

Committee: **PLANNING**

Date of Meeting: **10 February 2010**

Title of Report: **S/2009/1200**
Former Power House Hoggs Hill Lane,
Formby
(Ravenmeols Ward)

Proposal: Change of use to 60 self-contained residential apartments with communal leisure facilities including alterations, extension to the north elevation and roof and partial demolition with associated access, car parking and landscaping

Applicant: Mr M McComb Formby Hall Investments

Executive Summary

The proposal seeks to redevelop the Powerhouse site for residential purposes. The site lies within the Green Belt to the south of the main Formby settlement and is bounded by the Liverpool-Southport railway to the west and the River Alt to the east and south.

Recommendation(s) For information only

Drawing Numbers

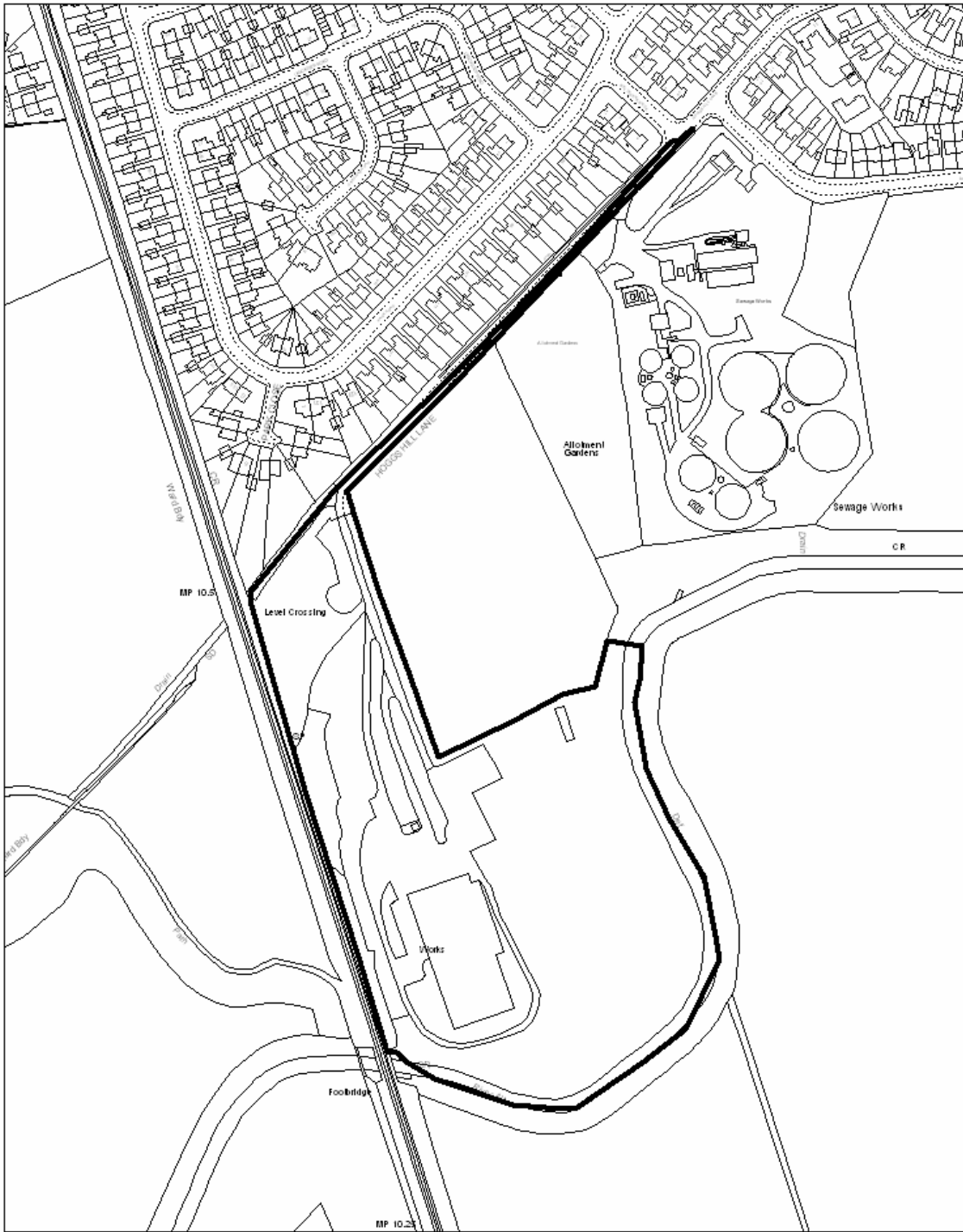
To be confirmed

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
Planning & Economic Regeneration is part of the
 Regeneration & Environmental Services Directorate

S/2009/1200
 Former Power House
 Hoggs Hill Lane
 Formby
 OSGR: 329619, 406866 Sheet(s): 245A, 265D, 265E, 245C Area: 57244 sqm

Standard Site Plan
 Scale: 1:3000
 Date: 26/1/2010
 Drawn By: EBERT on

Ward(s): Ravenmeols
 Postcode Sector(s): L31 6, L38 4
 Polling District(s): P6, P5, P3
 Parish(es): Formby Cp, Little Altcar Cp, Bee Ey

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FOR INFORMATION ONLY

S/2009/1200

The Site

The site is a former industrial building formerly used to provide power to the Liverpool-Southport railway. It lies 2 kilometres south of Formby town centre, and is accessed via Hoggs Hill Lane which lies to its north and east. The rear aspect of residential properties on Park Road lies some 300 metres to the north.

The building represents a significant landmark in an otherwise open landscaped setting, and is currently prominent from a range of locations, including from the railway running to the western side, and from the A565. The River Alt runs around the east and south side of the building.

Proposal

Change of use to 60 self-contained residential apartments with communal leisure facilities including alterations, extension to the north elevation and roof and partial demolition with associated access, car parking and landscaping.

History

Applications since 1990:

- N/1991/0081 – Layout of road and erection of 27 semi-detached and detached dwellinghouses and erection of a pavilion and layout of sports pitches following demolition of the existing – withdrawn 23 May 1991.
- N/1991/0082 – Change of use from general industrial (B2) to storage (B8) – approved 24 April 1991.
- N/1993/0228 – Erection of a detached dwelling refused 24 June 1993.
- N/1995/0096 – Installation of 10 metre high cylindrical antenna to be sited on top of the building – approved 21 March 1995.

Consultations

Highways Development Control – comments awaited

Environmental Protection Director – comments awaited

Environment Agency – comments awaited

United Utilities – no objections.

Merseyside Police ALO – comments awaited

Scottish Power – comments awaited

Merseyside Archaeologist – comments awaited

MEAS – comments awaited

Merseytravel – comments awaited

Network Rail – comments awaited

British Waterways – comments awaited

Neighbour Representations

Last date for replies: 25 January 2010.

Site/press notice expiry 5 February 2010.

Numerous representations received both objecting to and supporting the scheme. To be reported in full at time of recommendation.

Policy

The application site is situated in an area allocated as Green Belt on the Council's Adopted Unitary Development Plan. It is also specifically designated as a major developed site within the Green Belt.

AD1	Location of Development
AD2	Ensuring Choice of Travel
AD3	Transport Assessments
AD4	Green Travel Plans
CS1	Development and Regeneration
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP1	Managing Environmental Risk
EP2	Pollution
EP3	Development of Contaminated Land
EP6	Noise and Vibration
EP8	Flood Risk
GBC1	The Green Belt
GBC2	Development in the Green Belt
GBC3	Redevelopment of a major developed site in the Green Belt - the Powerhouse, Hoggs Hill Lane, Formby
GBC6	Landscape Character
GBC7	Agricultural Land Quality
H12	Residential Density
H2	Requirement for Affordable, Special Needs and Housing
H3	Housing Land Supply
MD2	Conversion to Flats
NC1	Site Protection
NC2	Protection of Species
NC3	Habitat Protection, Creation and Management

RSS L4 – Regional Housing Provision

Various national guidance in the forms of PPG2 (Green Belts), PPS3 (Housing), PPG9 (Nature Conservation), PPG13 (Transport), PPG23 (Contaminated Land), PPG24 (Noise) and PPG25 (Flood Risk) are also relevant considerations.

Comments

The Powerhouse is a prominent industrial building on the southern edge of Formby. It was built originally to generate power for the adjacent Liverpool to Southport railway. The site has since been used for a number of commercial purposes, but the access via Hoggs Hill Lane is not suitable for goods vehicles. Part of the site has been used for landfill. The site lies within a flood risk area, next to the River Alt.

The supporting text to Policy GBC3 encourages an alternative use provided access is appropriate and subject to there being no greater impact on the openness of the Green Belt than at present. Small scale residential development may be an appropriate use for the site or, alternatively, the policy would support in principle the conversion of the Powerhouse for residential purposes; the latter is proposed.

It will be important to ensure that neither approach results in greater impact on the Green Belt either through the amount of land required for new residential development or through the additional requirement of converting the building (in particular the need for car parking).

There are a range of issues brought by the proposal, in part addressed by a package of detailed documents submitted with the application.

1. The impact of the proposal in terms of design and visual impact,
2. The impact of the proposals on the openness and visual amenity of the Green Belt, in particular having regard to the manner of conversion, the presentation of external spaces, and the works required to secure access,
3. The capability of the building to be occupied without a level of reconstruction amounting to fundamental new build.
4. The contribution the site will make to the provision of affordable housing within Sefton,
5. The impact of the proposals on highway safety,
6. The extent to which the proposals would affect public rights of way,
7. The extent to which the proposals are sustainable in terms of transport, energy consumption and SuDS,
8. Impact on agricultural land quality,

9. The extent to which the development will provide for the planting of trees and the provision of urban greenspace of a publicly accessible nature,
10. The impact on ecology and protected species,
11. The potential that the development may be exposed to flood risk, and;
12. The extent to which previous uses have resulted from on-site contamination.

In accordance with the provisions of the Departure Regulations referred to within Circular 02/09, the application must be referred to the Government Office North West for a decision should members be minded to approve, on the basis that it constitutes development exceeding 1,000 sq metres in the Green Belt.

The application will be reported to members in full at a later date complete with the outcome of discussion relating to all of the above issues.

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Case Officer: **Steve Faulkner Telephone 0151 934 3081**