



Planning Committee

Date:	Tuesday, 26 April 2011
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Pat Phillips
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Website: <http://www.wirral.gov.uk>

1. MINUTES

To receive the minutes of the meeting held on 31 March (to be circulated separately).

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

3. REQUESTS FOR SITE VISITS

Members are asked to request all site visits before any application is considered.

4. APP/10/01177 PARK LANE CARAVAN PARK, MEOLS - REMOVAL OF CONDITION 4 OF PLANNING APPLICATION APP/90/06186 TO ALLOW THE SITE TO OPERATE AS A HOLIDAY PARK ALL YEAR ROUND. (Pages 1 - 6)

5. APP/10/01476 PARK LANE CARAVAN PARK, MEOLS - REMOVAL OF CONDITION 4 OF PLANNING APPLICATION APP/95/05789 TO ALLOW THE SITE TO OPERATE AS A HOLIDAY PARK ALL YEAR ROUND. (Pages 7 - 12)

6. APP/10/01532 PINWOOD, 28 TOWER ROAD NORTH, HESWALL - DOUBLE STOREY AND SINGLE STOREY EXTENSION. (Pages 13 - 18)

7. **APP/11/00050 GREENBANK, 1A ROWSON STREET, NEW BRIGHTON - EXTENSION OF TIME FOR APP/2008/5749 (Pages 19 - 24)**
8. **APP/11/00071 17ALBANY ROAD, ROCK FERRY - NEW SHOP FRONT , VENTILATION UNIT TO GABLE, INTERNAL ALTERATION RETENTION OF SINGLE STOREY REAR EXTENSION (AMENDED DESCRIPTION) (Pages 25 - 28)**
9. **APP/11/00139 7 GRISEDALE ROAD, BROMBOROUGH - CHANGE OF USE FOR B1(BUSINESS) B2 (GENERAL INDUSTRY) AND B8 (STORAGE AND DISTRIBUTION) TO D2 (ASSEMBLY AND LEISURE),B1 AND B8 TO USE THE BUILDING AS A CENTRAL HEADQUARTERS FOR WIRRAL AND CHESTER TAEKWANDO. PRIMARY USE AS A TAEKWANDO CENTRE AND RETAINING EXISTING OFFICE ACCOMMODATION AND A SMALL STORAGE AREA FOR EQUIPMENT (Pages 29 - 34)**
10. **APP/11/00283 7-9 ROSE MOUNT, OXTON - PROPOSED REFURBISHMENT OF EXISTING RESTAURANT /BAR, WITHIN THE REAR COURTYARD AND CHANGE OF APARTMENT WITHIN OUTRIGGER TO BECOME PART OF RESTAURANT/BAR AND SUPPORTING OFFICE ACCOMMODATION INSTALLATION OF AIR CONDITIONING UNITS TO REAR (AMENDED DESCRIPTION) (Pages 35 - 40)**
11. **ANT/11/00286 JUNCTION OF MILL LANE AND ROSTHERNE AVENUE POULTON, WALLASEY - INSTALLATION OF 12.5M HIGH SHARED VODAFONE AND O2 TELECOMMUNICATIONS STREET POLE , HOUSING 6 NO 3G ANTENNAS WITHIN 480MM GRP SHROUD, 1NO SHARED RADIO CABINET AND 1NO ELECTRICAL METER CABINET (Pages 41 - 44)**
12. **DEVELOPMENT CONTROL QUARTERLY PERFORMANCE REPORT (Pages 45 - 48)**
13. **DELEGATED DECISIONS (Pages 49 - 60)**
14. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

Agenda Item 4

Planning Committee

26 April 2011

Reference:
APP/10/01177

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Hoylake and Meols

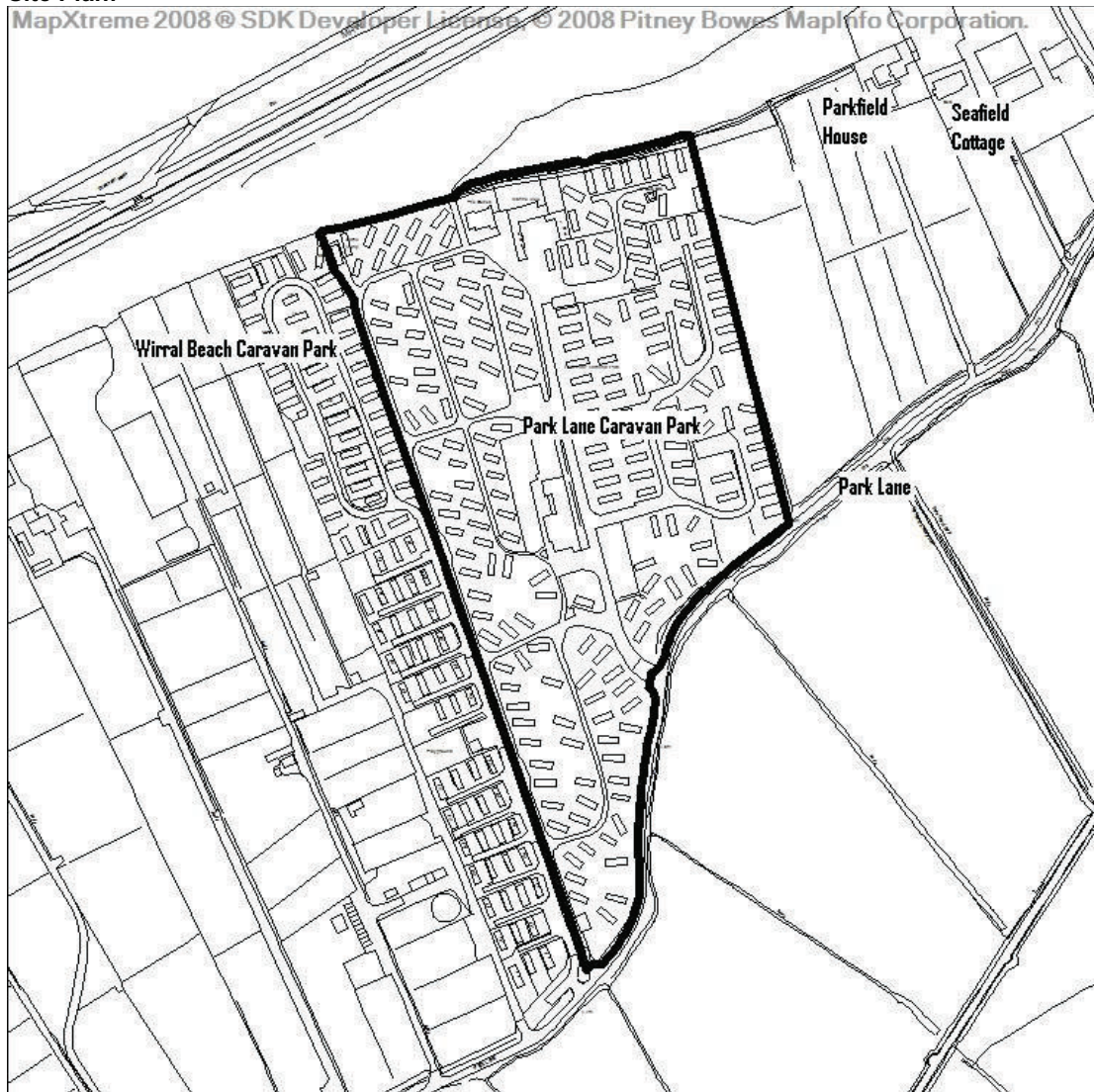
Location:
Proposal:

Park Lane Caravan Park, PARK LANE, MEOLS, CH47 8XX
Removal of condition 4 of planning application APP/90/06186 to allow the site to operate as a holiday park all year round.

Applicant:
Agent :

Britaniacrest Ltd
Mrs R Whaley

Site Plan:



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Development Plan allocation and policies:

Green Belt
Washland
Coastal Zone

Site of Biological Importance
Countryside Recreation Site

Planning History:

APP/90/06186 - Revised layout of caravan park and landscaping and use of one caravan for permanent occupation by site warden - Approved - 11/07/1990

APP/97/05654 - Change of use of 1 additional holiday caravan to staff/warden accommodation for all year occupation to provide a total of 3 staff caravans at Wirral Beach Caravan Park - Refused - Appeal decision T/APP/X4725/A/97/279980/P2 dismissed

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

22 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed on Park Road. One objection was received citing the following concerns:

1. Deleterious effects on the local environment including the existing infrastructure is unable to cope with the existing traffic, the access road is rutted and there have been many accidents.
2. The caravan site is under regulated;
3. Issues regarding community charge.

CONSULTATIONS:

The Environment Agency did not wish to comment on the application;
Merseyside Environmental Advisory Service did not wish to comment on the application;
The Green Belt Council objected as the removal of the restriction could give rise to permanent residential occupation of the caravan, contrary to the Green Belt status of the land. Managing the occupancy would be difficult to monitor.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application was removed from delegation by Councillor Hale on the grounds that the status quo should be maintained, as it would be more easily controlled and more conducive to checking by inspection.

INTRODUCTION

The application proposes the removal of condition 4 of approved planning application APP/90/06186 ("*The caravans (with the exception of the warden's caravan) shall not be occupied except during the period 1st March to 31st October each year*") to allow the site to operate as a holiday park all year round.

PRINCIPLE OF DEVELOPMENT

There is a general presumption against development of caravan parks in the Green Belt except in very special circumstances under the terms of UDP Policy GB2. Provision is made for tourism attractions and visitor facilities subject to the criteria of Policy TL10 of the adopted Wirral UDP.

SITE AND SURROUNDINGS

The site comprises an established caravan park situated within the Green Belt, Coastal Zone and Site of Biological Importance.

POLICY CONTEXT

The application will be considered under guidelines for development in the Green the Belt under Policy GB2 and the relevant criteria for tourism and visitor related development in the Green Belt TL10 set out in the Wirral Unitary Development Plan 2000. PPS7 Sustainable Development in Rural Areas (2004) and PPG2 Green Belts (1995), and the wider objectives of farm diversification. The Good Practice Guide on Planning for Tourism (GPGTP) are also a relevant.

UDP Policy GB2 and National Policy Guidance PPG2 both indicate that planning permission should

not be granted unless it is for a limited number of closely defined purposes.. These do not include caravan parks. Thus very special circumstances need to be demonstrated if approval is to be justified.

UDP Policy TL10 Criteria for Tourism Development in the Green Belt indicates that tourist attractions and visitor facilities within the Green Belt can be permitted where proposals can be accommodated within existing buildings or would otherwise preserve the openness of the Green Belt, providing the nature and scale of the proposal is appropriate and will not cause unacceptable disturbance to neighbouring property or land use. While the caravans are not buildings, the existing caravan park is an established use and there would be no further physical impact arising from this proposal.

PPS7 Sustainable Development in Rural Areas (2004) encourages activities that help to diversify rural economies and can play an important economic role, provided that such development is not detrimental to the attractiveness of the countryside and preserves the openness of the Green Belt.

The Good Practice Guide on Planning for Tourism was published on 16th May 2006 and contains a model occupancy condition that can be attached to caravan sites to prevent them from becoming permanent residences for occupiers.

It is considered that the lack of visual harm to the Green Belt and the availability of alternative controls to prevent the site converting into permanent residential accommodation can be accepted as very special circumstances to warrant approval under UDP Policy GB2. The application is also capable of meeting the criteria set out UDP Policy TL10.

APPEARANCE AND AMENITY ISSUES

Condition 4 of planning application APP/90/06186 states: "The caravans (with the exception of the warden's caravan) shall not be occupied except during the period 1st March to 31st October each year".

This condition was placed on the application to prevent the permanent occupation of the caravans which is considered to be contrary to Green Belt policies.

The application wishes to remove this condition. This would allow the site to remain open all year round with 12 month occupancy of the caravans.

The main concern with removing the condition is the caravans could be occupied permanently. The applicant has addressed this by proposing three occupancy conditions (as set out in the D&A Statement):

- i) the caravans are occupied for holiday purpose only;
- ii) the caravans shall not be occupied as a person's sole, or main place of residence;
- iii) the owner/operators shall maintain an up-to-date register of the names of all owners/occupiers and their main home address.

The main concern with the application is that the caravans do not become permanent residences, which is considered to have a harmful impact on the character of the Green Belt and on the local housing stock, or the wider regeneration aims for the eastern side of the Borough.

Since the refusal of a permanent occupation in 1997 at the adjoining site, a case has emerged (appeal reference APP/E2340/A/10/2137243) to demonstrate the occupancy of caravans can be controlled by the applicant's suggested conditions rather than limiting the months of occupation, which is a material consideration when determining the application. The Planning Inspectorate concluded whilst it is reasonable and necessary to impose occupancy conditions on caravans to prevent the caravans becoming permanent residences, the use of a conditions allowing 11 month occupation fails as it allows caravans to be occupied by the same persons for 11 months of the year as their sole or main residence, as long as they go away for a four week holiday, and does not address the concerns of permanence.

The standard holiday occupancy condition drafted in accordance with the Good Practice Guide on Planning for Tourism, which expressly states that the caravans on the site shall only be used for

holiday purposes and not as a persons main or sole place of residence. Such a condition would prevent any permanent residential use. This condition could be enforced simply by requiring the operators of the site to maintain and allow inspections of a register of owners/occupiers and their main addresses.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal is considered not to significantly increase the volume of traffic on the public highway. There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable under Green Belt Policy TL10 Criteria for Tourism Development in the Green Belt set out in the Wirral Unitary Development Plan (2000), PPS7 Sustainable Development in Rural Areas (2004), PPG2 Green Belts (1995) and The Good Practice Guide on Planning for Tourism (2006). The proposal is considered not to have a detrimental impact on the character of the Green Belt, local housing stock, or the wider regeneration aims for the eastern side of the Borough subject to conditions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable under Policy GB2 'Guidelines for Development in the Green Belt ' and TL10 Criteria for Tourism Development in the Green Belt set out in the Wirral Unitary Development Plan (2000), PPS7 Sustainable Development in Rural Areas (2004), PPG2 Green Belts (1995) and The Good Practice Guide on Planning for Tourism (2006) because, in this particular case, there would be no visual harm to the character of the Green Belt and alternative controls can be applied to prevent the occurrence of permanent residential development. ,.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. All caravans shall be occupied for holiday purposes only and not as any person's sole or main place of residence

Reason: To prevent the permanent residential use of the units in an area where permanent residences are not supported by planning policy.

3. The owners/occupiers of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses.

The register shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

Reason: To prevent permanent residential use of the units in an area where permanent residences are not supported by planning policies

Further Notes for Committee:

Last Comments By: 06/12/2010 16:32:42
Expiry Date: 16/12/2010

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Planning Committee

26 April 2011

Reference:
APP/10/01476

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Hoylake and Meols

Location:
Proposal:

Park Lane Caravan Park, PARK LANE, MEOLS, CH47 8XX
Variation of condition 4 of approved planning application
APP/95/05789 to allow the site to operate as a holiday park all year
round

Applicant:
Agent :

Britaniacrest Ltd
Mrs Whaley

Site Plan:



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Development Plan allocation and policies:

Coastal Zone
Green Belt

Planning History:

APP/95/05789 Change of use of land to caravan park for 21 caravans - Approved 04/07/1996

APP/97/05654 - Change of use of 1 additional holiday caravan to staff/warden accommodation for all year occupation to provide a total of 3 staff caravans at Wirral Beach Caravan Park - Refused - Appeal decision T/APP/X4725/A/97/279980/P2 dismissed

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

13 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed on Park Road. One objection was received citing the following concerns:

1. The application will change the nature of the North Wirral Country Park
2. Such a change should only be sanctioned at a political level not that of the local planners
3. This site was a tent encampment (Burbo Camp) since the 1950s for summer occupancy only. In recent years provision has moved closer to the trailer parks of Prestatyn and Rhyl
4. Demographic and property trends have lead those areas to become areas of deprivation and blight
5. This part of the Green Belt is precious and its over-use (i.e. if it becomes a year round trailer park for people who cannot afford proper housing) can destroy one of Wirral's treasures.

Councillor Hale requested the application be removed from delegation on the grounds the existing status quo can be more easily controlled and is more conducive to checking by inspection.

CONSULTATIONS:

The Director of Technical Services (Highway Engineers) had no objection to the proposal. The Director of Law, HR and Asset Management (Environmental Health) had no objection to the proposal.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application was removed from delegation by Councillor Hale on the grounds the status quo should be maintained, as it would be more easily controlled and more conducive to checking by inspection.

INTRODUCTION

The application proposes the variation of condition 4 of approved planning application APP/95/05789 ("*The caravans shall not be occupied except during the period 1st March to 15th January each year*") to allow the site to operate as a holiday park all year round with an 11 month occupation.

PRINCIPLE OF DEVELOPMENT

There is a general presumption against development of caravan parks in the Green Belt except in very special circumstances under the terms of UDP Policy GB2. Provision is made for tourism attractions and visitor facilities subject to the criteria of Policy TL10 of the adopted Wirral UDP, PPS7 and PPG2.

SITE AND SURROUNDINGS

The site comprises an established caravan park situated within the Green Belt, Coastal Zone and Site of Biological Importance.

POLICY CONTEXT

The application will be considered under guidelines for development in the Green the Belt under Policy GB2 and Policy TL10 Criteria for Tourism Development in the Green Belt set out in the Wirral Unitary Development Plan 2000, and assessed against PPS7 Sustainable Development in Rural Areas (2004) and PPG2 Green Belts (1995), and the wider objectives of farm diversification. The Good Practice Guide on Planning for Tourism (GPGTP) are also relevant. UDP Policy GB2 and National Policy Guidance PPG2 both indicate that planning permission should

not be granted unless it is for a limited number of closely defined purposes.. These do not include caravan parks. Thus very special circumstances need to be demonstrated if approval is to be justified.

UDP Policy TL10 Criteria for Tourism Development in the Green Belt sets out tourist attractions and visitor facilities within the Green Belt will be permitted within the Green Belt where the nature and scale of the proposal is appropriate and will not cause unacceptable disturbance to neighbouring property or land use.

PPG2 and Policy GB2 set out the national and local policy context and both are generally of a similar content. PPG2 states that planning permission will not be granted unless it is for a limited number of closely defined purposes. These include agriculture or other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In terms of local policy the same principles are echoed and there is the presumption against inappropriate development in the Green Belt and such development will not be approved except in very special circumstances. It is reasonable for the Local Authority to permit holiday accommodation subject to a condition restricting its use to holiday (or seasonal) accommodation only.

PPS7 Sustainable Development in Rural Areas (2004) encourages activities that help to diversify rural economies and can play an important economic role, provided that such development is not detrimental to the attractiveness of the countryside and preserves the openness of the Green Belt.

The Good Practice Guide on Planning for Tourism was published on 16th May 2006 and contains a model occupancy condition that can be attached to caravan sites to prevent them from becoming permanent residences for occupiers.

It is considered that the lack of visual harm to the Green Belt and the availability of alternative controls to prevent the site converting into permanent residential accommodation can be accepted as very special circumstances to warrant approval under UDP Policy GB2. The application is also capable of meeting the criteria set out UDP Policy TL10.

APPEARANCE AND AMENITY ISSUES

Condition 4 of planning application APP/95/05789 states: *"The caravans shall not be occupied except during the period 1st March to 15th January each year"*.

This condition was placed on the application to prevent the permanent occupation of the caravans which is considered to be contrary to Green Belt policies.

The application wishes to vary this condition to allow the site to remain open all year round with 11 month occupancy of the caravans.

The main concern with removing the condition is the caravans could be occupied permanently. The applicant has addressed this by proposing three occupancy conditions (as set out in the D&A Statement):

- i) the caravans are occupied for holiday purpose only;
- ii) the caravans shall not be occupied as a person's sole, or main place of residence;
- iii) the owner/operators shall maintain an up-to-date register of the names of all owners/occupiers and their main home address.

The main concern with the application is that the caravans do not become permanent residences, which is considered to have a harmful impact on the character of the Green Belt and on the local housing stock, or the wider regeneration aims for the eastern side of the Borough.

Since the refusal of a permanent occupation in 1997 at the adjoining site, a case has emerged (appeal reference APP/E2340/A/10/2137243) to demonstrate the occupancy of caravans can be controlled by the applicant's suggested conditions rather than limiting the months of occupation, which is a material consideration when determining the application. The Planning Inspectorate concluded whilst it is reasonable and necessary to impose occupancy conditions on caravans to prevent the

caravans becoming permanent residences, the use of a conditions allowing 11 month occupation fails as it allows caravans to be occupied by the same persons for 11 months of the year as their sole or main residence, as long as they go away for a four week holiday, and does not address the concerns of permanence.

As such appeals have been allowed where the standard holiday occupancy condition is drafted in accordance with the Good Practice Guide on Planning for Tourism, which expressly states that the caravans on the site shall only be used for holiday purposes and not as a persons main or sole place of residence. Such a condition would prevent any permanent residential use. This condition could be enforced simply by requiring the operators of the site to maintain and allow inspections of a register of owners/occupiers which details their main addresses.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal is considered not to significantly increase the volume of traffic on the public highway. There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable under Green Belt policy TL10 Criteria for Tourism Development in the Green Belt set out in the Wirral Unitary Development Plan (2000), PPS7 Sustainable Development in Rural Areas (2004), PPG2 Green Belts (1995) and The Good Practice Guide on Planning for Tourism (2006). The proposal is considered not to have a detrimental impact on the character of the Green Belt, local housing stock, or the wider regeneration aims for the eastern side of the Borough subject to conditions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable under Policy GB2 'Guidelines for Development in the Green Belt' and TL10 Criteria for Tourism Development in the Green Belt set out in the Wirral Unitary Development Plan (2000), PPS7 Sustainable Development in Rural Areas (2004), PPG2 Green Belts (1995) and The Good Practice Guide on Planning for Tourism (2006). because, in this particular case, there would be no visual harm to the character of the Green Belt and alternative controls can be applied to prevent the occurrence of permanent residential development. ,.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. All caravans shall be occupied for holiday purposes only and not as any person's sole or main place of residence

Reason: To prevent the permanent residential use of the units in an area where permanent residences are not supported by planning policy.

3. The owners/occupiers of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses. The register shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

Reason: To prevent permanent residential use of the units in an area where permanent residences are not supported by planning policies

Further Notes for Committee:

Last Comments By: 26/02/2011 11:31:56

Expiry Date: 01/03/2011

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Planning Committee

26 April 2011

Reference:
APP/10/01532

Area Team:
South Team

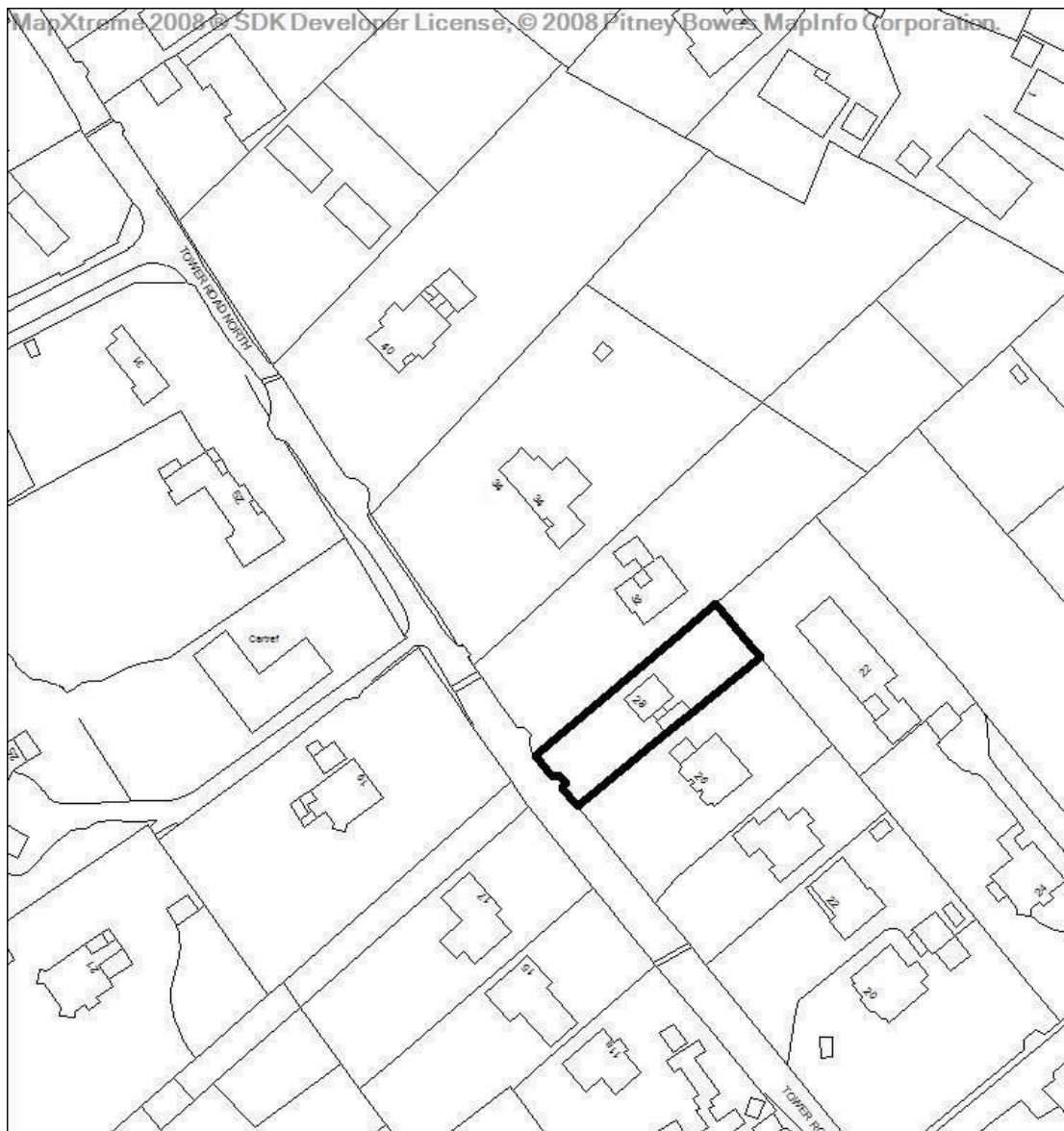
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Pinewood, 28 TOWER ROAD NORTH, HESWALL, CH60 6RS
Proposal: Double storey, and single storey extensions

Applicant: Mr Clarke
Agent : Mr S Geary

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
UDP Policy HS11
SPG11 - House Extensions

Planning History:

96/5307 - Erection of a single storey extension at rear - Approved
91/5902 - Erection of single storey extension at side and rear - Approved
90/6267 - Erection of a two-storey side extension and rear conservatory - Approved

Summary Of Representations and Consultations Received:**Representations:**

A site notice was displayed & 5 letters of notification have been sent to properties in the area, in accordance with the Council's guidance on publicity for planning applications. At the time of writing this report 1 objection has been received, listing the following grounds:

1. over development of the plot
2. out of character in terms of scale
3. overlooking
4. loss of light
5. over dominant

Consultations:

None required

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Johnson requested the application be taken out of delegated powers on the grounds that neighbours consider the proposal unneighbourly and detrimental to the street scene.

INTRODUCTION

Amended Plans were submitted with the addition of two windows to the side elevation, one at ground floor and one at first floor and velux windows to the single storey rear extension.

This application was deferred from Planning Committee on March 8th 2011 to await the submission of an arboricultural report.

The proposal is for extensions and alterations to the existing dwelling. The proposal overhauls the appearance and scale of the original dwelling through the introduction of a two-storey side extension and single storey extensions.

PRINCIPLE OF DEVELOPMENT

The proposal is for extensions to an existing dwelling, having regard to HS11 and SPG11 extensions are acceptable in principle.

SITE AND SURROUNDINGS

The property is a detached house set on a relatively small plot in relation to the neighbours, the house is bounded by a two storey double fronted house at number 26 and a large bungalow at number 32. The properties all range in styles and plot shapes/sizes, they share similar features such as long driveways and good separation distances.

The site itself does not contain any protected trees, the development will affect trees within the curtilage of the plot and as such an Arboricultural Implication Study has been submitted as part of the application. The report identifies 5 trees to be removed and a method statement of works in order to

protect tree roots of those that are to be retained.

POLICY CONTEXT

Proposals for house extensions will be permitted subject to all the following criteria being complied with:

(i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation.

APPEARANCE AND AMENITY ISSUES

The proposal is a complete overhaul of the original dwelling, the extensions change a relatively small house into a house that reflects the scale of the neighbouring houses. The extensions extend the house out to the side boundary. The development does not just extend the house but alters the overall image of the dwelling through the introduction of mock-Tudor timber cladding to the upper floor. The main extension is the two-storey side extension which bounds and partially overhangs the boundary with number 26, the extension also projects further forward and further back than the original building line. To the front (including the bay) the extension projects 2.6m further out to the front and 5.1m to the rear, the length of the extension is 16m at first floor the extension is slightly smaller with a length of 13.8m (being smaller to the rear and no bay window to the front).

Although the scale of the house and how it appears on the site will change, the alterations are a complete overhaul of the original house which creates a substantial dwelling visually creating a new dwelling, the changes are acceptable in appearance and scale terms. The proposed dwelling will extend boundary to boundary but in terms of the current planning policy for detached houses there is no restriction on extending houses in this way, the windows proposed meet the separation distances and the two-storey side extension creates a front gable feature on a plot that can withstand a front extension.

Therefore, whilst the proposed dwelling is large in scale and dominates the original dwelling, its appearance and siting on the existing plot are acceptable and reflect the scale of neighbouring houses. The proposed alterations are therefore acceptable in terms of HS11 and SPG11.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable

room windows should be at least 14 metres from any blank gable. The proposed extensions create additional windows to the front and rear elevations, the existing house is set 20m from the front and rear boundary, to the side of the bungalow at 22 Quarry Road East the proposed rear elevation is set approximately 27m away, to the front the extensions are located over 45m from the front of the houses opposite. The proposed changes also include side windows which are shown as fixed and obscure, the extensions bring the house up against the party boundaries therefore any side windows would have to be fixed and obscure so as to reduce the feeling of overlooking to the adjoining properties. The Council considers that there are no issues of loss of light.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The proposed dwelling is large in scale and dominates the original dwelling, however its appearance and siting on the existing plot are acceptable and reflect the scale of neighbouring houses. The proposed alterations are therefore acceptable in terms of HS11 and SPG11.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The overall development creates a visually acceptable proposal. Therefore the extensions and alterations are acceptable, having regard to Wirral's UDP Policy HS11 and SPG11.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. The windows to the first floor side elevations of the hereby approved extensions facing south east and north west shall be fixed and obscurely glazed and retained as such thereafter.

Reason: In the interests of residential amenity having regard to HS4 of the adopted Wirral UDP.

4. Before the development is commenced, the measures contained in the approved method statement shall be implemented in full throughout the construction phase.

Reason: To prevent damage to trees in the interests of the visual amenity of the area and to comply with Policy GR7 of the Wirral Unitary Development Plan.

5. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 31/03/2011.

Reason: For the avoidance of doubt

Further Notes for Committee:

Last Comments By: 08/02/2011 11:43:24

Expiry Date: 07/03/2011

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Planning Committee

26 April 2011

Reference:
APP/11/00050

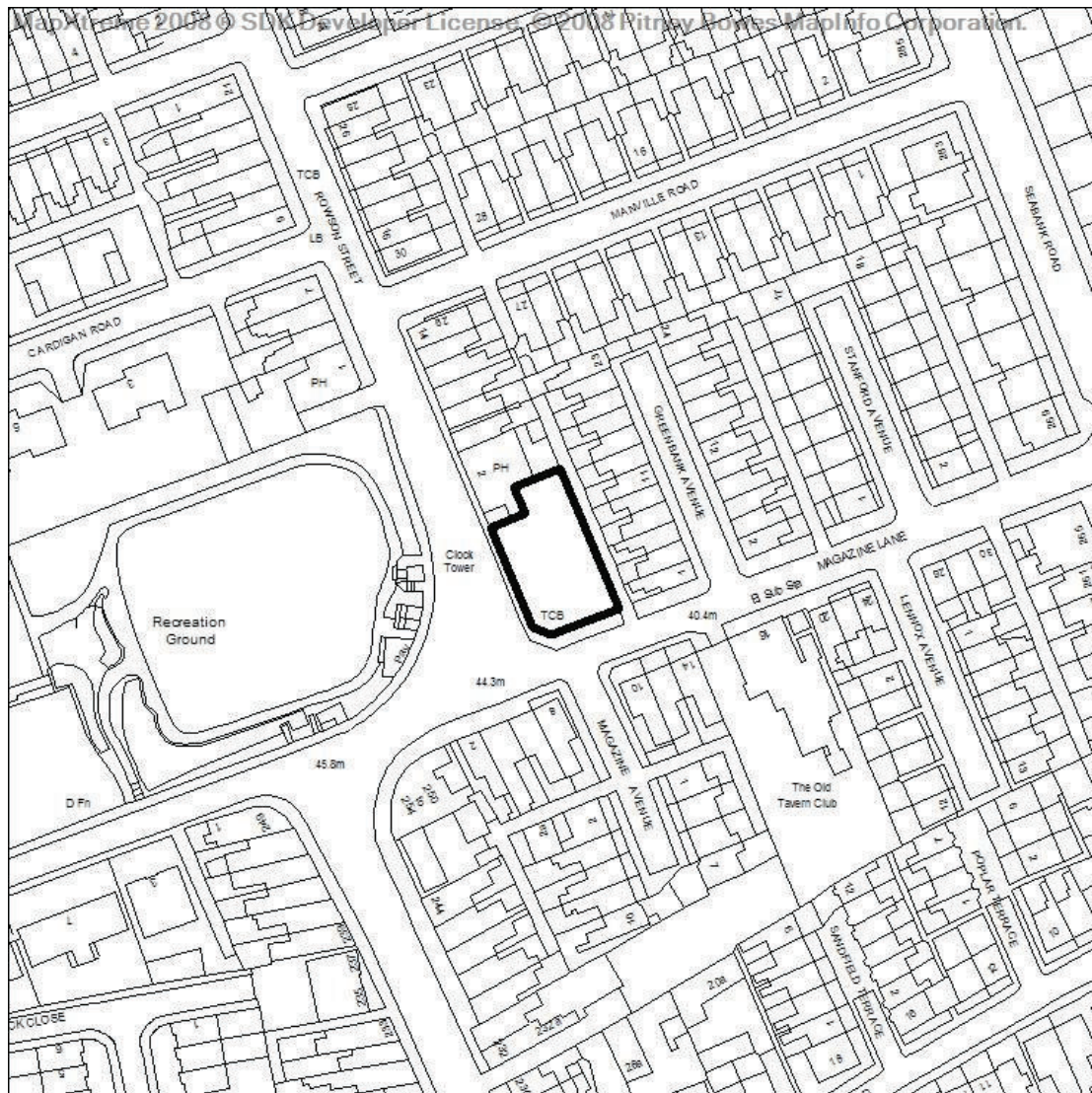
Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
New Brighton

Location: Greenbank, 1A ROWSON STREET, NEW BRIGHTON, CH45 1LT
Proposal: Extension of time application for APP/2008/5749
Applicant: BBH Solicitors
Agent : N/A

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

APP/06/06632 - Demolition of existing building and garage and erection of 7 flats in a four-storey building – Approved

APP/08/05749 - Erection of a four-storey building containing 10 flats - Approved

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

A site notice was displayed. A total of 19 letters of notification have been sent to properties in the area. At the time of writing this report no objections have been received.

The New Brighton Partnership Advisory Sub-Committee requested the surrounding sandstone wall is preserved and maintained as it is a feature of this part of New Brighton

Councillor Pritchard objected to the application on the grounds of an over-development of the site and impact of the development on the light and privacy currently enjoyed by neighbouring properties. Should Planning Committee approve the application, a condition to re-instate and maintain the existing sandstone wall that surrounds the site and a condition of duty by the applicant, to keep the area clear of weeds and rubbish should be considered.

CONSULTATIONS:

Director of Law, HR and Asset Management – Housing & Environmental Protection Division: No objection

Director of Technical Services – Traffic Management Division: No objection subject to reinstatement of footway

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Pritchard objected to the application on the grounds of an over-development of the site and impact of the development on the light and privacy currently enjoyed by neighbouring properties. Should Planning Committee approve the application, a condition to re-instate and maintain the existing sandstone wall that surrounds the site and a condition of duty by the applicant, to keep the area clear of weeds and rubbish should be considered.

INTRODUCTION

The application proposes an extension of time for the implementation of approved planning application APP/08/05749 for the erection of 10no. flats in a four storey block.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle.

SITE AND SURROUNDINGS

The site comprises a corner plot with a sandstone wall around the perimeter. There is a pub to the north boundary, a public park to the west and a mix of residential and small retail units within the immediate area. The corner plot is a prominent location along a junction of the highway and is located 86m from a Traditional Suburban Centre.

The area of the street scene, fronting onto Rowson Street and Rake Lane contains a number of buildings that are approximately three storeys high. This is typical of a busy classified road within an urban area. There have been a number of flat developments on Rake Lane, further towards Liscard town centre and these further establish the general height and character of this road.

POLICY CONTEXT

The site is located within the housing regeneration priority area as identified in the Housing Interim Policy.

In terms of SPD2 and HS4 the empty site is acceptable to be re-used for residential development, the site is within walking distance of a traditional suburban centre, the proposed development provides

private amenity space to the rear of the building as well as 7 off street parking spaces.

The site has sufficient separation distances from the neighbouring properties to the rear, giving the distance of the rear elevation of the proposed flats a minimum of 14m from the existing dwellings on Greenbank Avenue.

The outdoor communal garden area provides an acceptable level of useable space for the proposed development and allows for approximately 1/3 of the site to be retained as useable private garden space.

APPEARANCE AND AMENITY ISSUES

The scale, appearance and impact on neighbouring properties and the streetscene were approved under planning application APP/08/05749.

The proposed building, which measures approximately, 8.7m in width, 18m in length and 11.5 metres in height, is located right along the boundary with Rowson Street and Magazine Lane. The rear elevation of the proposed building will be approximately 15 metres back from the properties of Greenbank Avenue. The distance from the properties at the rear will negate the height and ensure that it does not have an overbearing impact on neighbouring properties.

Comments were received regarding the retention of the sandstone wall to the boundary of the site. Under the approved application it was not considered necessary to condition the retention of the wall. It is considered the wall is a prominent and attractive feature of the area, and its retention would preserve the character of the area. As the wall is referred to as being retained on the plan, it is considered reasonable to add a condition requiring the retention of the wall. It is not within the remit of planning to impose a condition in order to control the appearance of the site in terms of keeping the site free of weeds and rubbish and such a condition would not be enforceable.

As no affordable housing was required on the approved application and the application is extant until 1 August 2011, it is considered unreasonable to require affordable housing.

SEPARATION DISTANCES

The proposed building will be a distance of approximately 15 metres away from the rear windows of properties on Greenbank Avenue. There will be 9 windows (three on each floor) facing the rear of the properties on Greenbank Avenue a condition will ensure that the small windows on this rear elevation will be obscurely glazed.

The staircase, located to the rear of the proposed building, will project closer to the properties on Greenbank Avenue than the main building however, this is only a narrow section and will not impact on the light of neighbouring residents.

The north facing side elevation contains windows to the side elevation facing the public house and the car park; these windows are set 10.5m away from the blank side elevation, whilst this does not meet the requirement of 14m the bedrooms are secondary bedrooms to each flat and the arrangement of the site lends itself to a fairly open aspect to the north east corner.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The obsolete access shall be reinstated to standard footway levels.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is for the renewal of a previously approved extant planning application and there have been no changes in circumstances that would warrant refusing the application. The proposal is acceptable in terms of scale, design and impact onto the surrounding area, the proposal is therefore

acceptable in terms of adopted Wirral Unitary Development Plan policies HS4, HS13 and SPD2.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is for the renewal of a previously approved extant planning application and there have been no changes in circumstances that would warrant refusing the application. The proposal is acceptable in terms of scale, design and impact onto the surrounding area, the proposal is therefore acceptable in terms of adopted Wirral Unitary Development Plan policies HS4, HS13 and SPD2.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. Before first occupation of the development hereby permitted the windows to the rear elevation facing east shall be obscurely glazed and top opening, and retained as such thereafter.

Reason: In the interests of privacy having regards to Wirral's UDP Policy HS4.

4. The existing vehicular access shall be made up to Local Authority footway standards before the first occupation of the flats hereby approved.

Reason: In the interest of highway safety

5. No part of the development shall be brought into use until visibility splays of 2.4 metres x 2.4 metres measured down each side of the access and the back edge of the footway have been provided clear of obstruction to visibility at or above a height of 1 metre above the footway level of Rowson Street. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety

6. No part of the development shall be brought into use until sight lines measuring of 2.4 metres x 40 metres along Rowson Street.

Reason: In the interests of highway safety

7. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2000

Further Notes for Committee:

Last Comments By: 11/03/2011 10:59:18
Expiry Date: 28/03/2011

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Agenda Item 8

Planning Committee

26 April 2011

Reference:
APP/11/00071

Area Team:
South Team

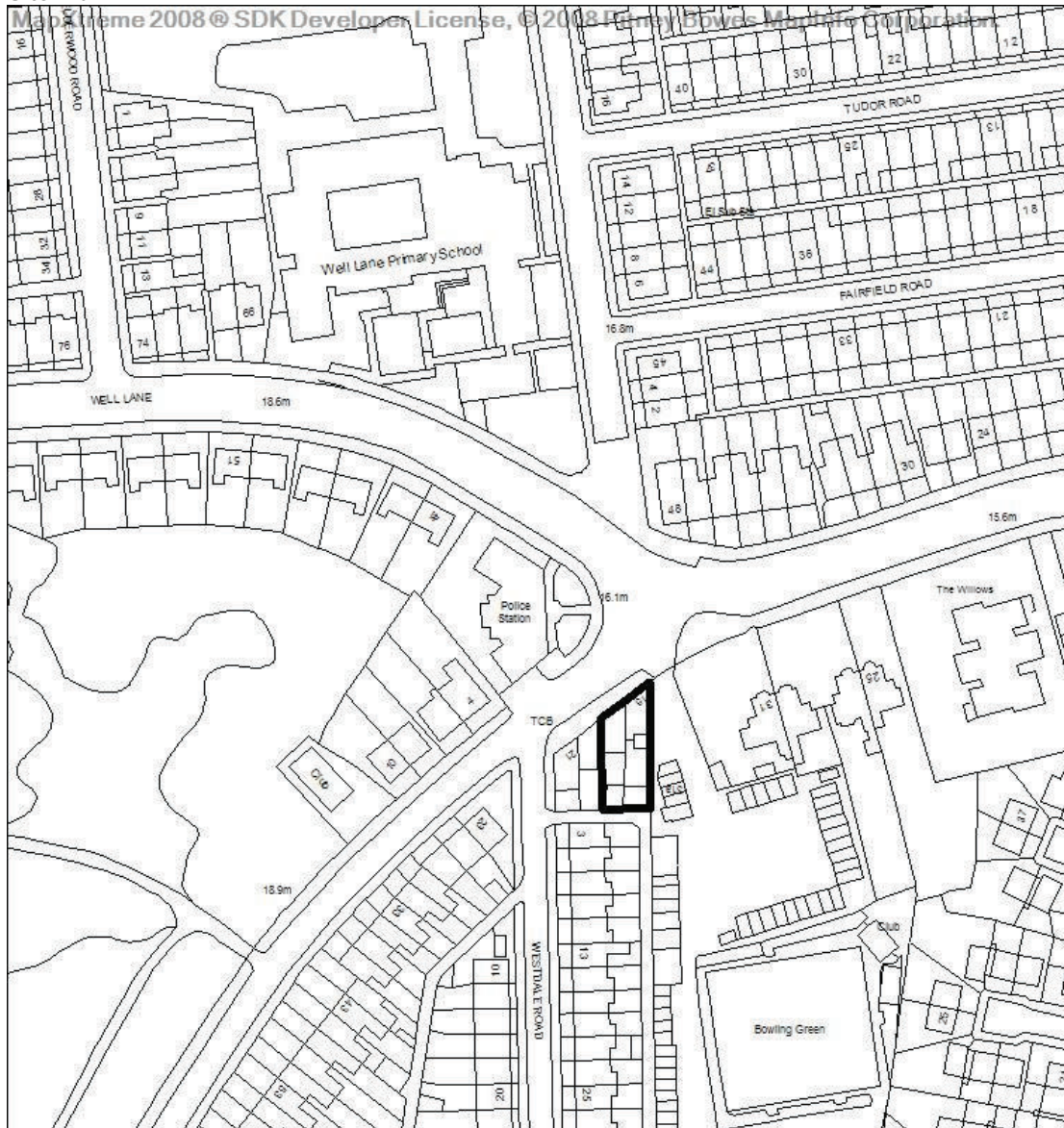
Case Officer:
Miss A McDougall

Ward:
Rock Ferry

Location: 17 ALBANY ROAD, ROCK FERRY, CH42 4QH
Proposal: New shop front, ventilation units to gable, internal alterations and retention of single storey rear extensions (amended description)

Applicant: Mr R Achchuman
Agent : McGreal Vance Associates Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area HS15

Planning History:

88/6509 Change of use to hot food take away - Approved

89/6569 Erection of a staircase - Approved

Summary Of Representations and Consultations Received:**Representations:**

A site notice was displayed & 9 letters of notification have been sent to properties in the area, in accordance with the Council's guidance on publicity for planning applications.. At the time of writing this report 1 objection has been received from The Rock Ferry Community Partnership, listing the following grounds:

1. too many similar establishments
2. retrospective planning permission
3. parking issues
4. noise and disturbance from building work

Comments received from Merseyside Police regarding concerns with antisocial behaviour and traffic congestion.

Councillor Meaden has requested the application be taken to Planning Committee due to road safety and parking problems that will arise as a result of the proposal.

Consultations:

Director of Law, HR and Asset Management – Environmental Health: No objection

Director's Comments:

Determination of this application was deferred from Planning Committee on 31 March, 2011 for a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Meaden has requested the application be taken to Planning Committee due to road safety and parking problems that will arise as a result of the proposal.

INTRODUCTION

The proposal is for the erection of a shop front, ventilation/air conditioning units and retention of single storey rear extensions.

PRINCIPLE OF DEVELOPMENT

The proposal is for the retention of alterations and extensions to an established A1 use. The changes are to extend/alter an existing commercial building which is acceptable in principle. The extensions to the rear have been constructed; the use of the premises for A1 does not require planning consent and is not subject to determination under this application.

SITE AND SURROUNDINGS

The unit is a double unit comprising of 15 and 17 Albany Road, the unit has A1 off license at ground floor, in 1988 permission was given for the premises to be used as A5 under the Use Classes Order a change from A5 to A1 is permitted without prior planning consent.

The units is located on a corner site with access to a residential property (number 31a) and a car parking area with a number of garages, the site is located within a primarily residential area but the immediate street scene is mixed, there are neighbouring A1 uses as well as a police station opposite.

POLICY CONTEXT

The proposal is for alterations and extensions to an established business use within a residential area, provided that the development proposed i.e. conditioning units do not cause noise and nuisance to existing uses the proposal will be acceptable under UDP Policy HS15.

APPEARANCE AND AMENITY ISSUES

The changes to the shop front have already been undertaken as have the extensions. The shop front is acceptable in terms of its appearance as a commercial unit, the premises as a commercial unit dates back to at least 1988 (in line with the grant of planning). The single storey extensions add floor space to the shop and do not harm the character of the area in terms of causing nuisance and disturbance to existing neighbouring uses.

The main impact from the proposal is the introduction of 2 air conditioning units at a high level on a side wall of the original building. The units to be used are from MAXKOLD model reference NF300D, a representative from MAXKOLD confirmed that the decibel level as read from a 10m freefield distance is 38dB. Decibel readings show that noise levels as a reference point are for example 60dB is typically quiet traffic noise.

Concerns have been raised with regards to increase in traffic to the unit, the premises does not require planning permission to be used for purposes under A1 of the Use Classes Order, the extensions and changes to the appearance of the building would not create additional traffic to a degree that would be detrimental to the area, the majority of traffic created by the proposal would be to use the business premises which does not require planning approval.

The changes to the building do not harm the surrounding area, the extensions create additional floorspace within the shop unit and the shop front is acceptable in terms of appearance. Therefore the changes that have been made are acceptable in terms of Wirral's UDP Policy HS15.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The extensions and external alterations are acceptable in terms of appearance and siting. The development is therefore acceptable in terms of Wirral's UDP Policy HS15.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The appearance and siting of the external changes are acceptable in terms of the criteria set out in Wirral's UDP Policy HS15.

Recommended Approve
Decision:

Further Notes for Committee:

Last Comments By: 03/03/2011 11:51:09
Expiry Date: 28/03/2011

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Agenda Item 9

Planning Committee

26 April 2011

Reference:
11/00139

Area Team:
South Team

Case Officer:
Mrs S Lacey

Ward:
Bromborough

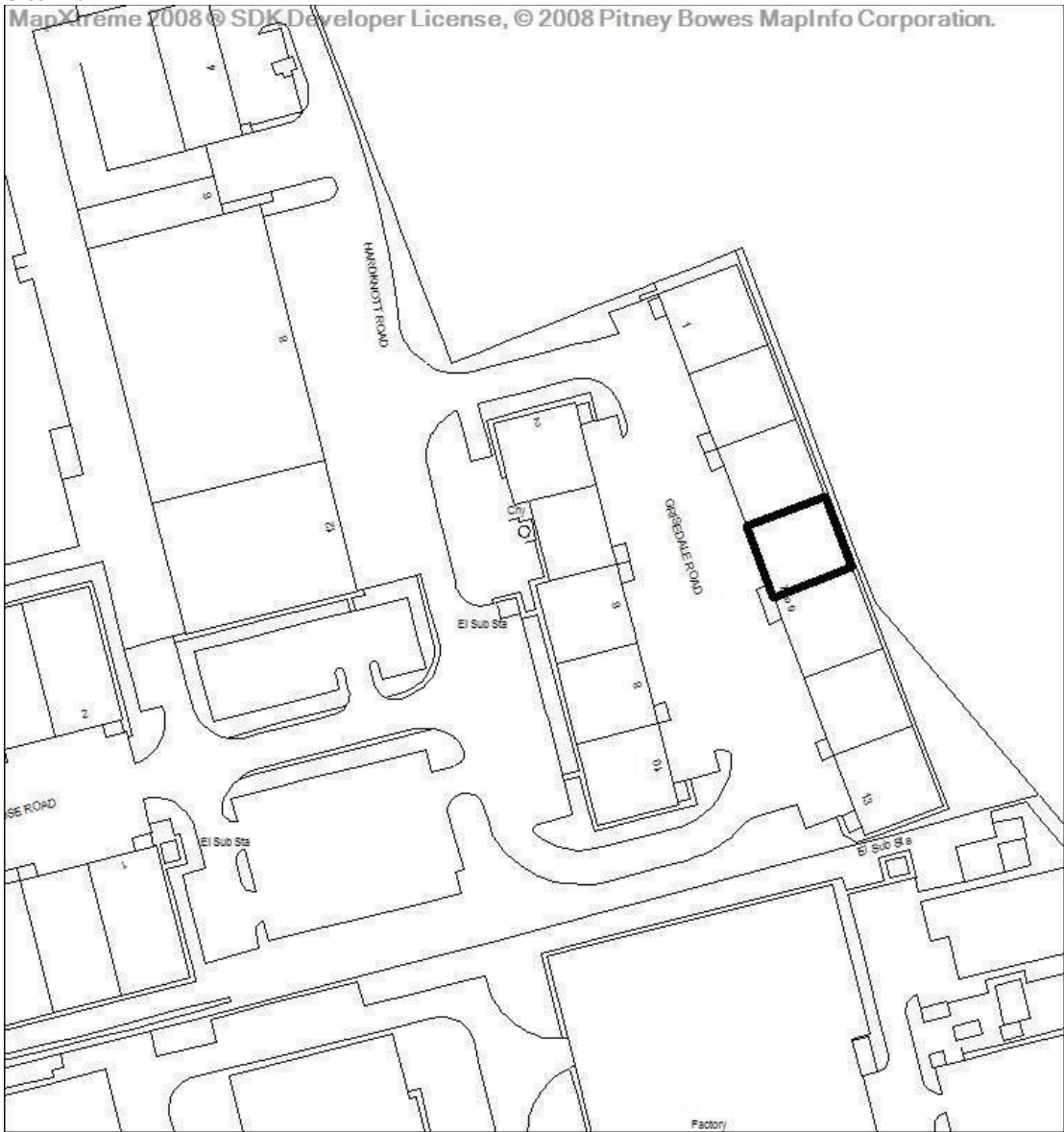
Location:
Proposal:

7 GRISEDALE ROAD, BROMBOROUGH, CH62 3QA
Change of use from B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) to D2 (Assembly and Leisure), B1 and B8 to use the building as a central headquarters for Wirral & Chester Taekwondo. Primary use as a taekwondo centre and retaining existing office accommodation and a small storage area for equipment.

Applicant:
Agent :

Wirral & Chester Taekwondo
N/A

Site Plan:



Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

APP/10/00644 - Change of use from B1, B2, B8 to D2, B1, B8. Primary use as a taekwondo centre and retaining existing office accommodation and a small storage area for equipment - Refused 12/08/2010

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

3 letters of notification were sent to neighbouring properties and a site notice was displayed. No objections were received.

Fourteen letters of support were received from interested parties, including the owners of the site, citing the following comments:

1. The Old Hall Estate has a gross internal area of 109,984 sq.ft of which 27,500 sq.ft is currently available, equating to 25% void space, for in excess of 1 year;
2. All marketing strategies are in place to raise awareness of the voids (websites, mailshots, marketing boards, brochures, involving Local Inward Investment Agencies) and incentives are available;
3. Vacant units deteriorate and blight the whole Estate;
4. Since the economic downturn enquiry levels have suffered;
5. The units are deemed unsuitable for industrial uses due to the influx of more modern industrial units, tenants can obtain far more favourable deals on modern units, the majority of industrial occupiers requires eaves to be 6m in height, these units are 5m in height;
6. There is over 100 acres of undeveloped land on Wirral International Business Park for future employment use;
7. The proposal will benefit the community;
8. The proposal will lift the attractiveness of the site and Wirral as a destination for sporting excellence;
9. The new centre will develop potential world class Tae Kwon Do practitioners;
10. The proposal will provide greater opportunity to train;
11. The new centre will tailored specifically for the sport;
12. The new centre will provide young people with an outlet for their energies, gain self confidence, self-esteem and respect for others;
13. The new centre will reduce crime;
14. The new centre will provide an opportunity to promote and expand a popular method of fitness

Councillor Niblock removed the application from delegation on the grounds the proposal would provide a unique training/education facility on the Wirral and would provide employment and employment prospects, the building has remained empty for some time and is of no employment use.

CONSULTATIONS

The Director of Technical Services, Traffic Management: No objection subject to cycle stands

The Director of Law, HR & Asset Management (Pollution Control Section): No objection.

The Merseyside Cycling Campaign: No secure covered cycle storage

Sports England: No objection

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Niblock removed the application from delegation on the grounds that the change of use would provide a unique training/education facility on the Wirral and would continue to provide employment and provide others with the opportunity to train and thus enhance employment prospects. The building has been marketed for some time but continues to remain empty and thus not provide any employment use.

INTRODUCTION

The application proposes a change of use to a taekwondo centre. The applicant has stated the need for a dedicated space and a larger building to hold classes for adults and children.

The site is designated as a Primarily Industrial Area, and the land is designated for industrial uses. A previous application for a taekwondo centre was refused on the grounds the Sequential Test did not fully demonstrate this is the only suitable location for the proposed development and that there are no more central sites for the development. A more detailed Sequential Test is required before a D2 Assembly and Leisure use can be approved in a primarily Industrial Area. The proposal was contrary to the principles of policy EM8 and was refused.

PRINCIPLE OF DEVELOPMENT

The proposal conflicts with the provisions of policy EM8 of the adopted Wirral Unitary Development Plan and National Planning Policy Statement PPS4..

SITE AND SURROUNDINGS

The site comprises of an industrial unit with roller shutters and parking provision, situated in an industrial area of similar units used for B1, B2 and B8 uses.

POLICY CONTEXT

The application is contrary to UDP Proposal EM8, which only makes provision for B1, B2 and B8 uses subject to UDP Policies EM6, 7 & 9. Safeguarding the long term supply of employment land is one of the main purposes of the development plan. RSS Policy W2 indicates that sites for regionally significant economic development should not be used for development that could be accommodated elsewhere and they should not be developed piecemeal.

The Council resolved on 2 November 2009 that the Employment Land & Premises Study will be material in the determination of planning applications (minute 49 refers). This shows a shortage in the long term supply of employment land for the Borough and indicates there will be a need to replace provision in the Wirral International Business Park as developable land runs out in the medium to long term. The study, therefore, recommends that employment land in this area should be retained for employment (B1, B2, B8) uses.

UDP Policies REC1 and RE1 make provision for sport and recreation facilities in urban areas that are easily accessible by public transport. RSS Policy L1 sets the regional approach to health, sport, recreation, cultural and education services. This indicates that an assessment of demographic needs should be carried out and that accessibility by public transport, walking and cycling should be a central consideration. While National Policy in PPS4 encourages a positive approach to economic development in general, leisure and more intensive sport and recreation are identified as main town centre uses and are subject to a sequential test that puts town centres first, and number of impact tests. Policy EC17 makes it clear that main town centre uses that are not in an existing centre should be refused where compliance with the sequential approach has not been demonstrated.

APPEARANCE AND AMENITY ISSUES

The land is designated as a Primarily Industrial Area under the Wirral Unitary Development Plan. As such the uses supported in this area are use class B1, B2 and B8. Use class D2 Assembly and Leisure should be directed towards Key Town Centres in accordance with PPS4 and UDP policy SH1 to deliver the Government's objective of promoting vital and viable town centres; to strengthen, and where appropriate, regenerate them.

The Employment Land Use Study cites this area as Wirral's premier business park with good access to the A41 and M53 Motorway. It has a good range of modern industrial and warehouse buildings. It is fit-for-purpose and will have a clear economic role now and over the next 20 years. There is continuing development for a mix of industrial, warehousing and office schemes. Existing, ageing schemes have been refurbished and improved as needed by their occupiers and owners. The study concludes the site will continue to provide good quality accommodation for a full range of SMEs and larger employers.

Approving non-industrial uses in Industrial Areas would result in a loss of suitable sites for B1, B2 and B8 uses, therefore pushing industrial uses outside the designated areas into unsuitable locations. It may also deter industrial uses in surrounding units. The element of B8 is considered ancillary to the D2 use, rather than industrial, in nature.

There are existing clubs across Wirral and Chester in Bebington, Bidston, Eastham, Pensby, Thingwall and Wallasey. All existing clubs, with the exception of Eastham and Bebington, are to remain. Due to the broad catchment area of clubs and members it is considered a sequential test of the key towns centres across the Wirral should demonstrate there are no more central sites for the proposal.

The applicant has supplied a list of alternative venues, predominantly schools and community centres. These have been discounted by the applicant as being unsuitable due to conflicts with other activities, classes cannot be held during the day in schools or after 8pm.

The applicant has not considered town centre locations as part of their assessment.

The proposed site is in an accessible location by car, but this does not comply with SPD4, which encourages sustainable locations by public transport. On the site inspection it was noted the nearest bus stop is 0.2 miles away from the site.

In terms of other material considerations, it may be contended that health benefits could be accrued from the development, however this does not override an unsuitable location where there is no substantial evidence that all other locations have been discounted.

The applicant states the unit has been vacant for in excess of 12 months, however this is not unexpected given the economic conditions. The site is currently suffering from 25 per cent vacancy. It is considered this is not sufficient evidence to allow the proposed use. The Employment Land Use Study set out the need for industrial land in the medium to long term future, and the proposal would result in the loss of a viable industrial unit.

Therefore whilst the building may be suitable in terms of its size for the applicant's requirements, the applicant has not fully demonstrated this is the only suitable location for such a use, or any special circumstances that would support the loss of an industrial unit in an industrial area. Moreover, the proposal, which is targeted at children and young adults, would not relate well with the industrial character of this particular area. The proposal is contrary to the principles of policy EM8 and could undermine the objectives of UDP Policy EM7 which seeks to ensure operations of existing business are not compromised. The application is, therefore, recommended for refusal.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered the Sequential Test has not fully demonstrated this is the only suitable location for the proposed development and that there are no more central sites for the development. A more detailed Sequential Test is required before a D2 Assembly and Leisure use can be approved in a primarily Industrial Area. The proposal is contrary to the principles of policy EM8 and is recommended for refusal.

Recommended

Refuse

Decision:

Reason:

- 1 The site is within the Wirral International Business Park, which is identified by the NWDA as a Strategic Regional Site and is designated as a Primarily Industrial Area in the Wirral Unitary Development Plan (UDP). The application is contrary to UDP Policy EM8 'Development within Primarily Industrial Areas', which only makes provision for development within Use Classes B1, B2 or B8 of the Town & Country Planning (Use Classes) Order 1987 and Policy W2 in the Regional Spatial Strategy, which indicates that site should not be used for development that can be accommodated elsewhere and should not be developed in a piecemeal manner. No material considerations have been identified sufficient to warrant overriding this designation.
- 2 Insufficient information has been provided to demonstrate that the sequential test and impact test to protect town centres can be met in accordance National Planning Policies PPS 4 "Planning for Sustainable Economic Growth" & PPG17 "Planning for New Open Space and Sports and Recreational Facilities".
- 3 The proposal would not relate well with the character of the industrial area and would not be readily compatible with adjoining uses. It is considered that there is potential for adverse effects on the operations of neighbouring businesses, which would contrary to the intentions of UDP Policy EM6 'General Criteria for New Employment Development'.

Further Notes for Committee:

Last Comments By: 14/03/2011 11:57:50
Expiry Date: 01/04/2011

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Planning Committee

26 April 2011

Reference:
APP/11/00283

Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Oxton

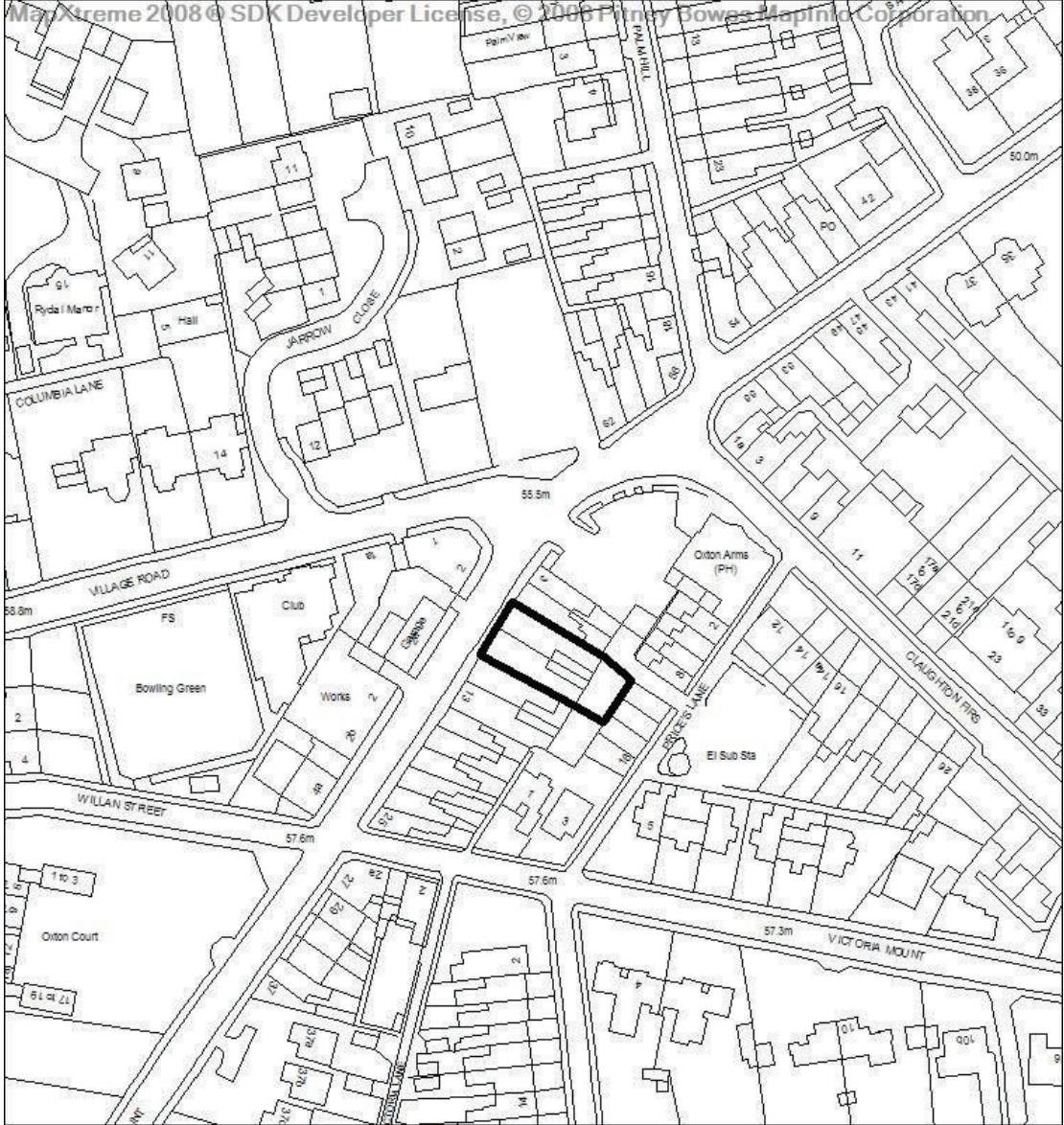
Location:
Proposal:

7-9 ROSE MOUNT, OXTON, CH43 5SG
Proposed refurbishment of existing restaurant/bar with the erection of a conservatory within the rear courtyard and change of apartment within outrigger to become part of restaurant/bar and supporting office accommodation, installation of air conditioning units to rear (Amended description)

Applicant:
Agent :

Mr J Mitchell & Holland
Condy Lofthouse Architects

Site Plan:



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Development Plan allocation and policies:

Density and Design Guidelines Area

Primarily Residential Area

Conservation Area

Planning History:

APP/1990/5908 - Change of use of ground floor to restaurant, erection of a single storey rear extension, conversion of part of ground, 1st and 2nd floors to three flats and construction of new frontage - Approved 19/08/1991

APP/11/00061 - Proposed refurbishment of existing restaurant/bar with the erection of an external canopy within the rear courtyard and change of apartment within outrigger to become part of restaurant/bar and supporting office accommodation – Pending

APP/11/00215 - Variation of condition 5 of APP/1990/5908 to allow the premises to open from 09:00 to 00:00 Sunday to Thursday (including Bank Holidays) and 09:00 to 01:00 Friday and Saturday - Pending

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Twenty five letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed. At the time of writing this report a total of three letters of objection had been received and these can be summarised as follows:

1. the proposals threaten the quality of life of local residents and result in high levels of noise;
2. the proposals include use of the premises as a live music venue and potential beer garden in a quiet village environment;
3. works proposed at the site have already been carried out including the premises hosting a private party;
4. the premises is shown as a bar rather than a restaurant;
5. the proposal would result in a change in the character of the area
6. the use of the rear yard as a smoking/drinking area is not acceptable;
7. the proposal will have a negative impact on the character of the conservation area.

CONSULTATIONS

Director of Corporate Services, Conservation Team have no objection to the proposal.

The Oxtun Society did not comment on the proposal.

Director of Law, HR & Asset Management, Environmental Protection Division have no objection to the proposal subject to a condition preventing the playing of live or amplified music within the premises.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application was removed from delegation by Councillor Brighthouse on the grounds that the development would lead to noise and disturbance to neighbouring properties.

INTRODUCTION

The proposal is for the refurbishment of the former Villa Jazz restaurant and bar with the erection of a conservatory within the rear courtyard and change of use of the apartment within the rear outrigger to become part of the premises with supporting office accommodation above. There are two concurrent applications for the same site, one for the erection of a canopy at the rear and another to increase the opening hours of the premises, which are yet to be determined.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the provisions of Policies HS15, CH2 and CH7 and its impact on neighbouring properties and uses and the character of the area.

SITE AND SURROUNDINGS

The site comprises a previously vacant mid-terrace commercial property with flats above. The site is situated at the heart of Oxton Village and its surrounding conservation area. Historically, the property was used as a restaurant and is situated in a small parade of other commercial uses. There are restaurants located either side of the application property and residential properties at the rear on Prices Lane, which abut the access at the rear of the properties on Rose Mount. Oxton village is designated as a Primarily Residential Area under the Unitary Development Plan where commercial and residential properties are characteristically in close proximity to one another.

POLICY CONTEXT

Policies HS15, CH2 and CH7 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed refurbishment of the site will reinstate the previous use of the premises as a restaurant, which was originally granted planning permission in 1991. The original planning consent which permitted the use of the premises as a restaurant was inclusive of the rear yard and thus it would not be unreasonable to restrict the use of this area of the application site now. The conservatory proposed within the rear courtyard is enclosed, albeit with glass, and has one opening door. It will be a conditional part of the approval that all doors and windows are kept shut at all times, except for access and egress, to contain any noise. There is a further partition wall and gated access beyond this thus the conservatory does not face directly on to the residential properties at the rear of the site in Prices Lane.

The proposal is not considered to result in an intensification of activity at the property that would result in a detrimental change in the character of Oxton village as a whole. There are a variety of other A3, A4 and A5 uses along Rose Mount and Claughton Firs. One of the main objections raised by local residents was that the proposal refurbishment works are more akin to a bar than a restaurant. In order for the premises to be considered as an A4 use it would have to be clearly presented as a public house, wine bar or other drinking establishment. It is considered that when comparing the premises to the likes of The Oxton Bar and Terrace and Shrewsbury Arms Public House elsewhere in the village, the application site proposes a mix of eating and drinking but that the restaurant is the primary use. The application is not presented as a change of use proposal and neither should it be assumed that one will take place. The internal layout of the premises has remained largely the same as the previously approved application with an allocated bar/lounge area and large kitchen. The outrigger at the rear, previously a self-contained flat, is to be converted in to a small booth with ancillary office accommodation above. The fascia of the building has been retained in accordance with Policy CH7 and the modern conservatory addition within the rear courtyard area is considered acceptable in terms of scale and design and is not directly visible from the street scene.

In terms of the objections raised and the impact of the proposal on neighbouring uses and residential properties, the main concerns appear to be potential noise and disturbance from the premises and reduction in the general quality of life of residents. The use and hours of trading at the premises is established and the requested conditions of Environmental Health are considered sufficient to contain noise levels. The previously approved hours of operation were that the premises must not be open to the public after 11.00pm and trading shall cease by 11.30pm Monday to Saturday. These hours still apply but will be repeated for the current proposal in the interests of clarity due to the increase in floor space created by the conversion of the outrigger. The planning application to vary the opening hours of the premises has not yet been determined.

Objections were raised in relation to the proposed alterations already having been carried out and whilst the majority of the works have been completed, the Town and Country Planning Act does permit retrospective applications and any work undertaken is done entirely at the risk of the applicant. In addition to this allegations relating to a private party being held at the premises can not form any basis in the granting of planning permission in this instance and would be a matter for licensing. It should also be highlighted that a licensing application is also ongoing for dance and live music and although this is a separate regime, a planning condition is recommended to restrict live or amplified music being played on the premises to protect residential amenity. The use of the rear area for smoking cannot be controlled unless the provision of a specific smoking shelter is intended. Such a shelter would then be required to comply with separate legislation which controls such areas. The reason the rear area cannot be controlled as set out by the objectors is because the necessary

planning conditions that would be required for such control would not meet the tests for imposing planning conditions as set out in Circular 01/95, specifically in that such conditions would be unreasonable and unenforceable.

In terms of the installation of air conditioning units at the rear these are not directly visible from the conservation area thus their visual intrusion is reduced. In terms of noise generated by the units Environmental Health have no objection to their size or siting. In conclusion the proposal is considered to contribute positively to the character of Oxton Village and has brought a previously vacant unit back in to use. The refurbishment of the property has been carried out to a high standard and there is no objection from a Conservation point of view. The proposal is acceptable in terms of scale and design and is recommended for approval.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal complies with Policy HS15, CH2 and CH7 of Wirral's Unitary Development Plan and is deemed not to have an adverse impact on the character of the area, nearby properties, or detract from the Primarily Residential Area and surrounding Oxton Village Conservation Area.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal complies with Policy HS15, CH2 and CH7 of Wirral's Unitary Development Plan and is deemed not to have an adverse impact on the character of the area, nearby properties, or detract from the Primarily Residential Area and surrounding Oxton Village Conservation Area.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. No live or amplified music, other than low level background music which should not be audible beyond the site boundary, shall be played on the premises at any time.
Reason: In the interests of residential amenity.

2. All windows and doors must be kept closed, except for access and egress, at all times.
Reason: In the interests of residential amenity.

3. The premises shall not be open to the public before the hours of 9.00am nor after 11.00pm and trading shall cease not later than 11.30pm Monday to Saturday and the premises shall not be open to the public at any time on Sundays or any Bank Holidays.
Reason: In the interests of amenity.

Further Notes for Committee:

Last Comments By: 21/04/2011 08:55:41
Expiry Date: 04/05/2011

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Planning Committee

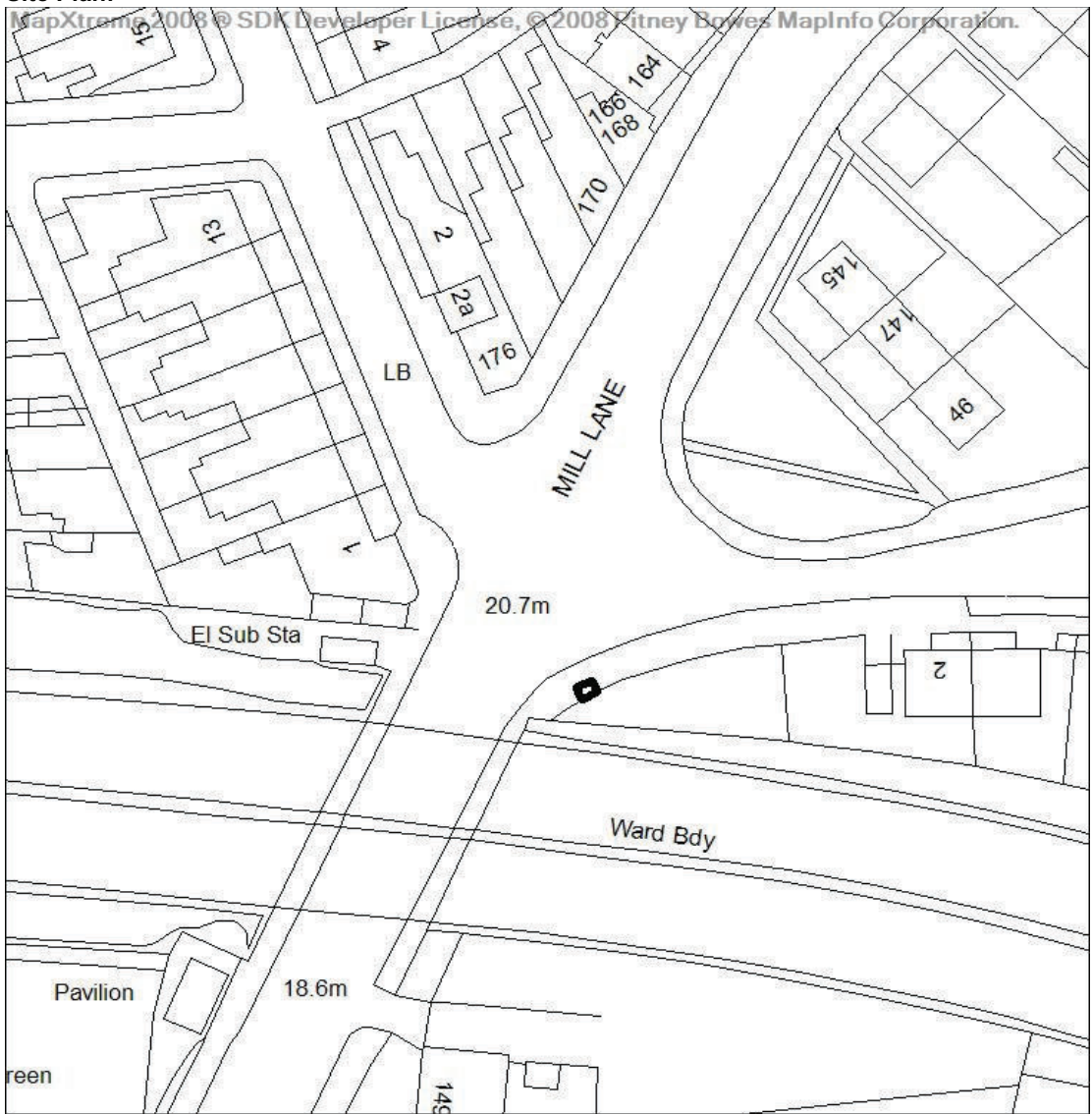
26 April 2011

Reference: ANT/11/00286 **Area Team:** North Team **Case Officer:** Mr N Williams **Ward:** Liscard

Location: Junction of Mill Lane, and Rostherne Avenue, Poulton, Wallasey, Wirral CH44 5RX
Proposal: Installation of 12.5m high shared Vodafone and O2 telecommunications street pole. housing 6no. 3G antennas within 480mm GRP Shroud, 1no. shared radio equipment cabinet and 1no. electrical meter cabinet.

Applicant: Vodafone UK LTD
Agent : Mr Dominic Needham

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

ANT/2010/01516 - Installation of 13.8 metres high shared Vodafone and O2 telecommunications mast housing 6 No. antennas within a 480mm GRP shroud, 1 No. shared radio equipment cabinet and 1 No. electrical metres cabinet (Withdrawn 25/01/2011)

Summary Of Representations and Consultations Received:**Representations**

A Site Notice was displayed and a total of 97 letters of notification sent to properties in the area. As a result, there were two objections received, objecting on the grounds that the proposal would be an eyesore, would ruin private amenity area by virtue of it's visual presence, would harm property value, and on potential health grounds.

Consultations

Director of Technical Services (Traffic Management Division) - No objection

Director of Law, HR & Asset Management (Environmental Protection) - No objection, having considered that:

1. The level of emissions from the proposed telecommunications mast conforms to the standard set by the International Commission on Non-ionising Radiation Protection
2. Members of the public will not have access to the exclusion zone.
3. The Advisory Group on Non-ionising Radiation, in the report of the 14th January 2004 states that:
"Exposure levels from living near to mobile phone base stations are extremely low, and the overall evidence indicates that they are unlikely to pose a risk to health."

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Karen Hayes requested that the application be taken out of delegation, and objects to the proposal on the grounds that it would clutter the streetscene, be detrimental to local amenity and will be located too close to a primary school.

INTRODUCTION

The application is for the erection of a 12.5 metres high telecommunications mast, appearing as a replica telegraph pole. There will also be one ground based equipment cabinet, measuring approximately 1.8 metres (width) x 0.4 metres (depth) x 1.4 metres (height), and an electrical metres pillar. The proposal will be a mast share for the use of both O2 and Vodafone.

PRINCIPLE OF DEVELOPMENT

The application is a prior approval notification of the applicant's intention to erect a mast and seeks the Local Planning Authority's approval for its siting and appearance only. The principle of the mast is permitted under Part 24 of the (General Permitted Development) Order, and as such the local planning authority cannot object to the principle of a mast.

SITE AND SURROUNDINGS

The application site is the pavement just in front of a grass verge located at the junction of Mill Lane and Rostherne Avenue, adjacent to a bridge on Mill Lane which crosses the Kingsway Tunnel Approach.

The area is designated as a Primarily Residential Area within Wirral's Unitary Development Plan and is predominantly residential - although there are a number of commercial uses on the opposite side of the junction.

There are lampposts throughout the area, measuring approximately 10m in height, whilst the grass verge also contains a number of trees, approximately 5m in height.

POLICY CONTEXT

PPG8 gives national guidance on planning for telecommunications development including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.

It should be noted that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.

Policies TEL1 (Principles for Telecommunication) TE1 (Criteria for Telecommunications Development) of the Wirral Unitary Development Plan and Supplementary Planning Document 1 (Designing for Development By Mobile Phone Operators).

The criteria outlined by the policies and associated guidance document require that proposals such as this should be assessed based on, the impact of the proposal on residential amenity through siting and external appearance, that it has been demonstrated the apparatus cannot be located on an existing building or that an existing mast cannot be shared.

APPEARANCE AND AMENITY ISSUES

The applicant has demonstrated that they have searched for alternative sites. These sites and the reasons for them being discounted are:

St Luke's Church, Mill Lane and Imperial, Breck Road: These buildings are relatively low and an installation of this height would not provide the required level of coverage to the whole of the target area.

The Wood Company, Mill Lane and pavement outside Bubbles Car Wash, Breck Road: It was considered that a proposal in either of these locations would be more visually prominent within the street scene due to the nature of the surrounding land uses.

Poulton Victoria FC, Limekilm Lane: The site owner is unwilling to allow this site to be used.

Huws Grey Timber, Breck Road: There is insufficient space available to implement a proposal of this nature.

Existing H3G mast, Wallasey Fire Station, Mill Lane: The existing mast is designed as a single user installation and therefore cannot accommodate additional operators.

An alternative suggestion was to install a mast designed as a replica telephone pole. However, this was not considered feasible as due to this type of pole employing a stacked antenna system, the lowest set of antennas would have to be above 11 metres due to the height of the surrounding buildings and would result in the mast having to be 15 metres in height, which would be considered unacceptable.

A previous application (ANT/2010/01516) was withdrawn due to land ownership issues. There was also some concern over the height of the proposed mast, which would have been 13.8 metres.

The proposal has been reduced in height to 12.5 metres, which the applicant states is the lowest height feasible given the location, and given that the site is a mast share between two mobile phone operators. Mast sharing will negate the requirement for a further telecommunications mast within the immediate area, which supports this application. Along with this, it is considered that the proposal, set against the backdrop of the grass verge, a number of trees and the Kingsway Tunnel Approach, is a fitting location for the proposed mast, ensuring that it will not appear as an obtrusive, overly large feature.

The proposed cabinet has also been reduced in height from the previous proposal and it is now considered that it is an acceptable size and scale, and will not harm the character or appearance of the street scene.

Overall, the proposal will not have an adverse impact on the appearance or character of the street scene, nor will it appear as an obtrusive feature. The proposal will have no adverse impact on the amenities of nearby properties. As such, the proposal is considered to comply with Policy TE1 and TEL1 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no habitable windows will be directly affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway or traffic implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

The Government recognises that health considerations and public concern can, in principle, be material considerations when determining applications for planning permission or prior approval. National planning policy in PPG8, however, indicates that if base stations meet ICNIRP guidelines it should not be necessary for the Local Planning Authority to consider further the health aspects or concerns about them. The Local Planning Authority expects all applications for mobile telephone equipment to be accompanied by a certificate confirming that all proposed apparatus would be compliant with ICNIRP guidelines. The applicant has confirmed by the necessary certification that the emission levels from the proposed antennae will be in full compliance with the ICNIRP guidelines. Consequently a refusal on these grounds could not be reasonably and robustly sustained.

CONCLUSION

It is considered that the proposal will not have an adverse impact on the street scene, the character of the area, or the amenities of nearby residential properties. As such, it is considered to comply with Policy TE1 and TEL1 of Wirral's Unitary Development Plan.

Recommended Approve
Decision:

Further Notes for Committee:

Last Comments By: 08/04/2011 15:39:45
Expiry Date: 06/05/2011

WIRRAL COUNCIL

PLANNING COMMITTEE

26 APRIL, 2011

SUBJECT:	DEVELOPMENT CONTROL QUARTERLY PERFORMANCE
WARD/S AFFECTED:	ALL
REPORT OF:	INTERIM DIRECTOR OF CORPORATE SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR ANDREW HODSON
KEY DECISION?	NO

1. Executive Summary

- 1.1 As part of the move towards better performance management Members have received quarterly reports on speed of decision in Development Control since 2007. This report sets Development Control Performance under NI 157 for the second quarter of 2010/2011. This period covers 1 January, 2011 to 31 March, 2011. This report covers the performance for all applications, i.e. Majors, Others and Minors. The report also summarises overall performance for 2010/11.

2. Development Control NI 157 Performance

- 2.1 The determination of planning applications in Development Control remains a key performance indicator for the Authority. From April 2010, the Development Control Division revised its internal targets for determining applications to achieve 60% of all Major applications determined within 13 weeks, 81% of all Minor applications within 8 weeks and 87% of all Other applications within 8 weeks.
- 2.2 For information, the definition of what constitutes major, minor and other applications is set as follows, for information:

MAJORS

- 10 or more dwellings, or the site area for residential development is 0.5 hectares or more
- 1000 sqm or more, or the site is 1 hectare or more

MINORS

- less than 10 dwellings, or the site area for residential development is less than 0.5 hectares
- less than 1000 sqm, or the site is less than 1 hectare

OTHERS

- Changes of use, householder development (development within the curtilage of a residential property), adverts, listed building consents, conservation area consents, lawful development certificates, agricultural notifications, telecommunications, etc.

2.3 The Development Control Manager receives weekly performance figures around NI 157 in order to reinforce the performance culture and to continue to raise the performance standard.

2.4 NI 157 performance figures for the fourth and final quarter of 2010/11 are set out in the table below:

Month	NI 157a (Majors) Local Target 60% within 13 weeks	NI 157b (Minors) Local Target 81% within 8 weeks	NI 157c (Others) Local Target 87% within 8 weeks
Jan 11	87.50%	87.50%	95.45%
Feb 11	-	88.00%	87.30%
Mar 11	0%	86.36%	94.12%
Q4 Performance Jan – Mar 11	77.78%	87.32%	92.39%

2.5 It is perhaps worth noting the way in which the figures in the table above have been arrived at, particularly having regards to the figures set out for the quarterly performance as a whole. The performance figure for the quarter is not taken as an average percentage of the three months that make up the quarter but is based on an accurate figure arrived by dividing the number of applications determined within target by the total number of applications determined and then times by 100 to give the percentage. By way of example, if you took an average for NI 157b (Minors) by dividing the total performance returns for January, February and March by three, you would get a return of 87.28%. However, the exact total number of applications determined in the fourth quarter was 71 whilst 62 were determined within target. Therefore, $\frac{62}{71} \times 100 = 87.32\%$.

3.0 Conclusions

3.1 Members will note from the above table NI 157 a, b & c returns have performed above target at the end of the fourth and final quarter for 2010/11.

The following table also shows that all three returns performed above target when taken across all quarters of 2010/11.

	NI 157a (Majors) Local Target 60% within 13 weeks	NI 157b (Minors) Local Target 81% within 8 weeks	NI 157c (Others) Local Target 87% within 8 weeks
1 Apr 10 to 31 Mar 11	68.00%	82.99%	90.91%

3.0 REASON/S FOR RECOMMENDATION/S

3.1 The contents of the report are for noting and to inform Members of performance in relation to National Indicator 157 with regards to the determination of planning applications.

4.0 BACKGROUND AND KEY ISSUES

4.1 As part of the move towards better performance management Members have received quarterly reports on speed of decision in Development Control since 2007.

5.0 RELEVANT RISKS

5.1 None identified.

6.0 OTHER OPTIONS CONSIDERED

6.1 None applicable.

7.0 CONSULTATION

7.1 None applicable

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

8.1 There are no implications relating to voluntary, community and faith groups arising from this report.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

9.1 There are no implications relating to financial, IT, staffing or assets arising from this report.

10.0 LEGAL IMPLICATIONS

10.1 There are no legal implications arising from this report.

11.0 EQUALITIES IMPLICATIONS

11.1 There are no Equalities implications arising from this report.

11.2 Equality Impact Assessment (EIA)

- (a) Is an EIA required? No
- (b) If 'yes', has one been completed? N/A

12.0 CARBON REDUCTION IMPLICATIONS

12.1 There are no Carbon Reduction implications arising from this report.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 There are no Community Safety implications arising from this report. This report details the performance in relation to the determination of planning applications.

REPORT AUTHOR: **Matthew Davies**
Development Control Manager
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APPENDICES

REFERENCE MATERIAL

SUBJECT HISTORY (last 3 years)

Council Meeting	Date

**Planning Applications Decided Under
Delegated Powers Between
22/03/2011 and 08/04/2011**

Application No.: APP/10/01339 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 08/04/2011 **Decision:** Withdrawn
Case Officer: Mrs S Lacey
Applicant: Mr Simon Jones **Agent:** Mr Paul Gardner
Location: Cleared Site, ORRETS MEADOW ROAD, WOODCHURCH, CH49 9BJ
Proposal: Proposed development of 16 no. 3 bedroom houses.

Application No.: APP/10/01494 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 07/04/2011 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Skeete **Agent:** CADStation Ltd
Location: 92 KING STREET, EGREMONT, CH44 8AN
Proposal: Demolition of existing building, new building consisting of 3no. 2 bedroom apartments & 1no 1 bedroom apartment.

Application No.: APP/10/01498 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Arup
Location: Cross Lane Open Space, CROSS LANE, WALLASEY VILLAGE
Proposal: The erection of seven 15m high wind turbines on a vehicle park.

Application No.: APP/11/00006 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 29/03/2011 **Decision:** Withdrawn
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Turley Associates
Location: Pine Ridge House, HOLMWOOD DRIVE, THINGWALL, CH61 1AU
Proposal: Change of Use of Pine Ridge House from Use Class D1 (Non Residential Institution) to Use Class C3 (Dwelling House)

Application No.: APP/11/00021 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Withdrawn
Case Officer: Miss A McDougall
Applicant: Mr Taylor **Agent:** Bryson Design Ltd
Location: 24 HOLMWOOD DRIVE, THINGWALL, CH61 1AU
Proposal: Two storey extension and single storey extensions

Application No.: APP/11/00043 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 06/04/2011 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Peter Fitzpatrick **Agent:**
Location: 4 BENTFIELD GARDENS, HIGHER BEBINGTON, CH63 8NA
Proposal: Erection of a utility room at rear/side Erect a porch to front.Erect a new frontage to garage

Application No.: APP/11/00053 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 28/03/2011 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:**
Location: War memorial, Hamilton Square Park, HAMILTON SQUARE, BIRKENHEAD
Proposal: Formation of new edging war memorial plaques to replace the existing stone edging around the cenotaph

Application No.: APP/11/00060 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 06/04/2011 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Wirral Council
Location: Gayton Primary School, GAYTON ROAD, GAYTON, CH60 8PZ
Proposal: Extra carparking bays for existing Primary School and new fence to front Elevation

Application No.: APP/11/00061 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 08/04/2011 **Decision:** Withdrawn
Case Officer: Miss K Elliot
Applicant: Mr J Holland & Mr J Mitchell **Agent:** CLA
Location: 7-9 ROSE MOUNT, OXTON, CH43 5SG
Proposal: Proposed refurbishment of existing restaurant/bar with the erection of an external canopy within the rear courtyard and change of apartment within outrigger to become part of restaurant/bar and supporting office accommodation

Application No.: APP/11/00064 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 29/03/2011 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr A Leece **Agent:**
Location: 47 HILLSIDE ROAD, NEWTON, CH48 8BD
Proposal: Construction of a new dormer window, creating an ensuite bathroom, to the front elevation of the house

Application No.:	APP/11/00085	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	23/03/2011	Decision:	Approve
Case Officer:	Ms J Storey		
Applicant:		Agent:	MWB Business Exchange
Location:	Prenton Park Stadium, Tranmere Rovers Football Club, PRENTON ROAD WEST, PRENTON, CH42 9PY		
Proposal:	Installation of modular training kitchens		
Application No.:	APP/11/00090	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	24/03/2011	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Mullholland	Agent:	Neil Braithwaite Architect
Location:	258 GREASBY ROAD, GREASBY, CH49 2PW		
Proposal:	Single storey extension to rear of dwelling		
Application No.:	APP/11/00093	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	24/03/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mrs M Wynne	Agent:	
Location:	1 STUBBS LANE, NOCTORUM, CH43 9HJ		
Proposal:	Erection of a two-storey side extension, single storey rear extension and erection of a detached garage at rear of garden		
Application No.:	APP/11/00095	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	22/03/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Whiting	Agent:	Hoole Technical Solutions Ltd
Location:	30 HEYVILLE ROAD, HIGHER BEBINGTON, CH63 2JA		
Proposal:	Erection of a Rear Extension.		
Application No.:	ADV/11/00096	Application Type:	Advertisement Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	22/03/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Greens the Signmakers Limited
Location:	27 WELTON ROAD, BROMBOROUGH, CH62 3PN		
Proposal:	Instalation of illuminated box (8 no.) signs to all elevations		

Application No.: APP/11/00097 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 23/03/2011 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr C Clare **Agent:**
Location: 29 RIVINGTON AVENUE, OXTON, CH43 9HW
Proposal: Two storey side extension with 1no. rear dormer and single storey front extension and porch
(Amended description and plan)

Application No.: APP/11/00100 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 22/03/2011 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: **Agent:** The Kenefick Jones Partnership Limited
Location: 1 ROMAN ROAD, STORETON, CH63 6HS
Proposal: Removal of existing single storey rear extension & erection of two storey side extension
[Amendment to: APP/10/00712]

Application No.: APP/11/00103 **Application Type:** Full Planning Permission
Ward: Birkenhead and
Tranmere **Decision Level:** Delegated
Decision Date: 22/03/2011 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Pete Barker
Location: 43 MAYBANK ROAD, TRANMERE, CH42 7HJ
Proposal: Two storey rear extension to provide bathroom.

Application No.: APP/11/00105 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 24/03/2011 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr & Mrs Boffey **Agent:** Neville Pickard
Location: 25 GAYTON ROAD, GAYTON, CH60 8QF
Proposal: Alterations to roof to form loft conversion and rear balcony

Application No.: APP/11/00106 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 28/03/2011 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** How Planning LLP
Location: A41 Bromborough, Port Sunlight Driving Range Junction, Wirral.
Proposal: Upgrades to existing vehicular access and junction, new pedestrian crossing facility on Chester
New Road, replacement car parking and new access arrangements for builders merchants and
other associated highways works as necessary.

Application No.:	APP/11/00107	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	29/03/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Hulme	Agent:	Neil Braithwaite Architect
Location:	3 THE RIDGEWAY, HIGHER BEBINGTON, CH63 5NR		
Proposal:	Single storey extension to rear of dwelling and raised decking.		
Application No.:	APP/11/00115	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	22/03/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Warrington	Agent:	Hunt Planning Services Ltd
Location:	1 Riversdale Mews, RIVERSDALE ROAD, WEST KIRBY, CH48 4LQ		
Proposal:	Erection of conservatory to rear		
Application No.:	APP/11/00118	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	29/03/2011	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	The Kenefick Jones Partnership Ltd
Location:	Trafalgar Sports and Variety Club, 67 BROMBOROUGH ROAD, BEBINGTON, CH63 7RD		
Proposal:	Demolition of existing building and erection of 6 new dwellings (Amended proposal to approved scheme DLS/2008/5363)		
Application No.:	APP/11/00119	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	29/03/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs R Braithwaite	Agent:	C W Jones
Location:	16 PALM GROVE, CLAUGHTON, CH43 1TE		
Proposal:	Convert hip to gable and raise rear roof including dormer to create second floor accommodation		
Application No.:	APP/11/00121	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	24/03/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Paul Matthews	Agent:	C W Jones
Location:	25 ARROWE AVENUE, MORETON, CH46 0RY		
Proposal:	Raise roof and eaves and erect dormer window to create first floor accommodation		

Application No.: APP/11/00122 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 29/03/2011 **Decision:** Refuse
Case Officer: Miss K Elliot
Applicant: Mr D Peel **Agent:** C W Jones
Location: 5 BACKFORD ROAD, IRBY, CH61 2XH
Proposal: Construct side dormer roof at first floor to enclose new bathroom

Application No.: APP/11/00123 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** arj associates
Location: 45 FALKLAND ROAD, EGREMONT, CH44 8EN
Proposal: change of use from 2 residential flats to single residential house

Application No.: APP/11/00125 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr I Bishop **Agent:** The Kenefick Jones Partnership Limited
Location: 19 BALLS ROAD, OXTON, CH43 5RF
Proposal: Change of use from 9 bedsits to 6 self contained apartments

Application No.: APP/11/00126 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 24/03/2011 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: 4 TEEHEY GARDENS, HIGHER BEBINGTON, CH63 2JH
Proposal: To have the office open and running from 9-5 we would request a variation of opening hours to 8am-6pm to allow normal day-to-day variations in required use. To allow facility to run courses and counselling until 10pm, we ask for permission to use the building until 10.30pm.

Application No.: APP/11/00129 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr M Blanc **Agent:** ADS
Location: 46 OVERTON WAY, OXTON, CH43 2LF
Proposal: Rear single storey extension and to convert store room into gym

Application No.: APP/11/00133 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 04/04/2011 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Adam Speechly **Agent:** C W Jones
Location: 5 Hawthorne Cottages, Dee view Road, Heswall, CH60 0DN
Proposal: Single storey rear extension.

Application No.: LBC/11/00136 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Taylor Hutchinson Ltd
Location: 33 - 37 MANOR PLACE, BROMBOROUGH, CH62 4TU
Proposal: Removal of existing modern replacement windows, door and frames. Replace with new sliding sash timber windows to original design fractures but incorporating slimline double glazed units with hand drawn glass outer pane. Replace front door and frame with solid hardwood four panel door and softwood frame. Replace rear door and frame with redwood door with glazing panel and new softwood timber frame.

Application No.: LBC/11/00138 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Taylor Hutchinson Ltd
Location: 28 MANOR PLACE, BROMBOROUGH, CH62 4TU
Proposal: Removal of existing modern replacement windows, door and frames. Replace with new sliding sash timber windows to original design fractures but incorporating slimline double glazed units with hand drawn glass outer pane. Replace front door and frame with solid hardwood four panel door and softwood frame. Replace rear door and frame with redwood door with glazing panel and new softwood timber frame.

Application No.: LBC/11/00140 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Taylor Hutchinson Ltd
Location: 51 MANOR PLACE, BROMBOROUGH, CH62 4TX
Proposal: Removal of existing modern replacement windows, door and frames. Replace with new sliding sash timber windows to original design features but incorporating slimline double glazed units with hand drawn glass outer pane. Replace front door and frame with solid hardwood four panel door and softwood frame. Replace rear door and frame with redwood door with glazing panel and new softwood timber frame.

Application No.: APP/11/00141 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 06/04/2011 **Decision:** Withdrawn
Case Officer: Mrs S Lacey
Applicant: Mr G Smith **Agent:**
Location: 3 CROFT DRIVE WEST, CALDY, CH48 2JG
Proposal: Construction of one two-storey detached residence with part mezzanine floor

Application No.: LBC/11/00143 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Taylor Hutchinson Ltd
Location: 39 - 45 MANOR PLACE, BROMBOROUGH, CH62 4TX
Proposal: Removal of existing modern replacement windows, door and frames. Replace with new sliding sash timber windows to original design features but incorporating slimline double glazed units with hand drawn glass outer pane. Replace front door and frame with solid hardwood four panel door and softwood frame. Replace rear door and frame with redwood door with glazing panel and new softwood timber frame.

Application No.: APP/11/00146 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 05/04/2011 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Taylor Hutchinson Ltd
Location: 40 & 42 MANOR PLACE, BROMBOROUGH, CH62 4TX
Proposal: Removal of existing modern replacement windows, door and frames. Replace with new sliding sash timber windows to original design features but incorporating slimline double glazed units with hand drawn glass outer pane. Panel door and softwood frame. Replace rear door and frame with redwood door with glazing panel and new softwood timber frame

Application No.: APP/11/00147 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 06/04/2011 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Paddock Johnson Partnership
Location: Liscard House, MILL LANE, LISCARD
Proposal: Creation of 2no. new flats on the first floor with external elevation re-cladding and associated external landscaping works.

Application No.: ANT/11/00151 **Application Type:** Prior Approval of Telecommunications PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 04/04/2011 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Mr S Bowe
Location: Pavement fronting Dawstone Park, DAWSTONE ROAD, GAYTON
Proposal: Proposed Installation of DSLAM cabinet

Application No.: APP/11/00152 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton **Decision Level:** Delegated
East
Decision Date: 04/04/2011 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Ms Smith **Agent:** Arc-e-tec Ltd
Location: 20 KNUTSFORD GREEN, MORETON, CH46 8TT
Proposal: Erection of a single-storey rear extension consisting of disabled bedroom and disability bathroom

Application No.: APP/11/00153 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 04/04/2011 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Garry Usherwood Associates Limited
Location: New Brighton Cricket and Bowling Club, RAKE LANE, LISCARD
Proposal: Demolish existing pavilion and construct new pavilion with associated external works and erection of fencing to the north, south and east boundaries (Amendment to approved APP/10/00377)

Application No.: APP/11/00157 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton **Decision Level:** Delegated
East
Decision Date: 25/03/2011 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Christopher Noble **Agent:**
Location: 551 LEASOWE ROAD, LEASOWE, CH46 3RA
Proposal: Single-storey extension to rear, to provide bedroom & ensuite for disabled

Application No.: APP/11/00158 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 04/04/2011 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Michael Wood **Agent:** Mr R Vodrey
Location: 45 GREENFIELDS AVENUE, BROMBOROUGH, CH62 6DB
Proposal: Single storey rear extension to existing kitchen & dining area to form breakfast area utility & W.C

Application No.: AAP/11/00160 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 07/04/2011 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Portbury **Agent:** Malcolm Quick
Location: 16 FERNS ROAD, HIGHER BEBINGTON, CH63 2PF
Proposal: 2 storey extension to rear to form kitchen extension family room and bedrooms bathroom above

Application No.:	APP/11/00162	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	05/04/2011	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr W Evans	Agent:	
Location:	8 CORNFLOWER WAY, LEASOWE, CH46 1SU		
Proposal:	Single storey extension at side and garage conversion to form parent accommodation		
Application No.:	LBC/11/00165	Application Type:	Listed Building Consent
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/04/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Mr D Turner
Location:	East Lodge, MANOR ROAD, THORNTON HOUGH, CH63 1JB		
Proposal:	Entrance gate alterations to east lodge.		
Application No.:	APP/11/00168	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	22/03/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs T Norman	Agent:	Mr P Carney
Location:	Stoneycroft, SHORE ROAD, CALDY, CH48 2JL		
Proposal:	Proposed two storey extension to front elevation		
Application No.:	ADV/11/00177	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	05/04/2011	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	
Location:	Card Warehouse, 25 BOROUGH PAVEMENT, BIRKENHEAD, CH41 2XX		
Proposal:	Fascia sign		
Application No.:	APP/11/00178	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	24/03/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs McKay	Agent:	Bromilow Architects Ltd
Location:	Dove Cottage, 10 RHODESWAY, GAYTON, CH60 2UB		
Proposal:	Proposed side extension to dwelling to provide garage accommodation.		

Application No.:	APP/11/00185	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	22/03/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr P McMahon	Agent:	Design & Draw
Location:	Discount Carpet Centre, 4-6 BEBINGTON ROAD, NEW FERRY, CH62 5BQ		
Proposal:	To convert existing bedsits to the upper floors into 3 self contained flats with new front entrance		
Application No.:	APP/11/00197	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	29/03/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Miss D Buckley	Agent:	
Location:	32 DINGLE ROAD, TRANMERE, CH42 0JW		
Proposal:	Change of use from domestic to business (Dog grooming) in the basement of the house.		
Application No.:	APP/11/00209	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	29/03/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr K McKie	Agent:	
Location:	47 WOODYEAR ROAD, BROMBOROUGH, CH62 6AY		
Proposal:	Provide new porch to the front of the property		
Application No.:	APP/11/00212	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	25/03/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr and Mrs Robins	Agent:	SNA Architectural Services Ltd
Location:	5 ADASTON AVENUE, EASTHAM, CH62 8BT		
Proposal:	Demolition of existing garage and part kitchen and construction of new single storey side, front and rear extensions.		
Application No.:	APP/11/00216	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	29/03/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Williams Surveyors Limited
Location:	Holy Family Convent, HIGHFIELD ROAD, ROCK FERRY, CH42 2BY		
Proposal:	Build a single storey flat roofed extension at the western gable end of the three storey convent to provide modern bathing and sanitary facilities within this area for disabled and infirm retired sisters.		

Application No.: APP/11/00227 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 07/04/2011 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr P Holgate **Agent:** Mr D Turner
Location: Vacant Shop, The Stables, 60A BROMBOROUGH VILLAGE ROAD, BROMBOROUGH, CH62 7EU
Proposal: The remodelling and change of use of ground floor office space to additional accommodation space for existing remodelled first floor flats.

Application No.: APP/11/00232 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 06/04/2011 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Mr A Speechly
Location: Golf Course, Heswall Golf Club, COTTAGE LANE, GAYTON, CH60 8PB
Proposal: Provision of a new window in the north west side gable end of the existing building that is to be used as staff room

Total Number of Applications Decided: 56

Summary of data

	Total Per
Approve	47
Refuse	4
Withdrawn	5
Report Total	56