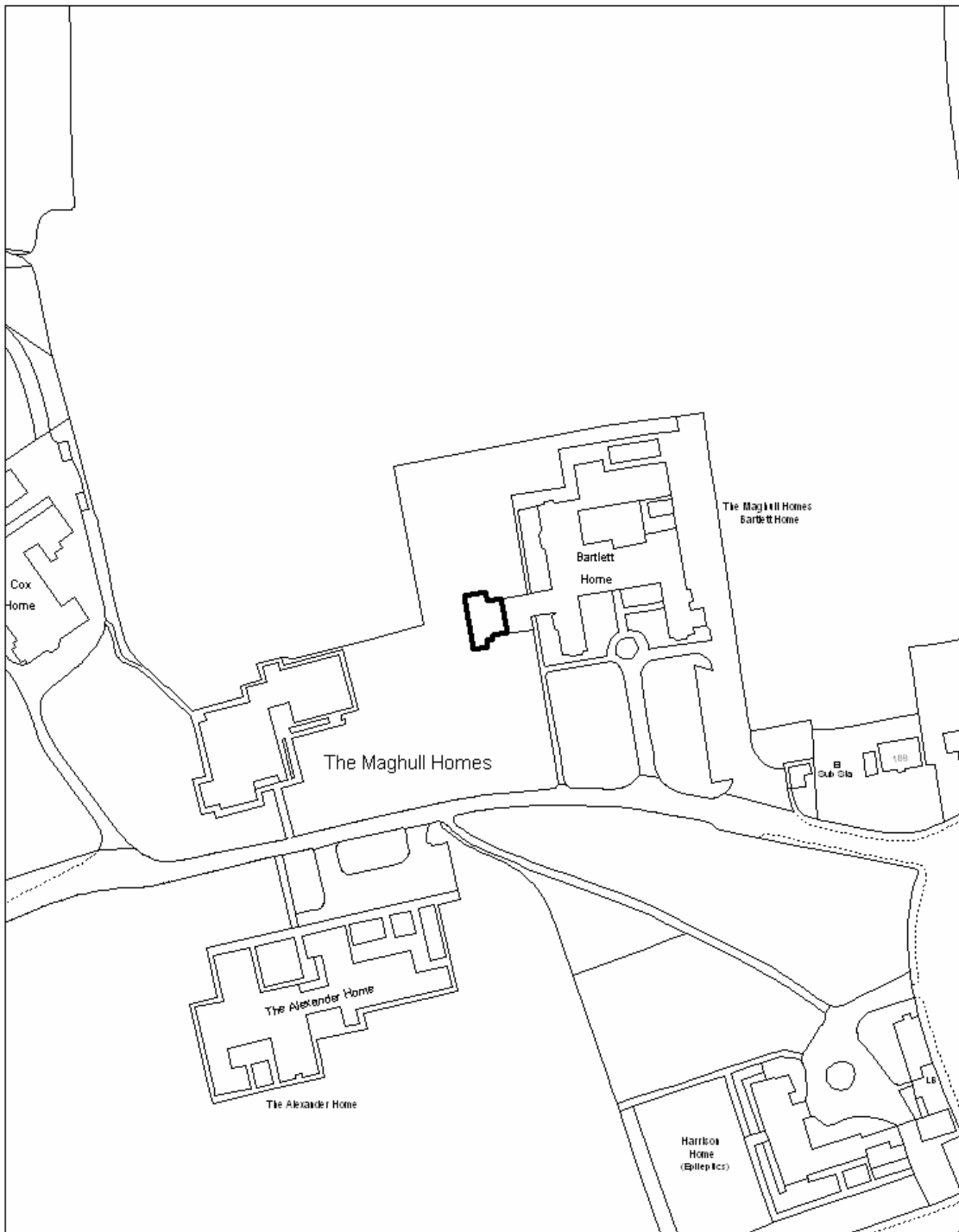
The proposed use would have no adverse impact on the greenspace function of the site and is considered an acceptable use in this location.

## 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



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2009/1113 Park Haven Trust Liverpool Road South Maghull L31 8BP <small>OSGR: 336958, 402119</small>		Standard Site Plan <small>Scale: 1:2250          Date: 29/12/2009          Drawn By: BFERETON</small>
	<small>Site No: 19CD</small>	<small>Area: 104 sqm</small>	<small>Ward(s): Park          Postcode Sector(s): L31 8          Polling District(s): B4          Parish(es): Maghull Cg</small>

S/2009/1113

This application has been called in to committee by Councillor Robertson on behalf of

Councillor Blackburn and ward councillors.

## **The Site**

This application concerns part of the existing Bartlett home within the Parkhaven Trust site at the junction of Sefton Lane and Liverpool Road south

## **Proposal**

Removal of Condition 1 pursuant to planning permission S/2007/0464 approved 09/07/2007 to allow the surgery to remain on the site permanently

## **History**

S/2009/0151 Layout of 6 additional parking bays for use by GP practice -approved 14/04/09

S/2009/0036 conversion of 5 bedrooms as extension of GP surgery Approved 23/02/09

S/2007/0464 Change of use for a temporary period from residential accommodation to a GP surgery -approved 09/07/07

S/2007/0244 11 car parking bays approved 15/05/07

## **Consultations**

Highways Development Control-no objections

## **Neighbour Representations**

Last date for replies: 30/12/09

## **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  
CS3 Development Principles  
G1 Protection of Urban Greenspace

## **Comments**

Planning permission for temporary reuse of part of an existing building within the Parkhaven Trust site for a doctors surgery period was granted in 2007, expiring on 30/06/2010. Parking spaces for this use were subsequently approved and a small addition to the surgery by conversion of additional rooms was approved in 2009. The surgery was initially required because of the loss of an existing doctors surgery locally and was needed urgently whilst longer term proposals were considered. The surgery has been operating successfully from

the site and the applicant now wishes to retain it permanently.

The surgery is be open 8am –8pm Mon –Fri and 8am –12am Sat .

The issues in this case concern the principle of the permanent use in this location within Greenspace and provision of parking /accessibility

The use of this existing building within the greenspace context of Parkhaven Trust is part of an overall programme of updating and reconfiguring uses on the whole site. Planning permission has been granted for sheltered housing for dementia care elsewhere within the wider site and this will involve demolition of some existing buildings within the site and an overall masterplan to improve the landscape context of Parkhaven Trust and provide more public access. The present application concerns an annexe to Bartlett house. Whilst the future proposals for the rest of this building are still under consideration it is likely that a proposal for redevelopment is likely to be submitted in the near future. This would leave the surgery in situ in the existing retained annexe. The use fits with the overall plan for Parkhaven Trust and is therefore considered appropriate as a permanent use which will have no adverse impact on the greenspace.

Highways Development control raise no objections as the provision of car and cycle parking has previously been dealt with. However, this application has been called in to Committee by Councillor Robertson on behalf of councillor Blackburn and ward councillors who are concerned about pedestrian accessibility across the junction of Sefton Lane and Liverpool Road South. This matter will be looked at and more information will be reported in late representations. However, the Director does not consider that it would be reasonable or proportionate for the applicant to pay for a traffic light controlled pedestrian crossing in this location as a condition of the present application. There is also a difficulty in requesting a highway contribution when no source for the balance of the cost can be identified.

### **Reasoned Justification**

**The proposed use would have no adverse impact on the greenspace function of the site and is considered an acceptable use in this location.**

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