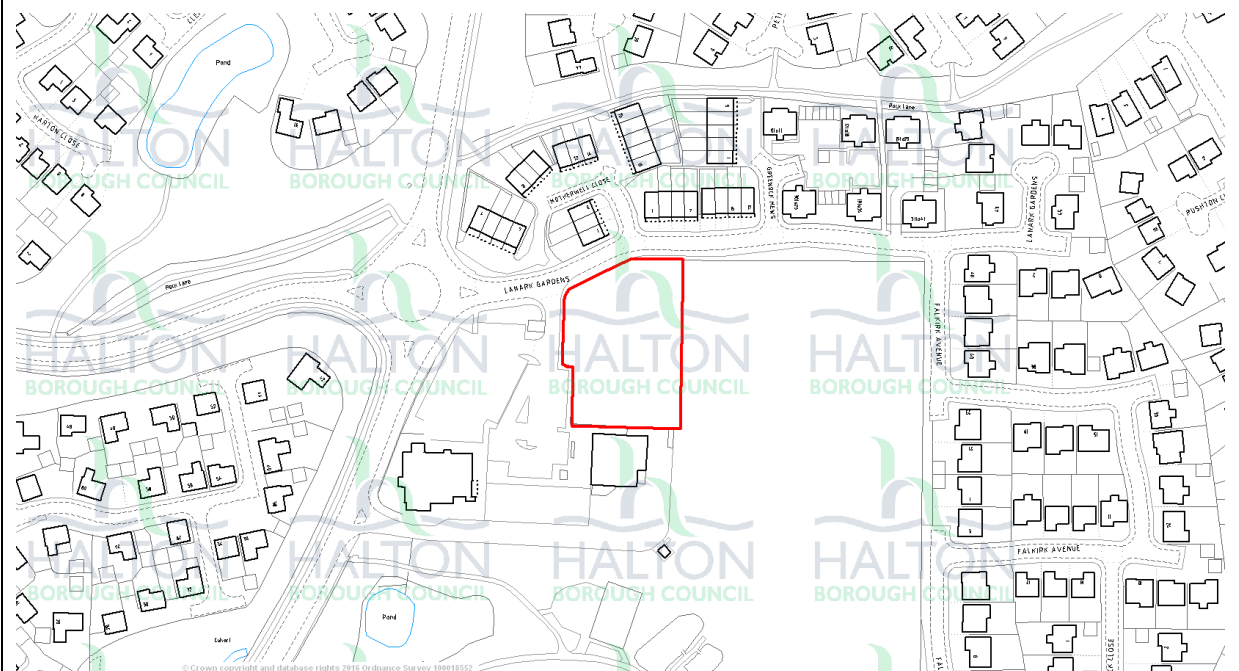


<b>APPLICATION NO:</b>	15/00343/FUL
<b>LOCATION:</b>	Land Opposite Motherwell Close Lanark Gardens, Widnes
<b>PROPOSAL:</b>	Proposed construction of two storey Medical Centre incorporating pharmacy and car parking
<b>WARD:</b>	Birchfield
<b>PARISH:</b>	N/A
<b>AGENT(S) / APPLICANT(S):</b>	Griffiths Thompson Partnership
<b>DEVELOPMENT PLAN ALLOCATION:</b>	National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013)
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	Yes
<b>KEY ISSUES:</b>	Contribution towards Health and Wellbeing, access, parking and highway safety
<b>RECOMMENDATION:</b>	Approval

#### SITE MAP



## 1. APPLICATION SITE

### The Site and Surroundings

The site is located on Lanark Gardens opposite Motherwell Close, and just north of the existing Morrison's Local Store, and sits between the new Morris Homes development and the local centre access road.

It is proposed that a new vehicle access will be provided as part of the development of Lanark Gardens.

The site comprises land that is currently vacant but identified as a local centre in Policy TC1 of the Unitary Development Plan and Policy CS5 of the Core Strategy Local Plan as part of a proposed local centre (of UDP).

### Planning History

The site is allocated in the Unitary Development Plan as part of the Local Centre (Policy TC1) and is identified in Policy CS5 of the Core Strategy Local Plan as part of the new Upton Rocks Local Centre. The site has the benefit of having been previously considered suitable for a health centre and housing. The relevant planning history is below:

04/00002/FUL granted in 2004 for a district centre proposal, 4 no. retail units, nursery, public house and a health centre.

04/01078/OUT for 15 no. residential units was withdrawn.

04/01085/FUL granted in March 2005 for a district centre development, including a public house, nursery, two retail units and 2 no. class A3 hot food units was, this was later renewed for a further 5 years in 2010 (10/00129/S73).

05/00473/FUL was submitted for a proposed health centre (ground floor) with residential accommodation above (comprising 12 No. units in two bedroom apartments on the first and second floors) but was subsequently withdrawn.

06/00540/OUT granted in 2006 for a two storey health centre/children's nursery.

06/00502/FUL was granted September 2006 for a district centre, consisting of 1 No. single storey convenience store, 5 No. two storey retail units, 1 No. two storey public house and 1 No. three storey apartment block.

07/00436/FUL granted consent for the erection of 6 No. three storey townhouse residential properties.

11/00197/FUL granted February 2013 for a proposed residential development consisting of 7 no. three storey dwellings, 3 no. 2.5 storey dwellings and 2 no. two storey dwellings with associated access and parking.

The adjacent existing local centre was developed with the benefit of the following planning permission, it is worth noting planning permission 12/00025/S73 (listed below) which included the provision of a medical centre. This can no longer be building as a different scheme (14/00305/FUL) has been implemented.

11/00156/FUL granted for a proposed new district centre including 1no convenience store, 5no retail units with office space to first floor, and construction of Public House with managers accommodation at 1st floor with associated access, service area and parking.

11/00358/S73 granted for a section 73 of the Town and Country Planning Act to vary condition no. 2 of planning permission 11/00156/FUL to allow for minor

material amendments to the design and appearance of the public house and alterations to layout.

12/00025/S73 - Application under S73 of the Town and Country Planning Act to vary condition 2 of Planning Permission 11/00358/S73 to allow for minor material amendments to the external appearance and internal layout of units 1-5 and first floor office, to accommodate Health Centre.

14/00305/FUL - Proposed development of four units comprising 1 no. Veterinary Practice, 2 no. retail units (With use classes A1, A2) and 1 no. retail unit (with use classes A1, A2, A5) 29/07/2014.

## **2. THE APPLICATION**

### Documentation

The application has been submitted with the requisite planning application form, a full set of plans including a site plan, layout and elevations, supporting information including a design and access statement, drainage details, transport statement and ecological report.

## **3. POLICY CONTEXT**

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

The site is allocated as a local centre in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

BE1 General Requirements for Development

BE2 Quality of Design  
BE22 Boundary Walls and Fences  
TP6 Cycle Provision as Part of New Development  
TP7 Pedestrian Provision as Part of New Development  
TP12 Car Parking  
TP14 Transport Assessments  
TP15 Accessibility to New Development  
TP17 Safe Travel for All  
PR16 Development and Flood Risk

#### Halton Core Strategy Local Plan (2013)

The Core Strategy provides the overarching strategy for the future development of the Borough, in this particular case the following Policies are of relevance

CS2 Presumption in Favour of Sustainable Development  
CS7 Infrastructure Provision  
CS15 Sustainable Transport  
CS18 High Quality Design  
CS19 Sustainable Development and Climate Change  
CS20 Natural and Historic Environment  
CS22 Health & Well Being  
CS23 Managing Pollution and Risk

#### Joint Waste Local Plan 2013

WM8 Waste Prevention and Resource Management  
WM9 Sustainable Waste Management Design and Layout for New Development

### **4. CONSULTATION AND REPRESENTATION**

The application has been advertised by means of a site notice, press notice and neighbouring properties have been consulted via letter.

Consultation has been undertaken internally with the Councils highways environmental health officer, engineer, open spaces officer

Ward councillors have also been consulted. Any comments received internally have been incorporated into the assessment below.

Externally, United Utilities have provided comments stating they have no objection to the proposed development provided a condition is attached that no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

### **ASSESSMENT**

#### Summary of the Development

The proposal is for a two storey medical centre designed to accommodate the relocation of the present Appleton Village Surgery. The application also includes space for a new pharmacy and the provision of expansion space for additional health care facilities.

The proposal is to provide a building with a floor space of approximately 1440 sq. m. This would accommodate 9 G.P. consulting rooms, 2 nurses rooms, 3 training rooms and 1 treatment room on the ground floor as well as the pharmacy.

On the first floor would be the administration and support office, practice managers room, staff room general office and records storage space, and the plant room. On the first floor there would also be the provision of a separate expansion area of approximately 85 sq. m., this would have its own entrance accessed from the north of the building and up a stair case and separate lift.

Externally there would be the provision of 46 car parking spaces, pedestrian access routes and associated landscaping.

### Planning Policy

The site is allocated in the Unitary Development Plan as part of the Local Centre (Policy TC1) and is identified in Policy CS5 of the Core Strategy Local Plan as part of the new Upton Rocks Local Centre. The site has the benefit of having been previously considered suitable for a health centre and housing, the principle of the development is therefore considered to be acceptable.

Furthermore, the development of the new medical centre would significantly contribute towards improved health provision in the Borough and its siting within the local centres is considered to comply with policy CS22 of the Core Strategy Local Plan (Health & Well Being) which states healthy environments will be supported by ensuring new relocated facilities are located in accessible areas with adequate walking, cycling and public transport links.

### Design and Layout

The medical centre building has been designed to complement the wider local Centre. The building s has been positions at 90° to the shops and running parallel to Morrison's, creating an L shaped layout with the group of buildings around the local centre car park.

The medical centre has been position close to the new Morrison's, which has store dictated the scale of the building necessary to complement the surrounding environment. To reduce the impact of the medical centre viewed from the residential dwellings fronting onto Lanark Gardens the design has included a low profiled single aspect curved roof.

The pallet of materials on the elevations would consist of brick that would complement the more traditional design on the existing local centre building, but has also included contrasting render which make the building more distinct.

The footprint of the medical centre will cover approximately 30% of the site, the remainder of the site will be hard and soft landscaped and provide car parking for staff and patients.

The landscaping will provide a well-defined pedestrian access from Lanark Gardens and the main local centre car park, and through the site to the medical centre.

With regards to interface distances with the housing on the adjacent Morris Homes site, at its closest point the medical centre building will be 21 metres away from the rear elevations of these dwellings, the building would sit at a lower level and have no first floor windows.

The proposal therefore complies with the Councils adopted interface distances, and there would be no detrimental impact from overlocking, loss of light or visual amenity to future residents. The applicant has provided cross sections through the site and the buildings have been included to demonstrate compliance.

The design would comply with Policies BE1, BE2 of the Halton UDP and CS18 of the Halton Core Strategy.

#### Parking and Highway Safety

It is proposed that a new vehicle access will be provided as part of the development of Lanark Gardens. Pedestrian access would be provided from Lanark Gardens and the main local centre car park, and through the site to the medical centre.

The nearest bus stop located on Queensbury Way within approximately 150m of the site. There is one bus service the 26/26A that runs approximately once every hour. It can therefore be expected that many patients and staff will use the car to get to the site, it is therefore important to ensure that sufficient car parking provision is provided.

The maximum car parking standards for non-residential institutions is 1 space per 2 members of staff and 4 spaces per consulting room. The proposed development has 15 rooms that would be considered as consulting rooms for the purpose of calculation parking standards; this includes G.P, nursing, treatment and training rooms as all of these could be used for consultations with patients.

Based on the information provided by the applicant there would be 33 members of staff and 15 rooms that can be considered consulting rooms (including G.P. rooms, nurses rooms and treatment rooms). This would give a maximum provision of 77 car parking spaces. However the scheme also includes a pharmacy and expansion space on the first floor (with its own entrance), which we have been informed could be used by other health care workers in the future. The area provided for expansion is approximately 85 sq. m. The maximum car parking standard should therefore be slightly greater.

The proposal was initially to provide 41 car parking spaces, following discussion with the applicant this has since been increased to 46.

The applicant has provided examples of other similar medical centres where a similar parking provision has been made. The site has also been compared with parking levels at the Beaconsfield Surgery on Bevan Way and the Castlefields Surgery in Runcorn.

The planning permission for Bevan Way medical centre had 22 rooms that could be classed as consulting rooms and a pharmacy, this scheme provided 50 car parking spaces.

Based on comparisons of other sites the parking provision of 46 spaces is considered to be reasonable, however in times of peak visiting times to the surgery and when most staff are on site, there are still concerns that there may be some overspill into the local centre car park.

It is reasonable to also expect some patients to utilise the local centre car park especially if they are visiting one of the shops as well. However, members should be aware that the local centre car park is privately owned, and whilst there are no parking restrictions on there at the moment, the land owner could therefore impose parking restrictions at a later date which would be out of the control of the Local Planning Authority.

However based on the evidence from other sites, and that patients could currently utilise the wider local centre car park it has been considered that a refusal on highway safety grounds could not be upheld as a significant impact could not be demonstrated based on this information.

To promote sustainable forms of transport to the site planning conditions for secure cycle storage and a travel plan are recommended. Furthermore a condition is recommended for the detailed design of the access off Lanark Gardens.

### Flood Risk and Drainage

The site falls within a flood risk zone one and is less than one hectare in size, so a flood risk assessment is not required.

The applicant has submitted drainage details and the lead flood authority has been consulted on the details.

United Utilities has no objection to the proposed development provided a condition is attached that no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

## Trees and Ecology

There are no trees on the application site and the applicant has been submitted with originally with a desktop ecological study of the site and Newt Survey.

The Councils Open Spaces Officer has been consulted. He has advised that there are no tree related constraints at the site, and has noted that there appears to be a significant re-planting scheme associated with the proposal. The full details of the landscaping and planting scheme can be secured by way of a planning condition.

He has also advised that ecologically the site is poor so there are no associated constraints in this respect.

The proposal is therefore considered to be comply with Policy GE21 of the Halton Unitary Development Plan, and Policy CS20 of the Halton Core Strategy Local Plan.

## **6.SUMMARY AND CONCLUSIONS**

The site is allocated in the Unitary Development Plan as part of the Local Centre (Policy TC1) and is identified in Policy CS5 of the Core Strategy Local Plan as part of the new Upton Rocks Local Centre. The site has the benefit of having been previously considered suitable for a health centre and housing, the principle of the development is therefore considered to be acceptable.

Furthermore, the development of the new medical centre would significantly contribute towards improved health provision in the Borough and its siting within the local centres is considered to comply with policy CS22 of the Core Strategy Local Plan 'Health & Well Being'.

Traffic Levels generated by the development can be accommodated within existing highway capacity and the proposed level of onsite car parking is considered to be sufficient, as such it is not considered that the proposal would be detrimental to highway safety. To promote sustainable forms of transport to the site planning conditions for secure cycle storage and a travel plan are recommended.

The proposed development complies with the councils standards for interface distances from existing residential properties the height of the buildings would not have a detrimental impact on the adjacent properties, the design and appearance is acceptable and the development complies with policies BE1 and BE2 of the Halton Unitary Development Plan and CS18 of the Core Strategy Local Plan.

The application is therefore recommended for approval subject to appropriate conditions.



## **7. RECOMMENDATIONS**

That the application be approved subject to the following conditions:

1. Standard condition relating to timescale and duration of the permission.
2. Condition listing approved plans (BE1, BE2)
3. Submission of materials (BE2)
4. Details and provision of secure cycle parking (TP6)
5. Access and parking/layout, cycle parking provision (BE1)
6. Details of final drainage scheme (BE1)
7. Condition(s) for full details of hard and soft landscaping, and maintenance (BE1)
8. Conditions specifying construction hours and hours of deliveries for building materials. (BE1)
9. Construction traffic management plan and wheel wash facilities (BE1)
10. Details of final site levels (BE1)
11. Submission and approval of bin storage details (BE1)
12. Condition relating to details of external lighting (PR4)
13. Submission of a green travel plan (TP16)
14. Condition for the design details of the vehicular and pedestrian access off Lanark Gardens (BE1)

## **SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.