

Regeneration and Economic Development Department

APPLICATION NO: 21/00801/FUL

APPLICANT: L Rowland & Co Retail Ltd

WARD AFFECTED: Whitefield

DEVELOPMENT: INSTALLATION OF AN AUTOMATED PRESCRIPTION DISPENSING MACHINE TO SHOP FRONT ELEVATION

LOCATION OF SITE: 6 St Chads Parade, Kirkby Town Centre, Knowsley, L32 8RH,

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Town and District Centres - Town and District Centres - Kirkby Town Centre

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS10 - Principal Regeneration Area - Kirkby Town Centre

CS19 - Design Quality and Accessibility in New Development

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

S9 - Shop Fronts and Security Shutters

DQ2 - Security in the Built Environment

Supplementary Planning Documents

Shopfronts and Signage Design SPD

TECHNICAL CONSULTATIONS:

Highway Authority - No objections.

Town Centre Management - No observations received.

Building Control - No observations received.

Merseyside Police HQ - No observations received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

SITE DESCRIPTION

The application relates to a retail unit located on the northern side of St Chad's Parade within Kirkby Town Centre. The unit is currently vacant with the applicant now occupying a larger unit further along St. Chad's Parade.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

PROPOSAL

Planning permission is sought for the installation of a self-service automated pharmacy collection machine with associated external alterations within the front elevation of the premises. The application relates solely to the external alterations to the shop front.

The collection machine would be mounted in the window of the existing unit and enable the collection of medicines in a similar way to a parcel collection locker and offer additional flexibility for customers to collect outside of normal operating hours. The service would be available 24 hours a day.

The applicant has stated that the machine would only be loaded with non-controlled drugs (pharmacy medicines).

POLICY CONSIDERATIONS

The application site is allocated as a Town and District Centre.

The key policies for the determination of this application are Policies CS2, CS10 and CS19 of the Core Strategy and Saved Policies DQ2 and S9 of the UDP. The Shopfronts and Signage Design SPD is also also a material consideration.

DESIGN, ACCESS AND CRIME PREVENTION

The application seeks consent solely for the external alternations which would involve the installation of the dispensing unit. It is proposed to install the unit within the existing window area to the right of the entrance of the unit.

Similar in appearance to an automated teller machine (ATM), the unit and its surrounding would replace one of the unit's windows. The external element of the unit would have dimensions of approximately 1.8 metres by 1.02 m.

It is proposed that the remaining window area surrounding the unit would be finished with a plywood insert finished in a white vinyl. Like an ATM, the self-serve machine would have a touchscreen and there would also be a credit card reader; receipt printer and a collection drawer/box.

The Applicant's agent has confirmed that the only lit element of the machine is the LED screen. In terms of security, the dispensing unit would operate 24 hours a day, 7 days a week allowing customers to collect prescriptions outside of normal shop hours. The Applicant's agent has confirmed that there would be CCTV and a monitored alarm on the premises. Whilst it is recognised that the proposal would result in some additional members of the public visiting the premises at different times of the day, it is not likely that it would present public safety concerns.

The collection machine would be of an acceptable appearance. It would appear not dissimilar to an ATM cash machine which are found in many locations across the borough. The proposed development is of a design, scale and finish that is in keeping with the existing commercial units.

The proposed development would not conflict with Policies CS2, CS10, CS19 of the Local Plan and Saved Policies DQ2 and S9 of the UDP.

HIGHWAYS

The area in which the unit is located is pedestrianised. The Local Highway Authority have raised no objection to the proposal and advised that the proposed dispensing machine does not overhang the adopted highway, nor is it anticipated that implementation of the machine could result in hindering the free flow of pedestrians walking outside of the pharmacy.

The proposed development would not have a detrimental impact on highway or pedestrian safety and complies with Policy CS19 of the Local Plan.

RESIDENTIAL AMENITY

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Due to the nature and location of the proposal, it is not likely to create noise and disturbance that would be detrimental to the amenity of the surrounding area.

The proposed development complies with Policies CS2 and CS19 of the Local Plan and Saved Policy DQ2 of the UDP.

OTHER ISSUES

None.

CONCLUSION AND RESAON FOR DECISION

Having regard to the submitted information, it is considered that the installation of the prescription collection machine would allow greater flexibility for customers who are unable to attend the pharmacy during normal business hours and allow customers to pick up prescriptions without the need to enter the pharmacy.

The proposed development would not detract from the visual amenity; have a detrimental impact on the character and amenity of the area in general or have any impacts on highway and pedestrian safety and security.

The proposed development complies with Policies CS2, CS10, CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Shopfronts and Signage SPD.

There are no material considerations that would justify refusal of planning permission in this instance. Therefore, it is recommended that planning permission be granted.

RECOMMENDATION:

That planning permission be granted subject to the following conditions:

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/03/2021	01	Rev. 2.0	Elevations
12/10/2021	02	Rev. 1.0	Location Plan
12/10/2021	As Built/ v 2	-	As Built (Existing) and Proposed Floor Layout
12/10/2021	Supporting information	-	Supplementary Planning Information

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

1. This permission does not confer approval of any advertisement(s) indicated on the submitted plan(s) which may require a separate Consent to Display Advertisements. Further advice can be found on the Planning Portal website:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/8

Maxine Wishart

3 March 2022

Alan Kilroe

8 March 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02