

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00793/FUL

**APPLICANT:** Merseyside Police

**WARD AFFECTED:** St Gabriel's

**DEVELOPMENT:** ERECTION OF 2.0M HIGH SECURITY FENCING AND VEHICULAR/PEDESTRIAN ACCESS GATES TO FRONT AND SIDE OF STATION

**LOCATION OF SITE:** Huyton Police Station, Lathom Road, Huyton, Knowsley, L36 9XU,

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Strategic Road Network

Town and District Centres - Huyton Town Centre

### **RELEVANT POLICIES**

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

#### **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

DQ2 – Security in the Built Environment

### **TECHNICAL CONSULTATIONS:**

Highway Authority - No objections

### **NEIGHBOUR NOTIFICATION:**

This application was publicised by letters sent to 41 neighbours. No representations have been received.

### **ARTICLE 35**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **ISSUES AND ASSESSMENT:**

#### **SITE AND SURROUNDINGS**

The proposal relates to the existing Police Station on Lathom Road, Huyton. The site comprises two separate buildings, with an existing vehicular access in-between. There is a further vehicular entrance towards the south of the site, which leads to the car park to the side. The site is located within the town centre. The rear boundary of the site, to the east, adjoins with the Victoria Road and Huyton Church Road Conservation Area.

### **PROPOSAL**

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|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

The proposal relates to the erection of security fencing towards the front and the southern side boundary of the site, to improve the overall security of the police station. It would involve a section of fencing between the two buildings, which would align with the existing building line and would include a pedestrian gate and a fast-opening vehicular gate. The proposal also includes a further section of fencing and gate to the south of the site, along the front and side boundary, which would enclose the existing car park to this side.

Most of the fencing would be limited to 2m in height, apart from the entry gate to the south. The entrance into the existing car park is sloped and, therefore, this section of gate would be slightly higher to ensure the top line of the boundary treatment is at a continuous level.

## **POLICY CONSIDERATION**

The site is located within the town centre. The addition of fencing to the existing Police Station would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS19, CS20 and Saved UDP policies DQ2.

In particular, the policies would require any fencing to be of an appropriate design for the area and should ensure it would not have detrimental impact on the amenity of any surrounding residential properties or the character of the adjacent conservation area. Plus, the development should avoid causing harm to highway network.

## **DESIGN, ACCESS AND CRIME PREVENTION**

The proposed fencing would consist of anti-climb secure mesh material and the details state that the colour would be green. The section between the two buildings would run in line with the front elevation of the two blocks. As such, it would not appear particularly prominent within the street scene.

The section to the south would protrude beyond the building line. This is to follow the outline of the existing car park and to allow this entire parking area to be enclosed, an area which has experienced particular issues regarding security. Approximately 9.6m would be retained to the boundary with the highway and given this step back, it is not considered that it would appear unduly prominent. A section of hedging is also proposed along the southern boundary, to help soften the appearance of the new boundary treatment along this stretch.

With regards appearance, the fencing would appear functional, and the mesh material would allow some visibility through to the site. The views along Lathom Road entails a mixture of building designs and layouts. Directly opposite the site is a multi-storey car park, plus the back of some commercial unit, including some security fencing, while ASDA is located to the north of the site. Given the varied appearance along this stretch of the road, it is not considered that the additional boundary treatment would cause significant harm to the visual amenity of the area and the proposed height would not be unreasonable.

The fencing would greatly improve the overall security of the site and allow control over the access in and out of the site. This would be beneficial from a crime prevention perspective.

## **HIGHWAYS**

The council's highway officer has confirmed that sufficient distance would be retained between the proposed gate/fencing and the highway to allow vehicles to safely leave the road, while waiting for the gate to open. As such the proposal would not raise any highway safety concerns.

## **HERITAGE**

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The rear of the site borders the Victoria Road and Huyton Road Conservation Area. However, the treatment along this boundary would not be altered. Therefore, it is considered that the proposal would not have any significant effect on the character of the conservation area.

## **RESIDENTIAL AMENITY**

The closest resident properties are the dwellings on Huyton Church Road, which share their rear boundaries with the rear of the site. However, the treatment along this boundary would not be altered and the proposed fencing to the side and front therefore would have no impact on their amenity levels.

## **CONCLUSION**

The proposed fencing is considered acceptable within this location. The appearance would be fitting for its intended use and given the need to secure the site, its addition would not be considered harmful to the visual amenity of the area. The proposal would not present any highway safety issues.

As such, the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies DQ2 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

## **RECOMMENDATION:**

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The new hedge, as detailed on plan 052C/G/R/R/005, shall be planted during the first planting season following the commencement of the development. Should the hedge fail to establish or is substantially damaged within a period of five years thereafter it shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

## **SCHEDULE 1**

| Date Received | Ref. No          | Version | Drawing/Document Title   |
|---------------|------------------|---------|--------------------------|
|               |                  |         |                          |
| 21/10/2021    | 052C/G/B/T/026   | -       | PROPOSED FRONT ELEVATION |
| 21/10/2021    | 052C/G/R/R/R/010 | -       | PROPOSED SOUTH ELEVATION |
| 09/12/2021    | 052C/G/R/R/005   | -       | PROPOSED SITE PLAN       |

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| Document Reference<br>PS/DC/OP04/05 | Document Issue Number<br>003 | Document Issue Date<br>23/9/02 |
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15 December 2021



16 Dec 2021

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