

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0471**
603-609 Liverpool Road, Ainsdale
(Ainsdale Ward)

Proposal: Extension of Time application pursuant to planning permission N/2007/0396 approved 21/06/2007 - for demolition of existing showroom and parts store, erection of extensions and internal alterations to existing workshops, to form vehicle service bays, parts office and parts store.

Applicant: Mr N Coen Chapel House Southport 2006 Ltd

Executive Summary

This proposal is an Extension of Time application pursuant to planning permission N/2007/0396 approved 21/06/2007 at Chapelhouse Garage on Ainsdale Road, Southport. There being no material changes, or non material changes proposed to the scheme, in addition to there being no changes in planning circumstances since the approval, the extension of time is acceptable.

Recommendation(s) Approval

Justification

The proposal is consistent with the provisions of the Sefton UDP and in the absence of all other material planning permissions; the granting of permission to the extension of time is justified.

Conditions

1. T-1 Full Planning Permission Time Limit
2. Before any construction commences, samples of the external materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority.
3. L8 Landscape Implementation
4. No part of the development hereby permitted shall commence until:

(b) A site investigation and assessment has been carried out by appropriate qualified and experienced personnel to determine the status of contamination (including chemical/radiochemical/landfill gas/asbestos/biological/physical hazards/other contamination) at the site and submitted to the Local Planning Authority. The investigation and assessment shall be in accordance with current Government and Environment Agency recommendations and guidance and shall identify the nature and concentration of any contaminants present,

their potential for migration and risks associated with them.

(c) A remediation scheme, which shall include an implementation timetable, monitoring proposals and remediation validation methodology, has been agreed with the Local Planning Authority, and

(d) The remediation scheme has been agreed by the Local Planning Authority to have been demonstrably and successfully completed.

5. X1 Compliance
6. M4 Pile

Reasons

1. RT-1
2. To ensure a satisfactory external appearance and to comply with Sefton UDP Policy DQ1.
3. In the interests of visual amenity and conservation and to comply with Sefton UDP Policy DQ3.
4. To ensure that contamination of the site is effectively dealt with and to comply with Sefton UDP Policy EP3.
5. RX1
6. To ensure that nearby properties are not adversely affected by the development and to comply with Sefton UDP Policies CS3, EP6 and H10.

Drawing Numbers

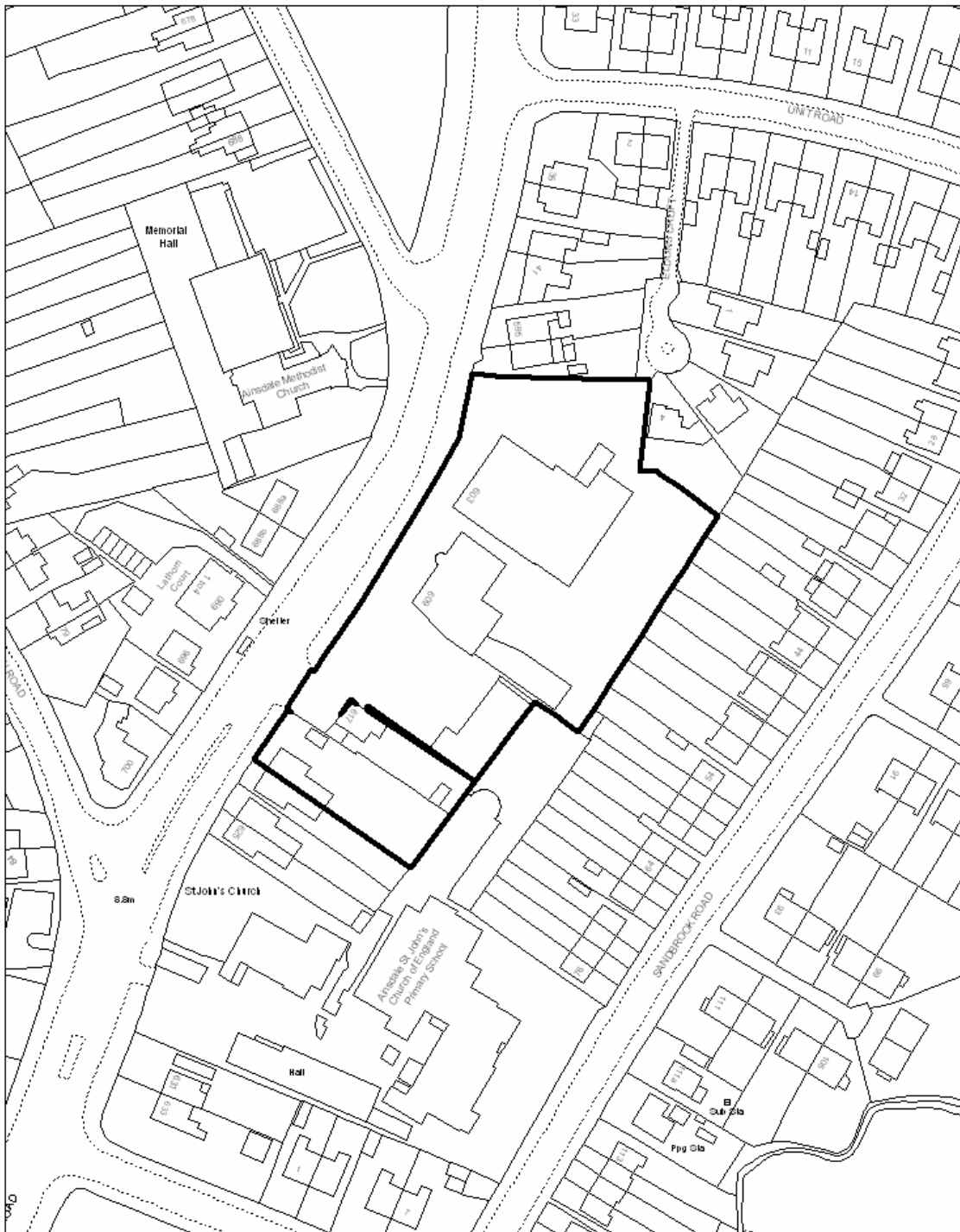
0207230/04 Rev B, 0207230/05 Rev C, 0207230/06 Rev C, 0207230/07 Rev B, 0207230/08, 0207230/09, 0207320/10

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/2010/0471 603-609 Liverpool Road Ainsdale PR8 3NG OSGR: 331726, 411963 Sheet(s): 367C, 387D Area: 7177 sqm		Standard Site Plan Scale: 1:2250 Date: 20/3/2010 Drawn By: BEERT 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>		<small>Created by Sefton Council Planning & Economic Regeneration Department using MapInfo</small>		Ward(s): Ainsdale Postcode Sector(s): PR8 3 Polling District(s): R4, R6 Parish(es): None Found	

S/2010/0471

The application has been called in to be determined by Planning Committee by Councillor Porter.

The Site

A site used for the display, sale and servicing of motor vehicles on Liverpool Road, Ainsdale.

Proposal

Extension of Time application pursuant to planning permission N/2007/0396 approved 21/06/2007 - for demolition of existing showroom and parts store, erection of extensions and internal alterations to existing workshops, to form vehicle service bays, parts office and parts store.

History

N/2007/0396 - Demolition of existing showroom and parts store, erection of extensions and internal alterations to existing workshops, to form vehicle service bays, parts office and parts store.

N/2005/0837 – Single-storey extension to existing showroom at side. Approved 6th October 2005.

N/2002/0865 – Extensions to side and rear to provide additional car showroom and service bays. Approved 4th November 2002.

Consultations

Environmental Protection Director – No objections to the proposal subject to any conditions of N/2007/0396 that have not been successfully discharged being attached to any approval for an extended time limit.

Highways DC – No objections to the extension of time and reiterate comments made for N/2007/0396.

Neighbour Representations

Last date for replies: 11th May 2010.

Representations received: Letter from 690 Liverpool Road reiterating points of objection that were considered when granting approval to N/2007/0396 ie congestion, parking problems, early morning delivery times and loss of amenity.

Policy

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

AD2	Ensuring Choice of Travel
DQ1	Design
DQ3	Trees and Development
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas

Comments

As was stated in determining the application in 2007, the proposal seeks to reconfigure operations to the rear of the existing premises. At present, there are 7 bays in situ on the site.

The issues relate to the impact of the proposals on residential amenity by way of visual and aural harm, and the effect of the development on prevailing levels of highway safety.

The space for the extension would be derived from demolishing the three furthest from Eldon's Croft, and projecting out from the rear of the main building, with the displaced bays turned through 90 degrees to face Eldon's Croft but at an overall distance of 22.5 metres from the boundary to these properties.

The extension is of shallow pitch, with eaves level of 4.2 metres, and a ridge of 4.5 metres. This would be substantially lower than the maximum height of the bays.

The five additional bays (including an MOT bay) are accessed from the opposite side of the extension, and are positioned nearest to the existing access from Liverpool Road, opposite existing customer parking.

An existing fenced area would be removed to accommodate the extension in part.

Visually, the extension is well positioned away from residents at both Eldon's Croft and Sandbrook Road, and will not in that sense create a loss of outlook. Moreover, the Environmental Protection Director is satisfied that these distances are sufficient for there to be no necessity for noise attenuation, either through building insulation or stronger boundary treatments.

There are no other implications for highway safety.

To address some of the residents' concerns, the plans have been amended to afford extra tree planting to the boundary adjacent with Eldon's Croft. The development requires a total of 5 trees to be planted, however, 10 are now achieved in total. A condition is added requiring their implementation at the appropriate juncture.

There being no material changes, or non material changes proposed to the scheme,

in addition to there being no changes in planning circumstances since the approval, the extension of time is acceptable.

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