



## Planning Committee

<b>Date:</b>	Thursday, 28 June 2012
<b>Time:</b>	6.00 pm
<b>Venue:</b>	Committee Room 1 - Wallasey Town Hall

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1. **MINUTES (Pages 1 - 12)**
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/11/00964 - FIVE OCEANS INTERNATIONAL REMOVERS, 93 CHESTER STREET, BIRKENHEAD, CH41 5DE - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 28 APARTMENTS (EXTENSION OF TIME 05/5224) (Pages 13 - 18)**
5. **APP/11/01528 - SEACOMBE FERRY HOTEL, VICTORIA PLACE, SEACOMBE, CH44 6NR - CONSTRUCTION OF 20 NEW DWELLINGS COMPRISING TWO HOUSES AND 18 APARTMENTS WITH CAR PARKING, APPLICANT: PLANT BUILDING CONTRACTORS (Pages 19 - 24)**
6. **APP/12/00030 - CAMELL LAIRD, CAMPBELTOWN ROAD, TRANMERE, CH41 9BP - TEMPORARY PLANNING PERMISSION FOR THREE YEARS TO ERECT AMENITIES (PORTACABINS, SUB STATIONS X 2, WAREHOUSE STORAGE BUILDING, STORAGE TANK, GANGWAY AND PONTOON, PALISADE FENCING, ACCESS GATES AND 6 LIGHTING TOWERS) TO FACILITATE THE COORDINATION OF CONSTRUCTION OF PARTS OF THE GWYNT Y MOR OFFSHORE WIND FARM. (Pages 25 - 38)**

7. **APP/12/00131 - 23 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU - ERECTION OF A SINGLE STOREY FRONT EXTENSION TO PROVIDE 2 BEDROOMS & MODIFICATIONS TO EXISTING EXTERNAL STORE, WITH NEW ACCESS TO COURTYARD. (Pages 39 - 42)**
8. **APP/12/00253 - WHITES FARM SHOP, STATION ROAD, THURSTASTON, CH61 0HN - CHANGE OF USE TO MIXED USE COMPRISING FARM SHOP AND ASSOCIATED CAFE (RESUBMISSION OF REF: APP 10/01234) (Pages 43 - 50)**
9. **APP/12/00260 - 8 STANLEY ROAD, HOYLAKE, CH47 1HW - ERECTION OF A SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING DETACHED GARAGES AND ERECTION OF A NEW DOUBLE GARAGE/BBQ ROOM, REAR WALL WITH GATE OPENING, NEW FRONT PORCH (REPLACEMENT), AND INSTALLATION OF A FIRST-FLOOR REAR FACING BALCONY. (Pages 51 - 56)**
10. **OUT/12/00331 - BRIDGE COURT, BRIDGE ROAD, WEST KIRBY - OUTLINE PLANNING APPLICATION FOR (A) CONSTRUCTION OF FORTY EIGHT TWO BED APARTMENTS WITH ASSOCIATED CAR PARKING, AND (B) A NEW HEALTHCARE FACILITY WITH ASSOCIATED CAR PARKING. (Pages 57 - 72)**
11. **APP/12/00468 - 74 OLDFIELD DRIVE, HESWALL, CH60 9HA - REMODELLING OF EXISTING DWELLING INCLUDING A TWO-STOREY SIDE EXTENSIONS, FRONT DORMER WINDOW EXTENSIONS, A REAR BALCONY AND A SINGLE STOREY REAR EXTENSION. (Pages 73 - 76)**
12. **APP/12/00476 ROCK FERRY - MORECROFT ROAD, ROCK FERRY, CH42 1NX - PROPOSED NEW BUILD OF 17NO. DWELLINGS. 15NO. FOR DISCOUNTED RENT AFFORDABLE HOUSING (PLOTS 11 TO 25) CONSISTING OF 8NO. 2 BED BUNGALOWS AND 7NO. 3 BED 2 STOREY & 2½ STOREY HOUSES AND 2NO. FOR PRIVATE MARKET SALE, 3 BED 2 STOREY HOUSES, ALL WITH ASSOCIATED HARD & SOFT LANDSCAPING (Pages 77 - 84)**
13. **APP/12/00084 - MUZZY CHARCOAL GRILL, 29 LISCARD VILLAGE, LISCARD, CH45 4JG PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION AT REAR (RETROSPECTIVE) (Pages 85 - 88)**
14. **APP/12/00263 - 7 CRANFORD CLOSE, EASTHAM, CH62 9DH - PROPOSAL: DOUBLE STOREY REAR AND SIDE EXTENSION, AND FRONT PORCH ALTERATIONS (Pages 89 - 92)**
15. **APP/12/00310 - 11 CAVENDISH ROAD, BIRKENHEAD, CH41 8AX - ERECTION OF A DETACHED SIDE GARAGE (Pages 93 - 96)**

16. **APP/12/00402 - 18 BELFIELD DRIVE, OXTON, CH43 5SJ - PROPOSAL: PROPOSED GARAGE CONVERSION, SINGLE-STOREY REAR EXTENSION, NEW GARAGE AND AREA OF EXTENDED DECKING TO REAR. (Pages 97 - 100)**
17. **APP/12/00477 - 11 HARLIAN AVENUE, MORETON, CH46 0RT - PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION (Pages 101 - 104)**
18. **APP/12/00525 - 15 KNIGHTSBRIDGE COURT, NOCTORUM, CH43 9HF - PROPOSAL: FIRST FLOOR REAR EXTENSION (Pages 105 - 108)**
19. **APP/12/00554 - 9 GARDEN HEY ROAD, MEOLS, CH47 5AS - PROPOSED GARAGE CONVERSION WITH BAY WINDOW, SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH HIP TO GABLE ALTERATIONS AND REAR DORMER WINDOW (AMENDED DESCRIPTION) (Pages 109 - 112)**
20. **APP/12/00654 - SKOMER, NOCTORUM LANE, BIDSTON, CH43 9UA - SINGLE STOREY SIDE EXTENSION (Pages 113 - 118)**
21. **PROPOSED EXTENSION TO BURBO BANK OFFSHORE WIND FARM (Pages 119 - 126)**
22. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 15/05/2012 AND 14/06/2012 (Pages 127 - 156)**
23. **PLANNING APPEALS DECIDED BETWEEN 15/05/2012 AND 14/06/2012 (Pages 157 - 158)**
24. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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# Public Document Pack Agenda Item 1

## PLANNING COMMITTEE

Thursday, 24 May 2012

Present:

Councillor	B Mooney (Chair)	
Councillors	E Boulton D Elderton S Foulkes P Hayes P Johnson	B Kenny S Kelly A Leech D Realey J Walsh

### 1 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on Tuesday 24 April 2012.

**Resolved** – That the minutes be received.

### 2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had 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.

Councillor Steve Foulkes declared a prejudicial interest in respect of planning application OUT/12/00331 – Bridge Court, West Kirby – Outline planning application for (A) construction of forty eight two- bed apartments with associated car parking, and (B) a new healthcare facility with associated car parking by virtue of discussions he had with the applicant under his previous role as Leader of the Council.

Councillor Paul Hayes declared a prejudicial interest, by virtue of his employment, in respect of planning application APP/12/00148 – 64 Stanley Road, Hoylake, CH47 1HZ, proposal for the erection of a detached domestic garage with accommodation ancillary to the main.

### 3 APPOINTMENT OF VICE CHAIR

On a motion by Councillor Brian Kenny and seconded by Councillor Steve Foulkes it was:

**Resolved** - That Councillor Denise Realey be appointed Vice-Chair of the Planning Committee.

#### 4 **REQUESTS FOR SITE VISITS**

Members were asked to submit their requests for site visits before any planning applications were considered.

The following requests for site visits were unanimously approved:

***ITEM 11 APP/12/00260 – 8 STANLEY ROAD, HOYLAKE – ERECTION OF A SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING DETACHED GARAGES AND ERECTION OF A NEW DOUBLE GARAGE/BBQ ROOM, REAR WALL WITH GATE OPENING, NEW FRONT PORCH (REPLACEMENT), AND INSTALLATION OF A FIRST FLOOR REAR FACING BALCONY. (Councillor Boulton)***

***ITEM 13 OUT/12/00331 – BRIDGE COURT, WEST KIRBY - OUTLINE PLANNING APPLICATION FOR (A) CONSTRUCTION OF FORTY EIGHT TWO-BED APARTMENTS WITH ASSOCIATED CAR PARKING, AND (B) A NEW HEALTHCARE FACILITY WITH ASSOCIATED CAR PARKING. (Councillor Elderton)***

#### 5 **ORDER OF BUSINESS**

The Chair agreed to vary the order of the business.

#### 6 **APP/11/01365 - ASDA SUPERSTORE, WELTON ROAD, BROMBOROUGH, CH62 3PN- APPLICATION TO REPLACE AN EXISTANT APPROVED PLANNING APPLICATION (08/5084) - CONSTRUCTION OF MEZZANINE FLOOR.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor David Elderton it was:

**Resolved (11:00) That the application be approved subject to a s106 legal agreement and the following conditions;**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The net retail sales and display floorspace within the store shall not exceed 5,960 square metres, of which the net sales and display floorspace for non-food comparison goods shall not exceed 2,900 square metres unless agreed otherwise in writing by the Local Planning Authority.**
- 3. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the local planning authority. The provisions of the Travel**

Plan shall be implemented and operated in accordance with the programme contained therein for as long as any part of the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include:

- Access to the site by staff, visitors and deliveries
- Information on existing transport services to the site and staff travel patterns;
- Travel Plan principles including measures to promote and facilitate more sustainable transport;
- Realistic targets for modal shift or split;
- Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group;
- Measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

4. Development shall not commence until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details prior to the occupation of the development hereby approved and retained as such thereafter.

5. The development hereby permitted shall be carried out in accordance with the approved plans and supporting documents received by the local planning authority on 28 November, 2011 and listed as follows: Job 07/409 Drw No P001 (dated 14.11.2011); Job AAR4775 Drg No PL01 (dated 26.09.2007); Job AAR4775 Drg No PL02 (dated 26.09.2007); Job AAR4775 Drg No PL03 (dated 26.09.2007); Job AAR4775 Drg No PL21 (dated 30.11.2007); Job AAR4775 Drg No PL22 (dated 30.11.2007); Job AAR4775 Drg No PL23 (dated 30.11.2007) & Job AAR4775 Drg No PL24 (dated 19.12.2007)

7 **APP/12/00047 - PEEL HEY, FRANKBY ROAD, FRANKBY, CH48 1PP - NEW EXIT AND DRIVEWAY.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

A Ward Councillor addressed the meeting.

On a motion by Councillor Denise Realey and seconded by Councillor Steve Foulkes it was:

**Resolved (7:3) – That the application be approved subject to the following conditions;**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The external finishes of the splays hereby permitted shall match those of the

existing boundary wall in material, colour, style, bonding and texture.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 29 February 2012 and listed as follows: PWH 02 FR3 REV E dated January 2012.

4. Before any construction commences, details of the materials to be used in the construction of the proposed access 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.

8 **APP/12/00119 - 5 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LG - A FIRST FLOOR EXTENSION TO PROVIDE BEDROOMS WITH A SINGLE STOREY EXTENSION TO THE LEFT ELEVATION. (RESUBMISSION OF ORIGINAL APPLICATION 11/1425)**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Joe Walsh it was:

**Resolved (11:00) That the application be approved subject to the following conditions;**

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

2. Before any construction commences, samples of the facing 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.

3. Before the development hereby permitted is brought into use the two first floor side windows on the east elevation facing 7 Alistair Drive shall be fixed shut and obscurely glazed with frosted glass and shall be retained as such thereafter.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1 February, 2012.

9 **APP/12/00142 - CHESTER ROAD INDUSTRIAL UNITS, CHESTER ROAD, GAYTON - ERECTION OF 2 UNITS FOR B8 USE**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Brian Kenny it was:



**Resolved (11:00) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Before any construction commences, samples of the facing/roofing/window 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.**
- 3. 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.**
- 4. The development hereby permitted shall be carried out in accordance with the approved plans and supporting documents received by the local planning authority on 29 February, 2012 and listed as follows: 371 01 Rev A (dated 22.08.2011); 371 02 Rev B (dated 22.08.2011) & 371 03 Rev A (dated 22.08.2011).**

10 **APP/12/00148 - 64 STANLEY ROAD, HOYLAKE, CH47 1HZ - DETACHED DOMESTIC GARAGE WITH ACCOMMODATION ANCILLARY TO THE MAIN**

Councillor Paul Hayes declared a prejudicial interest in respect of this item and left the meeting whilst the application was considered.

On a motion by Councillor Steve Foulkes and seconded by Councillor Eddie Boulton it was:

**Resolved (9:1) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development hereby approved shall be used solely for purposes incidental to the occupation and enjoyment on the existing dwelling as one residential unit and shall not be used as a separate unit of accommodation.**
- 3. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 16/04/2012.**
- 4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on and listed as follows: BR1 (dated February 2012) & BR2 Rev B (dated February 2012).**

11 **APP/12/00221- THE OVAL SPORTS CENTRE, OLD CHESTER ROAD, HIGHER BEBINGTON - THE ERECTION OF A SINGLE STOREY FURTHER EDUCATION SPORTS COLLEGE TOGETHER WITH A BRICK BUILT SECURE COMPOUND TO THE REAR FOR PARKED COLLEGE VEHICLES**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion as amended by Councillor David Elderton and seconded by Councillor Steve Foulkes it was:

**Resolved (11:00) - That the application be approved subject to the following conditions;**

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

**2. Before any construction commences, samples of the facing/roofing/window 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.**

**3. A Travel Plan should be submitted to and approved in writing by the local planning authority within 6 months of occupation. The provisions of the Travel Plan shall be implemented and operated in accordance with the programme contained therein for as long as any part of the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include:**

- **Access to the site by staff, visitors and deliveries**
- **Information on existing transport services to the site and staff travel patterns;**
- **Travel Plan principles including measures to promote and facilitate more sustainable transport;**
- **Realistic targets for modal shift or split;**
- **Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group;**
- **Measures and resource allocation to promote the Travel Plan; and**
- **Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.**

**4. Development shall not commence until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details prior to the occupation of the development hereby approved and retained as such thereafter.**

**5. Prior to the commencement of development details of all security measures including boundary treatments shall be submitted to and agreed in writing with the**

**Local Planning Authority. The approved scheme shall be implemented in full and retained as such thereafter.**

**6. The development authorised by this permission shall not begin until the local planning authority has approved in writing details of servicing arrangements including a suitable access route for refuse collection vehicles and including details of how this will be controlled and managed. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authorities approval and have been certified in writing as complete by or on behalf of the local planning authority and retained as such thereafter.**

**7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22 February 2012 and listed as follows: 11-033 G01-206 PL0 (dated 15 FEB 12); 11-033 G01-205 PL0 (dated 15 FEB 12); 11-033 G01-203 PL0 (dated 15 FEB 12); 11-033 G06-202 PL0 (dated 15 FEB 12); 11-033 G09-201 PL0 (dated 06 FEB 12); 11-033 G00-201 PL0 (dated 20 FEB 12); 11-033 G07-205 PL0 (dated 15 FEB 12); 11-033 G07-206 PL0 (dated 20 FEB 12) & 11-033 G08-201 PL0 (dated 25 JAN 12)**

**8. The development hereby approved shall be used as a further education sports college and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**

**9. Prior to first occupation, a scheme of works detailing all external mechanical extraction/ventilation points plus any air conditioning units, including the sound power levels for all such units, shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.**

- 12     **APP/12/00260 - 8 STANLEY ROAD, HOYLAKE, CH47 1HW - ERECTION OF A SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING DETACHED GARAGES AND ERECTION OF A NEW DOUBLE GARAGE/BBQ ROOM, REAR WALL WITH GATE OPENING, NEW FRONT PORCH (REPLACEMENT), AND INSTALLATION OF A FIRST-FLOOR REAR FACING BALCONY.**

**Resolved- That consideration of the item be deferred for a formal site visit.**

- 13     **APP/12/00300 - CHATSWORTH ROAD, PENSBY - PROPOSED CHANGE OF USE OF LAND FROM AGRICULTURAL LAND TO USE FOR DOG AGILITY TRAINING (NON-COMMERCIAL)**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

A petitioner addressed the meeting.

The applicant addressed the meeting.

On a motion as amended by Councillor Steve Foulkes and seconded by Councillor David Elderton it was:

**Resolved (11:00)- That the application be approved subject to the following conditions;**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The use of the land for dog training purposes shall be restricted to 2 days between the hours of 09.00 and 17.00 Monday to Friday and 1 day between the hours of 09.00 and 17.00 Saturday to Sunday.**
- 3. There shall be no more than two dogs being trained on the application site at any one time during the hours of 09.00 and 17.00.**
- 4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7 March, 2012.**
- 5. This consent shall enure for the benefit of the applicant, Professor Anne McArdle only, and shall not enure for the benefit of the land. For the avoidance of doubt, upon cessation of the use hereby permitted, as outlined within the submitted application, the use of the land shall revert to an agricultural purpose.**

- 14 **OUT/12/00331 - BRIDGE COURT, BRIDGE ROAD, WEST KIRBY - OUTLINE PLANNING APPLICATION FOR (A) CONSTRUCTION OF FORTY EIGHT TWO BED APARTMENTS WITH ASSOCIATED CAR PARKING, AND (B) A NEW HEALTHCARE FACILITY WITH ASSOCIATED CAR PARKING.**

**Resolved- That consideration of the item be deferred for a formal site visit.**

- 15 **APP/12/00416 - BROOKHURST PRIMARY SCHOOL, BROOKHURST ROAD, BROMBOROUGH, CH63 0EH - RETROSPECTIVE PLANNING APPLICATION FOR THE ERECTION OF TRIM-TRAIL CLIMBING APPARATUS WITHIN THE REAR PLAYGROUND AREA OF THE SCHOOL SITE.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Joe Walsh it was:

**Resolved (11:00) – That the application be approved**

**APP/11/00461 CHAMPIONS BUSINESS PARK, ARROWE BROOK ROAD, UPTON - RETENTION OF THE FORMER CHAMPION SPARK PLUGS SITE FOR MIXED BUSINESS, INDUSTRIAL, RECORDING STUDIO AND DISTRIBUTION PURPOSES WITH TRADE COUNTER) (USE CLASSES B1, B2 AND B8), AND CARAVAN STORAGE**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Brian Kenny and Seconded by Councillor Anita Leech it was:

**Resolved (11:00) – That the application be approved subject to the following conditions;**

**1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 May 2011 and listed as follows: 401/03B dated 15 February 2011; 401/04 dated 23 February 2011; 401/04A dated April 2009; 401/05A dated 23 December/April 2009, 401/06 dated April 2009; 401/07D dated April 2009 amended October/November 2009, 401/07A dated April 2009; 401/08 dated April 2009.**

**2. Any sales from the development hereby approved to those physically visiting the site shall be to representatives of established businesses and to the trade only and not to visiting members of the general public. .**

**3. The trade counter area(s) shall not exceed a total of 190 square metres gross floorspace in the area annotated as 'Arrowe Kitchens' and 440 square metre gross floorspace in the area annotated as 'Home Outlet Limited' as shown on the approved plan drawing no. 401/07D and shall not be located in any other part of the site. Use of the trade counter areas shall permanently cease if the remainder of those units cease to be used for the assembly, storage and distribution of kitchen units/furniture.**

**4. Full details of the space and facilities for cycle parking within the site shall be submitted for approval in writing by the Local Planning Authority within 6 months of the date of this planning permission. The approved facilities shall be installed within 3 months of the written approval from the Local Planning Authority and shall be permanently retained thereafter.**

**5. Within 3 months of the date of this decision Full Travel Plans for each occupier shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt the Travel plan shall include:**

- Access to the site by staff;**
- Information on existing transport services to the site and staff travel patterns;**
- Travel Plan principles including measures to promote and facilitate more sustainable transport;**
- Realistic targets for modal shift or split;**
- Identification of a Travel Plan co-ordinator and the establishment of a Travel**

**Plan steering group;**

- **Measures and resource allocation to promote the Travel Plan; and**
- **Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.**

**6. Full details of a landscaping scheme for the external area in the south east corner of the site fronting the Home Outlet building between Arrowe Park Road and Arrowe Brook Road shall be submitted for approval in writing by the Local Planning Authority within 6 months of the date of this planning permission. The landscaping scheme shall detail the positions, species and heights of existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. Following written approval from the Local Planning Authority, all landscaping works shall be carried out within the first planting season in accordance with the approved scheme, which shall be maintained as such thereafter and any trees or plantings which are removed, die or become seriously damaged or diseased within a period of 5 years after the date of planting shall be replaced in the following planting season.**

**7. The caravan and vehicle storage shall only be located within the areas shown on the approved plan drawing no. 401.03B and no other part of the site. For the avoidance of doubt, the caravan storage area shall have a gross floor space of no greater than 4360 square metres.**

**8. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 May 2011 and listed as follows: 401/03B (dated 15.02.2011); 401/04 (dated 23.02.2011); 401/04A (dated April 2009); 401/05A (dated April 2009); 401/06 (dated April 2009); 401/07D (dated April 2009); 401/07A (dated 22.04.2009) & 401/08 (dated April 2009).**

**17 APP/12/00251- 63 OSMASTON ROAD, PRENTON, CH42 8LR - SINGLE STOREY SIDE AND REAR EXTENSION WITH DORMER LOFT CONVERSION**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor David Elderton it was:

**Resolved (11:00) - That the application be approved subject to the following conditions;**

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

**2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 February 2012 and listed as follows: 15\_2012\_01 (dated 06.02.2012); 15\_2012\_02 (dated 06.02.2012) & 15\_2012\_03 (dated 06.02.2012)**

18 **APP/12/00413 - 48 MARLOWE ROAD, LISCARD, CH44 3DG - SINGLE STOREY SIDE/REAR EXTENSION**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Eddie Boulton it was:

**Resolved (11:00) – That the application be approved subject to the following conditions;**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.**
- 3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 March 2012 and listed as follows: 46\_2012\_01 (dated 12.03.2012)**

19 **APP/12/00438 - 11 RESERVOIR ROAD NORTH, PRENTON, CH42 8LT - DOUBLE STOREY REAR AND SIDE EXTENSIONS AND INTERNAL ALTERATIONS WITH ROOF DORMERS PROVISION OF SECOND VEHICULAR ACCESS AND DRIVE AND SINGLE STOREY BUILDING TO THE SIDE**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Elderton it was:

**Resolved (11:00) – That the application be approved subject to the following conditions;**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Before any construction commences, samples of the facing 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.**
- 3. Before the development hereby permitted is brought into use all the first floor windows in both side elevations facing 9 and 13 Reservoir Road shall be fixed shut and obscurely glazed with frosted glass and shall be retained as such thereafter.**
- 4. The development hereby permitted shall be carried out in accordance with the**



approved plans received by the local planning authority on 27 March 2012 and listed as follows: 164\_2011\_01 (dated 18.01.2012) & 164\_2011\_02 (dated 18.01.2012)

20 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/04/2012 AND 14/05/2012**

The Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided on between 16/04/2012 and 14/05/2012

**Resolved** – That the report be noted.

21 **PLANNING APPEALS DECIDED BETWEEN 16/04/2012 AND 14/05/2012**

The Director of Regeneration, Housing and Planning submitted a report detailing planning appeals decided upon between 16/04/2012 and 14/05/2012

**Resolved** – That the report be noted

22 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

23 **APP/11/01418 - RED CAT, GREASBY ROAD, GREASBY, CH49 3AT - ERECTION OF BUILDINGS FOR RETAIL UNIT (A1) AND VETS SURGERY (D1 )**

The Director of Regeneration, Housing and Planning submitted a report in relation to an Appeal against non-Determination for the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Kelly it was:

**Resolved** (11:00)- That the Planning Inspector be asked to dismiss the appeal for the reason that;

**1. The Local Planning Authority considers that the proposal would result in unsustainable development in that it could lead to the loss of valued facilities and services and prevent established shops facilities and services being able to develop and modernize in a way that is sustainable and retained for the benefit of the community. The proposed use would, therefore, be contrary to the National Planning Policy Framework” and UDP Policies SHO1 ‘Principles for New Retail Development’ and Policy SH9 ‘Criteria for Out of Centre and Edge of Centre Retail Development’.**



# Agenda Item 4

## Planning Committee

28 June 2012

**Reference:**  
**APP/11/00964**

**Area Team:**  
**South Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Birkenhead and  
Tranmere**

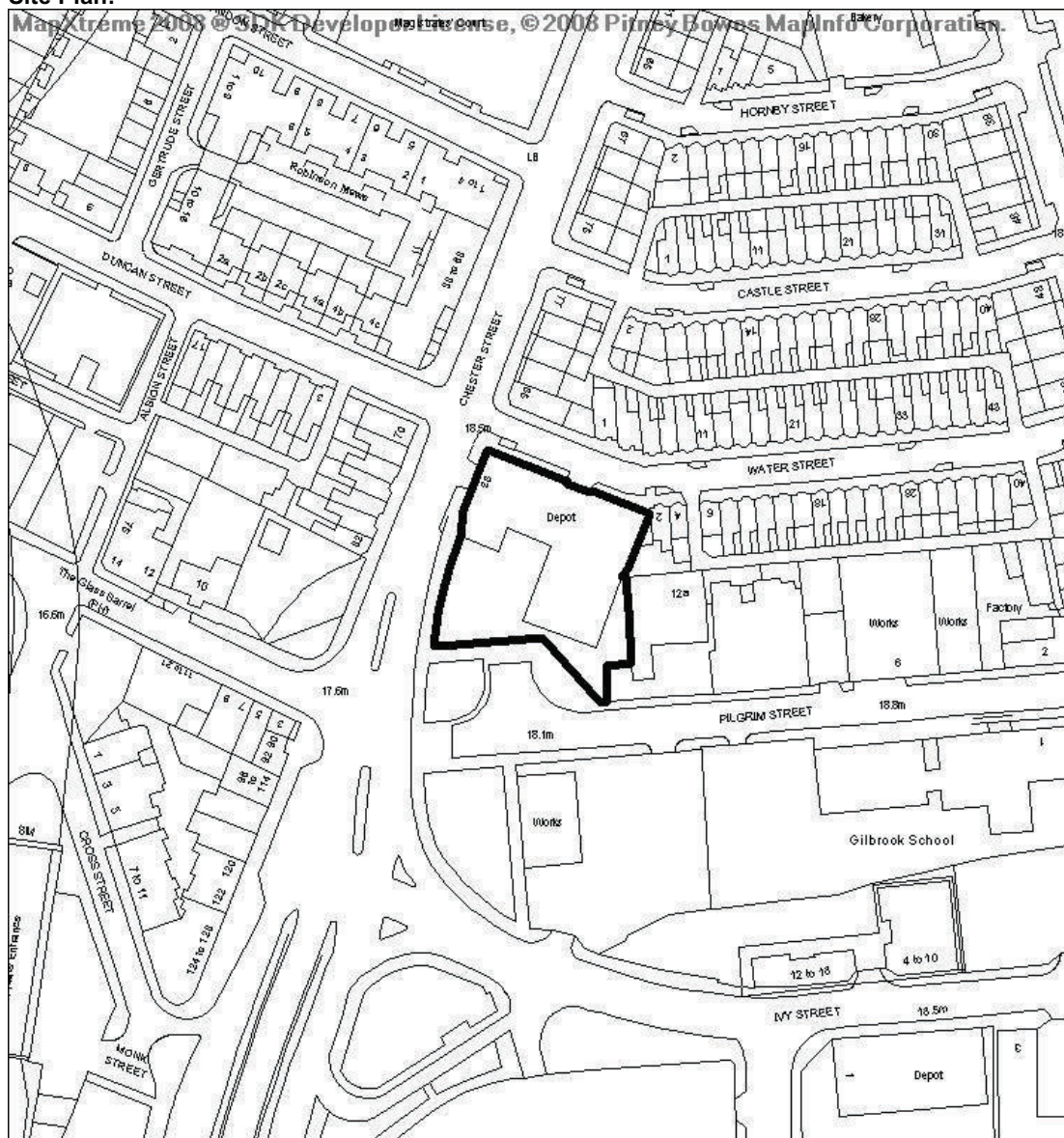
**Location:** Five Oceans International Removers, 93 CHESTER STREET,  
BIRKENHEAD, CH41 5DE

**Proposal:** Demolition of existing buildings and erection of 28 apartments  
(extension of time 05/5224)

**Applicant:** Mr S Taylor

**Agent :** Garry Usherwood

### Site Plan:



**Development Plan allocation and policies:**

Primarily Industrial Area

**Planning History:**

APP/05/5224 - Demolition of existing buildings and erection of 28 apartments - REFUSED 9/12/2005 subsequently ALLOWED on Appeal 12/09/2006 (Ref APP/W4325/A/06/2008818)

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were sent to 33 neighbouring properties, and a site notice was also posted. At the time of writing this report no representations have been received.

**CONSULTATIONS**

Director of Technical Services (Traffic and Transportation Division) – no objection subject to conditions .

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

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

The application seeks permission for the erection of 28 dwellings which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

**INTRODUCTION**

The proposed development is for the extension of time for the allowed appeal for the demolition of the existing buildings and the erection of 28 apartments.

**PRINCIPLE OF DEVELOPMENT**

The application site is located within a primarily industrial area and as such is a departure from the Unitary Development Plan. However, the principle of the application has been established under the previous consent following the appeal decision (APP/W4325/A/06/2008818) and as such the application is acceptable subject to the New National Planning Policy Framework and the Wirral Unitary Development Plan.

**SITE AND SURROUNDINGS**

The site is located on the edge of the primarily industrial Area that forms the part of the Priory Industrial Estate on the corner of Chester Street and Water Street.

Water Street is primarily residential in character and is made up of close knit terraced dwellings, whilst Pilgrim street to the south is industrial in nature with a number of industrial uses.

**POLICY CONTEXT**

The original scheme was refused by planning committee on the 9th December 2005 and subsequently allowed at appeal on 12 September 2006. The decision was based on the policies within the Unitary Development Plan and PPG 3 - Housing.

In March 2012 all PPG'S and PPS'S were replaced by the National Planning Policy Framework (NPPF) and as such the application must now be considered against this new document.

In addition The Council's Strategic Housing Market Assessment was updated in 2010, and at the same time the Council's Cabinet adopted an approach that required provision of affordable housing at a rate of 10% for five or more dwellings within the RSS Inner Area. In actual fact, the need for affordable housing was found to be 40%, but the 10% figure was adopted to reflect the current economic circumstances. The Cabinet decision is a material consideration, and as such affordable housing provision on sites of 5 or more dwellings is now required.

Within the inspectors decision the Inspector concluded that he was not convinced that the proposal would have a significant and serious effect upon the supply of employment land and premises within

the Borough. The NPPF states that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Following consultation with the applicant it has been agreed that 10% affordable housing will be provided within the scheme. Should members be minded to approve the application a Section 106 Legal Agreement can be imposed to ensure its provision.

#### **APPEARANCE AND AMENITY ISSUES**

The current proposals do not differ from those previously allowed. Additionally there have been no material changes since this date that would have a bearing on this decision in respect of the conservation area designation or Unitary Development Plan allocation with regard to policy HS4. The principle of the development has been established for both the demolition of the existing buildings and indeed its replacement.

Chester road forms the boundary Hamilton Square conservation area and as such the site occupies a prominent position. The principle of demolishing the existing buildings has been established via the appeal decision and therefore can not be considered as the inspector deemed the scheme acceptable in terms of policy CH2.

The inspector was clear in his view that the development would not impact negatively on the conservation area. It is accepted that the significance of the conservation area is the formal and rectangular arrangement of long rows of tall buildings grouped around formally laid out gardens. Hamilton square itself is some distance from the site and the area between is more varied in form and less formal. Whilst the design of the scheme is somewhat un-inspiring the general scale is acceptable and has been considered in relation to the streetscenes it will feature within, reflecting the overall proportions and features within the existing properties.

#### **SEPARATION DISTANCES**

The siting and design of the development ensure the separation distances between residential properties with regards to habitable room windows directly facing each other are at least 21 metres apart and main habitable room windows are at least 14 metres from any blank gable.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The Director of Technical Services Traffic management Division has no objection to the proposed scheme subject to conditions.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The site is an accessible location at the edge of the Birkenhead town centre with easy access to jobs and services. The development is therefore in a sustainable location and would support the viability of existing local services.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

There are no materially different factors present in the determination of this application from that of the appeal decision (APP/W4325/A/06/2008818) that would warrant refusal of the scheme. The extension of time limit for implementation is therefore recommended for approval subject to a S106 Agreement to secure affordable housing.

#### **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:-

There are no materially different factors present in the determination of this application from that of the appeal decision (APP/W4325/A/06/2008818) that would warrant refusal of the scheme. The extension of time limit for implementation is therefore recommended for approval subject to a S106

Agreement to secure affordable housing.

**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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interest of amenity having regard to Policy HS4

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels; means of enclosure; the materials to be used in the surfacing of car parking spaces, vehicle and pedestrian access and circulation areas; the provision of minor artefacts and structures such as furniture, refuse or other storage units, signs and lighting; the provision of proposed and the protection of existing functional services above and below ground such as drainage power, communications cables, pipelines and indicating lines, manholes and supports.

**Reason:** In the interest of amenity

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

**Reason:** In the interest of amenity

5. A landscape management plan, including management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority prior to the occupation of any part of the development. The landscape management plan shall be carried out as approved.

**Reason:** In the interest of amenity

6. No external security or floodlighting other than that included within the approved details of hard and soft landscape works shall be installed within the site unless details have previously been submitted to and approved in writing by the local planning authority.

**Reason:** In the interest of secure by design

7. No development shall take place until a noise survey has been carried out to ascertain the likely effect on the apartments hereby permitted from traffic noise on Chester Road. The survey shall be submitted to and approved in writing by the local planning authority. If the survey identifies any of the apartments as coming within noise exposure categories B and C as set out in the table of recommended noise exposure categories in Annex 1 of PPG24 "Planning and Noise", a scheme of noise insulation for these apartments shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before any of the apartments identified in the survey are occupied.

Thereafter the approved scheme shall be retained.

**Reason:** In the interest of amenity

8. No development shall take place until a scheme for the secure storage of cycles within the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out before any of the apartments hereby permitted are occupied and retained thereafter.

**Reason:** In the interest of Sustainable transport

9. No development shall take place until a Green Travel Plan has been submitted to and approved in writing by the local planning authority. The submitted Green Travel Plan shall include information on public transport services within the area, measures for encouraging the use of alternative modes of travel to the car and a mechanism for monitoring and reviewing the Green Travel Plan, including the submission of an annual review and action plan to the local planning authority. The information on public transport services and measures for encouraging more alternative modes of travel contained in the approved Green Travel Plan shall be provided to the first occupiers of the apartments hereby permitted. Thereafter, the approved Green Transport Plan shall not be varied except as agreed in writing with the local planning authority or through the annual review and action plan.

**Reason:** In the interest of Sustainable transport

**Last Comments By:** 11/05/2012 11:55:56

**Expiry Date:** 25/06/2012

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# Agenda Item 5

## Planning Committee

28 June 2012

**Reference:**  
**APP/11/01528**

**Area Team:**  
**North Team**

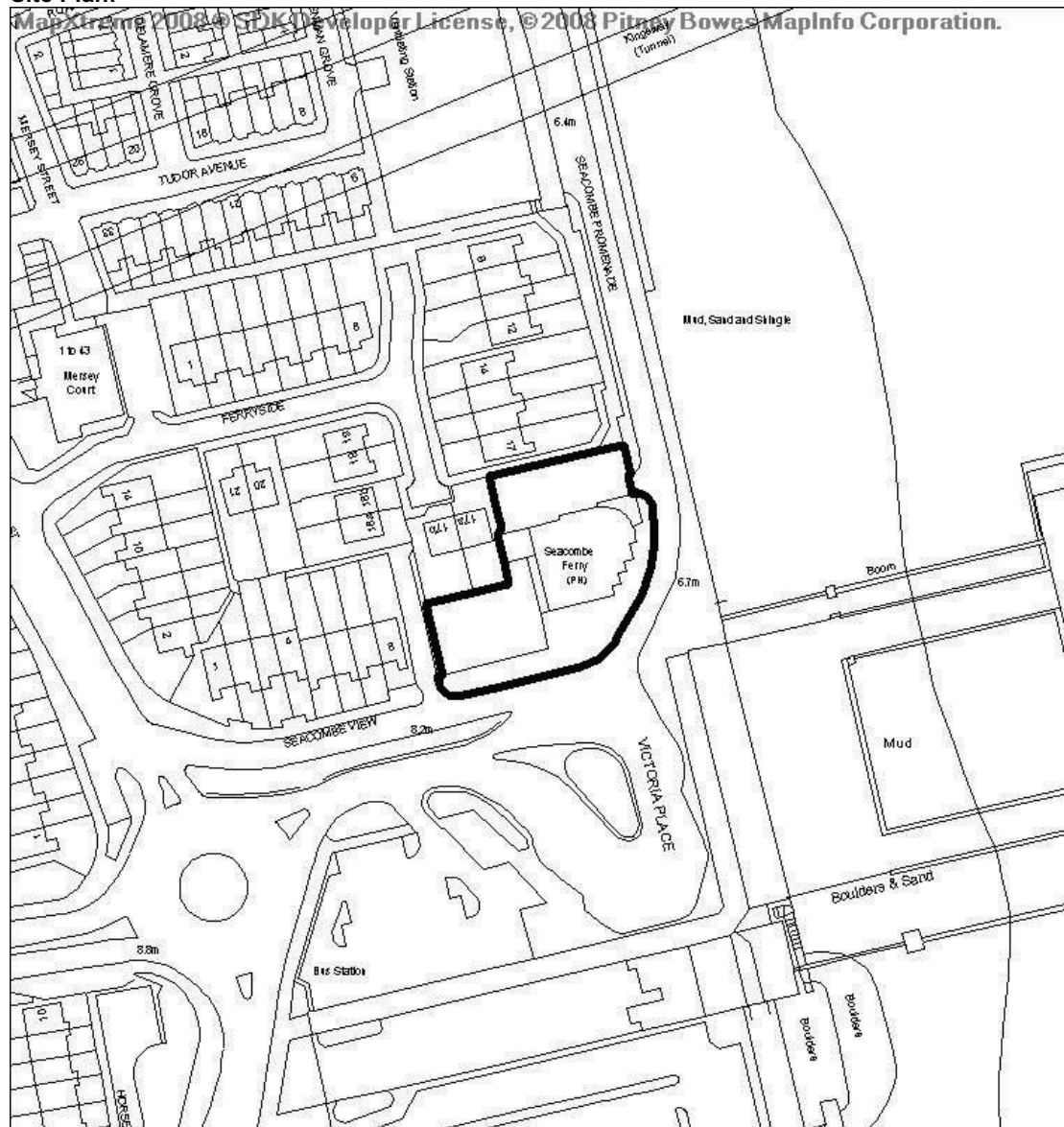
**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Seacombe**

**Location:** Seacombe Ferry Hotel, VICTORIA PLACE, SEACOMBE, CH44 6NR  
**Proposal:** Construction of 20 new dwellings comprising two houses and 18 apartments with car parking.

**Applicant:** Plant Building Contractors  
**Agent :** Craig Foster Architects

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

Coastal Zone  
Urban Greenspace

**Planning History:**

DEM/11/00821 - Demolition of Seacombe Ferry Hotel - Prior approval not required.

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to the occupiers of 29 neighbouring properties and a Site Notice was also displayed.

A letter of objection was received from 17a Ferryside.

Two petitions have been submitted, one a none qualifying petition from 24 individual properties and a qualifying petition from 25 separate addresses.

The objections raised by the above relate to the following:-

1. Proposed building will be too high and overbearing
2. Loss of privacy to existing properties
3. Too many dwellings proposed
4. Increase in number of residents will increase noise and disturbance
5. Increase pressure on sewers leading to flooding.

**CONSULTATIONS**

Director of Technical Services ( Traffic Management Division) - No objection subject to condition relating to alteration to TRO signage.

Director of Regeneration, Housing and Planning (Housing Strategy) - The proposed development will provide affordable housing in an area where the need for type of tenure and accommodation has been identified. In addition, the accessible accommodation will meet the provision for local needs identified from the Disabled Persons Housing Register.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is a major development of 20 residential units which under the adopted scheme of delegation, must be considered by committee.

**INTRODUCTION**

The proposal is a full application for a four storey building containing 18 apartments and two one and a half storey dwellings. 16 off street parking spaces are proposed and 20 covered cycle spaces. The application is submitted on behalf of Wirral Methodist Housing and is for affordable social housing.

**PRINCIPLE OF DEVELOPMENT**

As the site is a brownfield site located within a primarily residential area. New residential accommodation is acceptable in principle subject to UDP Policy HS4 Criteria for New Housing Development and SPD2, self Contained Flat Development. The site is within a regeneration priority area identified in the Council's Interim Planning Policy for New Housing Development.

**SITE AND SURROUNDINGS**

The application site consists of a vacant corner plot at the junction of Seacombe view and Seacombe Promenade. The site was until recently occupied by the now demolished Seacombe Ferry Hotel, a two storey public house with a car park to the north of the building accessed from Seacombe Promenade. The grassed area adjacent to 8 Seacombe View was also previously developed, with demolition having taken place some years ago. The application site is fairly level but the surrounding properties are at a higher level. Whilst the dwellings immediately around the application site are two storey, there are 5 storey flat developments and a high rise block of flats within the vicinity of the site. The site is primarily residential and is within an identified regeneration area.



## **POLICY CONTEXT**

The proposal is for the erection of flats and is assessed primarily against the following policies.

### **Wirral Unitary Development Plan**

Policy HS4 - Criteria for new housing development. This requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

Policy TR9 - Sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Policy GR5 - This policy establishes the requirement for new developments to make a positive visual statement through new landscaping and the protection of existing landscape features.

Supplementary Planning Document 2: Designing for Self-Contained Flat Developments and Conversions

This establishes more specifically the considerations which should be applied to new build flats in terms of design, amenity space and parking.

**Interim Planning Policy for New Housing development**- Directs new residential development to identified regeneration priority areas.

### **Regional Policy**

RSS policies set out the need to provide an annual average of 500 new homes per year in Wirral whilst addressing the need for affordable housing provision and the re-use of brownfield sites. RSS would also promote the regeneration of the Inner Area, in which this site is located.

**The National Planning Policy Framework (NPPF)** supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area.

The proposed development represents a sustainable regeneration opportunity by the re-use of a brownfield site within an existing residential area. The site has good access to existing transport and community facilities and the proposal for 100% affordable housing would contribute towards meeting the needs identified in the Strategic Housing Market Assessment.

The design of the building, the provision of landscaping and parking space, together with the relationship to existing properties meets the criteria of the UDP policies HS4.TR9 and GR5.

## **APPEARANCE AND AMENITY ISSUES**

The development has two distinct elements. Units 1 and 2 are self contained dwellings for occupancy by one person and a carer. They have been designed as stand alone units with their own entrance, parking and amenity space. They are two storey to the front elevation and largely single aspect with only a rear entrance door on the rear elevation. This part of the site is at a similar level to the dwellings to the rear and whilst one of the dwellings achieves the 14m interface distance, it is not considered that the 2m shortfall for the other dwelling is significant given the limited height of the proposed buildings.

The remainder of the site is to be occupied by the four storey flat development. This building has been developed as two wings with a central single staircase incorporating a lift. Vehicular access is taken from Seacombe Promenade using the same access as the former pub. Parking would take place to the north of the site and in this area part of the building has an undercroft to enable vehicles to access part of the car park through the building. The building is positioned towards the frontage of the site to maximise distances to existing dwellings to the north and west.

The position of the building takes advantage of its prominent south east facing position next to the river and its design is strong and contemporary. The materials to be used will consist of coloured cladding, render and glass. The massing of the building has been developed to maximise solar gain whilst keeping the height as low as possible. As the adjacent houses along Seacombe Promenade are in an elevated position in relation to the site, the effect is not of a four story building adjacent to a two storey building, but more of a four storey building adjacent to a three storey building.

Sunlight and daylight indicators have been submitted which indicate that the impact of the building on adjacent properties is most likely to be significant in the early morning, lessening throughout the day.

Whilst the flats do not have the full amount of amenity space required by SPD2, it is felt that the proximity to the Promenade and the open space this includes is sufficient to relax this requirement and ensure the positive regeneration benefits which will result from this development. The boundary to the development fronting Seacombe Promenade will be landscaped with new tree planting, grassed areas and low level landscaping.

#### **SEPARATION DISTANCES**

Due to the proximity of surrounding dwellings, the flats have been designed to have their main outlook to the frontage, which also makes the most of the views available. Windows on the rear elevations have been kept to the minimum and include bedroom, bathroom and corridor windows. The bedroom windows do not look into windows of the adjacent property and are 13.5m from the adjacent garden. The north elevation includes living room windows which overlook the garden of 17 Ferryside at a distance of 11m. Whilst this would normally be acceptable for adjacent two storey dwellings, as there is a height difference it is recommended that these windows are either limited aspect or obscurely glazed.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The proposal uses an existing access which does not result in any highway problems subject to a condition relating to a revised traffic order.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The site is a brownfield site in a sustainable location adjacent to a bus interchange and ferry terminal. The building has been designed to maximise solar gain and have a roof which can accept the installation of solar panels. The materials used proposed will have a high thermal efficiency

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed development represents the re-use of a brownfield site to provide 20 affordable homes which accords with the advice in NPPF. The design and siting of the building takes advantage of its unique position without resulting in a loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard which satisfies the relevant UDP policies. The development is in a regeneration priority area identified for new residential development and the re-use of a previously developed site and the provision of affordable housing weigh in favour of the development and accord with advice given in the NPPF.

#### **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 proposed development represents the re-use of a brownfield site to provide 20 affordable homes. The design and siting of the building will not have a detrimental impact on the surrounding uses. The development includes parking and landscaping to standards which satisfy the relevant UDP policies HS4, TR9 and GR5 and Supplementary Planning Guidance SPG2. The development is in a regeneration priority area identified for new residential development, the re-use of a previously developed site and the provision of affordable housing weigh in favour of the development and accord with advice given in the NPPF.

**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. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the details as approved.

**Reason:** To ensure a satisfactory development which does not prejudice the amenity of the locality and accords with UDP Policy HS4.

3. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

4. Before the development is brought into use, the bathroom and corridor windows in the western elevation shall be obscurely glazed and non opening up to a height of 1.7m above the internal floor level and retained as such thereafter.

**Reason:** In the interests of the privacy of occupants of adjacent dwellings.

5. None of the dwellings hereby approved shall be occupied until details of replacement signage explaining the restricted vehicular access to the site has been agreed in writing with the Local Planning Authority. The approved signage shall be erected before the dwellings are occupied.

**Reason:** In the interests of highway safety.

**Further Notes for Committee:**

**Last Comments By:** 27/04/2012 08:09:06  
**Expiry Date:** 20/06/2012

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**Planning Committee**

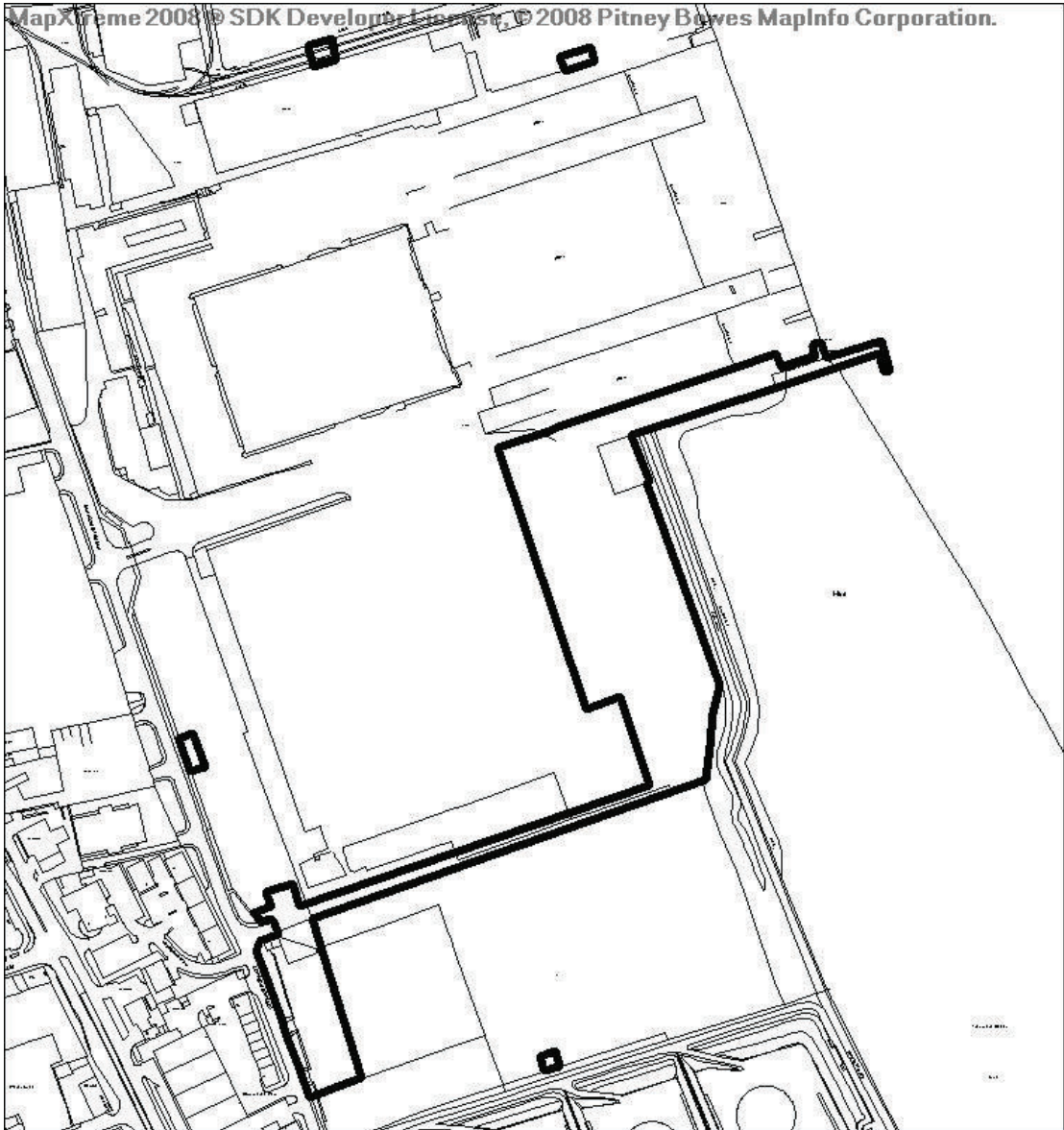
28 June 2012

**Reference:** APP/12/00030      **Area Team:** South Team      **Case Officer:** Ms J Storey      **Ward:** Rock Ferry

**Location:** Cammell Laird, CAMPBELTOWN ROAD, TRANMERE, CH41 9BP  
**Proposal:** Temporary planning permission for three years to erect amenities (portacabins, sub stations x 2, warehouse storage building, storage tank, gangway and pontoon, palisade fencing, access gates and 6 lighting towers) to facilitate the coordination of construction of parts of the Gwynt y Mor Offshore Wind Farm.

**Applicant:** RWE npower renewables  
**Agent :** N/A

**Site Plan:**



**Development Plan allocation and policies:**

Employment Development Site

Coastal Zone

Primarily Industrial Area

**Planning History:**

There are no previous applications relevant to this proposal

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

None received

**CONSULTATIONS**

United Utilities - No objections subject to the application of conditions relating to drainage and chemical storage tank protection.

Fire and Rescue Service - No objections

Environment Agency - No objections subject to the attached conditions

Director of Technical Services (Traffic & Transportation Division) - No objections

Director of Law, HR & Asset Management (Pollution Control Division) - No objections subject to the lights to be sited and shaded as to not impinge upon neighbouring properties.

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

The proposal is defined as Major Development within the Council's Scheme of Delegation for determining Planning applications and is therefore required to be determined by the Planning Committee.

**INTRODUCTION**

An area of the Cammell Laird Shipyard has been leased for a four year period by the applicant G YMOWFL for the construction of the GyM Base Harbour Port Facility. The site is situated between the Shipyard and Tranmere Oil Terminal, adjacent to the River Mersey (East). Other active industrial premises lie to the West of the site, on the other side of Campbelltown Road. The site has historically been used for laydown purposes (external storage), for the shipyard. The proposed use of the site; for the laydown of components, will therefore not change.

Planning permission is required to place temporary buildings (portacabins) and amenities at the GyM Base Harbour Port Facility to provide employee facilities for marine logistics coordination, construction management and the mobilisation and transport of workers involved in construction of the 160 no. turbine offshore wind farm.

The GyM Base Harbour Port Facility will be used for the temporary storage of the wind turbine foundations and the storage and internal fit out of the secondary foundation pieces, the transition pieces (TPs). The wind turbines themselves will be delivered to the Port of Mostyn, although some components may need to be stored at the Base Harbour Port Facility if space becomes limited at Mostyn.

All delivery of the large components will be by sea. Vessels will enter and be moored in the Cammell Laird Wet Basin, where they will be unloaded using 2 no. mobile cranes. Components will then be transported within the port facility to the laydown areas using self propelled modular transporters (SPMTs). A further 2 no. mobile cranes will be used to lift components into the locations on the application site where they will be stored until they are required for taking offshore for installation.

No fabrication of the foundations or TPs will take place at the GyM Base Harbour Port Facility. The assembly procedure will however require the onshore fitting out of the TPs, which will involve the installation of additional components to the inside and outside of the TPs. This work will take place on

the Wet Basin Quay where a specific grillage has been installed to allow the vertical erection of 6 no TPs where they will be fully fitted out prior to taking offshore.

The proposal briefly comprises of 10 individual portacabins, one two-storey portacabin and a 32-modular building are required for staff

- Security
- Marine Logistics Coordination
- Construction Management
- Induction
- Mess facilities
- Toilets and Showers
- Lockers / Drying Room
- Dispatch Waiting Room
- Personal Protective Equipment Storage
- First Aid
- Office space
- A temporary 50x20m? warehouse building is required for storage purposes.
- Contractors area

Two areas have been identified for contractors offices; workshops and storage. At this stage the layout of the contractor areas is unknown as contractors will change at different stages of the wind farm development, as will their individual requirements. The type of temporary buildings to be used in these two areas will be similar to the individual portacabin unit design and will either be single storey or double stacked. No temporary buildings for the use of contractors will be erected outside of these two designated areas.

120 temporary parking spaces, using existing areas of hard standing will be required. Two areas for parking have been identified; one adjacent to the office accommodation, and the other; an overflow parking area adjacent to the Reddington Access Gate, which will be accessed via Reddington Gate, but has a separate exit 100 metres to the South-East of Reddington Gate. A one way system will be employed through the overflow car park with vehicles entering in front of the Reddington security gate and exiting at the far end of the car park.

Two antennae will be fixed to the double stacked Titan unit (Construction Managers and Marine Coordinators cabins) using antenna masts. The AV7 antenna will be 18mm in diameter and rise approximately 12 metres vertically from ground level (6 metres above the double stacked unit).

Gangway and Pontoon - A separate application has been made to the Marine Management Organisation (MMO) for Marine Works License to construct a temporary gangway and pontoon to transfer crew and workers to the GyM site.

The proposed Crew Transfer Vessel (CTV) pontoon will be assembled and installed within the Mersey Estuary; and extend some 132m into the estuary from the existing jetty, accessed via a gangway.

The proposed pontoon will have at least 2m of water depth beneath it at all states of the tide, allowing 0.5m keel clearance at Lowest Astronomical Tide (LAT). The location of the pontoon has been carefully selected to meet these requirements whilst avoiding the need to dredge. The pontoon will extend into the River Mersey between depths of 2m to 10m to Chart datum

#### **Employment and hours of operation**

The applicants have stated that the number of people employed on site is expected be very fluid throughout the construction of GyM, over the 3 year period. It is anticipated that the maximum number of workers on site will be 150 with the following hours of work:

- 40 - 50 staff within office block 0800 – 1700 hrs
- 30 onshore site staff 0730 – 1930 hrs (dependant upon workload)
- 60 - 70 offshore staff 0700 – 1900 hrs



The logistics base will be in operation seven days a week.

The development will require planning permission from both the Local Planning Authority and a Marine Works License pursuant to Part 4 of the Marine and Coastal Access Act (MCAA) 2004. A Screening Opinion was received from the MMO on 30th January 2012 confirming that an Environmental Impact Assessment (EIA) would be required to support the marine license application

#### **PRINCIPLE OF DEVELOPMENT**

The proposed development is located approximately 0.7km north of the Mersey Estuary Special Protection Area (SPA) and Ramsar and New Ferry Site of Special Scientific Interest (SSSI). To the north of the proposed development site (approximately 2.6km) lies the Mersey Narrows SSSI. At the mouth of the Mersey Estuary the North Wirral Foreshore pSPA and Dee Estuary SAC are 6.8km away from the application site.

Further designations such as Liverpool Bay SPA, Sefton Coast SSSI/SAC and the Ribble and Alt Estuaries SPA and Ramsar are located further north of the proposed development site, which have the potential to be indirectly impacted upon due to the transfer of the partially erected turbines to the site offshore.

The proposal has been assessed against any possible adverse impacts on the local environment, either on natural or anthropogenic receptors. The Local Authority has prepared an HRA screening opinion as competent Authority along with MMO for the Marine license which is required for elements of the scheme. . The proposal will be considered in light of both national and local planning policy considerations and in light of the impact of the proposal on the environmental quality of the natural environment.

The presumption in favour of sustainable development does not apply to projects requiring HRA.

#### **SITE AND SURROUNDINGS**

The site is located at the following address: GyM Base Harbour Port Facility, Campbeltown Road. The land currently comprises an operational quay adjacent to the wet-basin, a jetty for crew transfer activities and large areas of flat ground to be used for laydown of components. It was previously occupied by manufacturing sheds and ancillary structures.

There are existing hard concrete and tarmacadam surfaces where temporary portacabin buildings and parking areas are sited. . The site is generally flat and is at an approximate elevation of 9.0m Above Ordnance Datum (AOD). The nearest residential area is approximately 250m from the site, although separated from the site by the A41 and the Birkenhead to Chester railway line, which is on embankment.

#### **POLICY CONTEXT**

##### **NATIONAL PLANNING POLICY FRAMEWORK**

The NPPF core planning principles support “the transition to a low carbon future in a changing climate and encourage the use of renewable resources (for example, by the development of renewable energy)” It also encourages “the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.”

The framework recognises that “planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure which is central to the economic, social and environmental dimensions of sustainable development.”

The NPPF also requires local planning authorities to help increase the use and supply of renewable and low carbon energy, and recognise “the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;



- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources.

The proposed development is an example of such development required to deliver a wider renewable energy project that has already obtained Government consent (as part of the Government's Round 3 offshore energy programme) and will make a significant contribution to UK renewable energy targets.

The NPPF also recognises that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under Birds or Habitats Directives is being considered or planned.

In summary of the above, it is clear that the proposed development accords with the policy principles and objectives set out in the NPPF and should be considered favourably. The NPPF also requests, in coastal areas, that local planning authorities take account of the UK Marine Policy Statement and Marine Plans.

## REGIONAL SPATIAL STRATEGY

The application has been assessed against the following Regional Policies

DP1, Spatial Principles

DP3, Promote Sustainable Economic Development

DP4, Make the Best Use of Existing Resources and Infrastructure

DP7, Promote Environmental Quality

DP9, Reduce Emissions and Adapt to Climate Change

RDF3, The Coast

RT6, Ports and Waterways

EM1, Integrated Enhancement and Protection of the Region's Environmental Assets

LCR1 Central Lancashire City Region Priorities

LCR2 conformity. The Regional Centre and Inner Areas of Liverpool City Region

## WIRRAL UNITARY DEVELOPMENT PLAN

COA1 Principles For The Coastal Zone:

Within the coastal zone proposals for development will have to satisfy additional development control criteria related to:

- (i) preserving and enhancing the character of the coast, in particular, its national and international importance for nature conservation and the quality of the coastal landscape;
- (ii) directing development appropriate to the coastal zone to the developed coast"

Policy CO1 Development Within the Developed Coastal Zone:

Development will be permitted within the Developed Coastal Zone subject to the following criteria:

- (i) the development requires a coastal location, unless the applicant can demonstrate that there are no alternative sites outside the Coastal Zone capable of accommodating the proposed development;
- (ii) the proposal will not adversely affect coastal and marine nature conservation or earth science archaeology, urban or rural landscape value or visual quality; and
- (iii) the proposal does not reduce the effectiveness or impede the maintenance of sea defence or coastal protection structures and additionally satisfies the requirements in Policy CO5 and Policy CO6 relating to development in areas at risk from flooding and erosion.

The Cammell Laird site lies within the designated Coastal Zone and any proposals for the site will, therefore, have to satisfy Policy COA1. The development is considered to be in line with Policy CO1 (ii) "directing development appropriate to the coastal zone to the developed coast" as the proposed site is on brownfield land that was formerly used by Cammell Laird Shipyard, but has remained derelict since 2004. The nature of the development requires a coastal location as it is supporting infrastructure for offshore development. The potential effects of the development have been carefully

considered and it is not predicted to have an effect on coastal / marine conservation or landscape value or visual amenity. The proposal is not considered to have any impact on the effectiveness or maintenance of sea defence or coastal protection structures and the site is not considered at risk of flooding.

Proposal EM1: Former Cammell Laird Shipyard:

The Cammell Laird site is allocated for a mix of B1 (Business), B2 (General Industry), B8 (Storage and Distribution) and D2 (Assembly and Leisure) uses, as defined in the Town and Country Planning (Use Classes) Order 1987. The proposal states that "other compatible uses may also be allowed providing it is established that they are necessary to secure and bring forward the overall redevelopment of the site for industrial and business use, subject to all the other relevant policies of the Plan."

The proposed development would be a B2 (General Industrial) use.

Policy EM6: General Criteria for New Employment Development;

This policy states that "applications for all new employment development, on sites allocated for employment use or within Primarily Industrial Areas, including proposals for the conversion, re-use or extension of existing premises, will be permitted subject to Policy EM7 and all the following criteria:

- (i) the proposal does not lead to an unacceptable loss of amenity, have an adverse effect on the operations of neighbouring uses or compromise the future development of land in the vicinity for employment or other uses;
- (ii) satisfactory access to the development can be provided, before it comes into use, in a way which is not detrimental to the amenity of the area;
- (iii) the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network;
- (iv) adequate off-street car and cycle parking is provided;...
- (v) the siting, scale, design, choice of materials, boundary treatment and landscaping is of a satisfactory standard and is in keeping with neighbouring uses - temporary buildings or structures will only be permitted in exceptional circumstances and only for a period not exceeding five years."

The proposed development is considered to be in line with the requirements of Policies EM6 and EM7. There will be no loss of amenity. The proposal is for temporary development only, for three years, and will not compromise the future development of land in the vicinity. It will not generate traffic in excess of that which can be accommodated by the existing highway network. There will be a minimal number of heavy loads by road to set the site up (for example crane delivery). All wind turbine components will be delivered to the site by sea. The traffic generated on the highway will therefore be limited to workers travelling to and from site. This will be a steady flow in the morning and evening as shift patterns are variable. A Travel Framework Plan has been produced and submitted alongside the application.

The application is for a temporary period of 3 years. Post construction the land will be returned to its previous use.

Proposal NC1: The Protection of Sites of International Importance for Nature Conservation: states "development proposals which may affect a European Site, a proposed European site or a Ramsar site will be subject to the most rigorous examination."

Policy NC2: Sites of International Importance for Nature Conservation:

identifies the Mersey Estuary Wetland as a site of International Importance and a Special Protection Area. It states also that "proposals which have potential to damage the nature conservation interests which underlie the designation of these sites will be dealt with in accordance with Policy NC1."

An assessment of the potential impact of the proposed development has been carried out in consultation with Natural England and it is considered that the proposal will not have an impact on any Sites of International Importance

The proposed development is not anticipated to affect the setting of the Liverpool City World Heritage Site and is outside the 1km buffer zone implemented to safeguard this heritage asset.

The development is proposed within a busy port and can be considered to be a revival of historic use of the shipyard and contribute to regeneration of the area. In this way the proposed temporary development can be considered appropriate development within the chosen location. In addition, due to the nature of its surroundings in the busy estuary and the backdrop of current and historic industrial activity along the Birkenhead shoreline, the surrounding landscape has the capacity to absorb the proposed development without causing significant landscape or visual intrusion.

The proposed development is temporary in nature and will occur during the construction phase of Gwyn ty Mor wind farm. Post construction the land will be returned to its previous use.

TRT3 Transport and The Environment:

"In assessing the environmental impact of transport infrastructure and proposals, the local planning authority will pay particular attention to the following:

- (i) main transport corridors;
- (ii) the design of new highway schemes and highway improvement schemes;
- (iii) reducing unnecessary traffic in environmentally sensitive or primarily residential areas;
- (iv) parking and servicing arrangements;
- (v) minimising vehicular - pedestrian conflict;
- (vi) meeting the needs of cyclists;
- (vii) securing access for disabled people;
- (viii) minimising noise, visual impact and air pollution; and
- (ix) minimising the need to travel."

Policy TR12: Requirements for Cycle Parking;

seeks where practicable that new industrial development will be required to provide cycle parking facilities - one stand for every twenty car parking spaces.

Transport Policies in General:

The UDP in particular advocates developments in close proximity to the Borough's main transport corridors, both road and rail, and therefore envisages efficiency and environmental concern in addressing peoples needs for mobility.

The potential impact on the local transport infrastructure has been considered and the total traffic generated will not result in a significant impact on local traffic and transport. The main traffic generated will be workers travelling to and from site. The main bulk of materials will be delivered to site by sea, utilising the Cammell Laird wet basin for unloading. Components will then be transferred to the laydown area, all within the boundaries of the site Cammell Laird / GyM Base Harbour Port Facility site. 20 no. cycle spaces and 120 no. car parkingspaces are provided as part of the proposed development. .

The site is located in close proximity to the Borough's main transport corridors. Green Lane train station is within 10 minutes walking distance..

WAT1 Fluvial And Tidal Flooding:

"Planning permission will only be granted for new development which would not be at risk from fluvial or tidal flooding, or which would not increase these risks to other developments."

The edge of the site is located within flood zones 2 and 3. The Environment Agency havehas no objections to this proposal

#### JOINT MERSEYSIDE WASTE DEVELOPMENT PLAN DOCUMENT

The Joint Waste DPD approved by Council on 17 October 2011 (minute 46) was submitted to the Secretary of State for public examination in February 2012. The Waste DPD proposes to allocate the southern part of the site adjacent to the Tranmere Oil Terminal for the potential provision of a sub-regional scale waste facility, subject to proposed Policy WM2. Weight should be applied to the provisions of the Joint Waste DPD, as it has reached an advanced stage in its preparation (NPPF para 216 refers). The weight to be applied to an emerging plan can be balanced against other material considerations.

The safeguarding of this site for waste uses will be considered in further detail at the public examination, towards the end of June 2012, following representations from the landowner, as the use being applied for is temporary and the application boundary would not impinge on the majority of the area being proposed for allocation, the application proposal is not considered to prejudice the proposed allocation for future waste related-uses.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed buildings and structures are of a temporary nature and located within an industrial area. The surrounding buildings are of a scale and design in keeping within the industrial designation of the area. The proposal will not therefore impinge on the visual quality of the surrounding area.

#### **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 proposed development will inevitably generate some additional traffic over and above that currently experienced, peaking during the construction phase and again during the subsequent removal of the temporary buildings and structures when the site is no longer required. Once operational the scheme will have a limited effect on the local transport infrastructure with the day to day traffic stabilising to provide for personal (car) and company transport (vans) onto and off site for the office staff and workforce.

The site will only be accessed by traffic directly from Campletown Road, via an existing access. The potential impacts on traffic and transport may occur in the form of:

- Disruption of transport links, including delays and congestion brought about by an increase in overall traffic numbers due to traffic movements associated with construction;
- Conflict with other road users, including pedestrians and public transport (buses, taxis etc.) as a result of delivery of equipment and plant to site;
- Specific annoyance due to additional heavy goods vehicle movements;
- Risk of accidents along delivery roads and on sites.

The number of traffic movements during the construction phase of the development is anticipated to be on average 100 two-way movements per day. There will be some heavy loads including the delivery of portacabins for temporary accommodation, containers housing tools and equipment, crane parts to be assembled on site and a variety of other component parts used in the fit out of the wind turbine structures. In addition there will be daily car movements associated with the construction workforce.

A few abnormal heavy loads (maximum of 3 per week), beyond the size and weight which can be carried on an ordinary lorry, will need to be delivered to the site during the early part of the construction programme only. In each instance, the contractor involved will be required to liaise directly with Wirral council, the police and the Trunk Road authority to plan the timing of any such movements and the routes to be used by any abnormal loads.

The large individual wind turbine components will all be delivered to site by sea, utilising the refurbished quayside of the existing Cammell Laird Wet Basin and requiring only internal transport on site, to be stored in the newly created laydown areas.

Road traffic arrival and departure from site is likely to be spread quite evenly throughout the day. Due to the varying shift patterns of the workforce there is unlikely to be a significant amount of traffic generated by workers trying to arrive at or depart the site at any one particular time. (Section 2.4 of this applicant's Statement provides further details on employment and operational hours).

It is proposed that all traffic generated will use the A41 from either direction to access / egress the proposed scheme via the roundabouts at either end of Cambeltown Road, to avoid any additional

impact on the local road network.

The Birkenhead area is served by a variety of public transport services and a Travel Framework Plan has been produced for the site to encourage workers, where possible, to try to use these amenities.

The Director of Technical Services has confirmed that the total traffic generated through the course of the project will not result in a significant impact on local traffic and transport as the majority of the components will arrive and leave by sea.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

### **Ecological Impacts**

An HRA screening assessment has been undertaken to determine the likely impact of the development proposed on European Sites

An Extended Phase 1 Habitat Survey was undertaken to identify the major habitats present, potential for legally protected species and any additional ecological surveys likely to be required.

The study identified -

The majority of the site comprises gravel and concrete hard standing which are remnants of the previous land use as a shipyard.

Habitats identified within the planning application area include bare ground, ephemeral / short perennial and mud (intertidal area).

The terrestrial area of the site was considered to be of low ecological value, although it provided some opportunities for ground nesting birds.

The New Ferry Site of Special Scientific Interest (SSSI) is located approximately 750m south of the site and is notified for its large areas of intertidal sand, mudflats. The New Ferry Site also forms a component of the Mersey Estuary Special Protection Area (SPA) and Ramsar Wetland.

No ponds were identified either within the boundary or within 500m of the site.

The report's recommendations to avoid impacts on terrestrial ecology in the Phase 1 Habitat Survey report were noted by the applicant and works have been carried out accordingly:

- Timing of ground works to avoid bird breeding season; works to prepare the site for the arrival and laydown of wind turbine components began at the end of September 2011, avoiding the bird breeding season.
- The report recommends that should building B1 require removal, which has low potential for bat roosts, a single emergence / re-entry survey be carried out – this building remains on site and there are no plans to remove it.
- Provision of freshwater for use by birds – there is an area on the site with a natural low spot where water collects and is used by birds. It is not practical to maintain a water body on site due to the nature of works and the amount of space required for lay down of equipment.

Natural England Response will be reported to the planning committee

MEAS Response- Response will be reported to the planning committee

The Environment Agency have no objections to the proposal subject to the attached conditions that relate to site contamination and the submission of a scheme to deal with the disposal of surface water..

It is therefore considered that the proposed development will not have an impact on the local habitats or nationally or internationally designated sites.

## Contaminated Land

The site has been subject to significant historical land uses leading to elevated concentrations of contamination. The Environment Agency have advised that if this is brought to the surface, or discovered during the superficial works associated with the temporary structures proposed, the contamination could pose a risk to the adjacent River Mersey and will therefore need a strategy detailing how they are to deal with it. This will be addressed through a suitably worded condition attached to this report.

The site is well-located in terms of access to a choice of means of transport and would support the delivery of nationally significant renewable energy.

## HEALTH ISSUES

There are no health implications relating to this application.

## CONCLUSION

GYMOWFL is seeking planning permission for development of temporary buildings and amenities at Gwynt y Môr Base Harbour Port Facility. There is policy support for the principle of renewable energy development, both at the national level within energy and planning policy, and within Development Plan policy at the local level. The NPPF emphasise the need for policies to encourage and facilitate the delivery of renewable energy development and to develop infrastructure at ports wherever possible to support this. The policies of the Wirral Unitary Development Plan include the project site within an area suitable for estuary related industrial uses. In terms of land use planning and economic development the proposal is fully consistent with national, regional and local objectives and land use policy.

Environmental impacts have been considered and no significant impacts are predicted which would lead to failure of the tests of development plan policies or national policy guidance and European legislative requirements. It is concluded that the development overall will not have any adverse impacts on the local environment, either upon natural or anthropogenic receptors.

## 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:-

There is policy support for the principle of renewable energy development, both at the national level within energy and planning policy, and within Development Plan policy at the local level. The NPPs emphasise the need for policies to encourage and facilitate the delivery of renewable energy development and to develop infrastructure at ports wherever possible to support this. The policies of the Wirral Unitary Development Plan include the project site within an area suitable for estuary related industrial uses. In terms of land use planning and economic development the proposal is fully consistent with national and local objectives and land use policy.

GYMOWFL is seeking planning permission for development of temporary buildings and amenities at Gwynt y Môr Base Harbour Port Facility The 'saved' policies of the Wirral Unitary Development Plan include the project site within an area suitable for estuary related industrial uses. In terms of land use planning and economic development the proposal is fully consistent with regional and local objectives and land use policy.

Environmental impacts have been considered carefully and there are no significant impacts predicted which would lead to failure of the tests of development plan policies or national policy guidance and European legislative requirements. It is concluded that the development overall will not have any adverse impacts on the local environment, either upon natural or anthropogenic receptors.

**Recommended Decision:**                      **Approve**

**Recommended Conditions and Reasons:**

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 28th June 2015 in accordance with a scheme of works submitted to and approved by the Local Planning Authority.

**Reason:** *The application was made in outline form.*

2. The proposed illumination shall be shielded away from the highway and neighbouring houses in a manner to be agreed with the Local Planning Authority to prevent glare. The shielding shall be retained thereafter

**Reason .** In the interest of visual amenity and highway safety.

3. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

**Reason** To ensure a safe form of development that poses no unacceptable risk of pollution to the water environment.

4. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

**Reason** To ensure a safe form of development that poses no unacceptable risk to the water environment.

5. The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

**Reason** To ensure a safe form of development that poses no unacceptable risk to the water environment.

6. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th Jan and 9th February and listed as follows:

REN/GYAM/0089/A -(RECEIVED 6/1/12)  
REN/GYAM/0089/B -(RECEIVED 30/1/12)  
REN/GYAM/0092/A -(RECEIVED 6/1/12)  
REN/GYAM/0092/B -(RECEIVED 30/1/12)  
LE11198-002 -(RECEIVED 30/1/12)  
FS/0381024-1 -(RECEIVED 30/1/12)  
FS/0381024-11 -(RECEIVED 30/1/12)  
FS/0381024-4 -(RECEIVED 30/1/12)  
FS/0381024-5 -(RECEIVED 30/1/12)  
FS/0381024-6 -(RECEIVED 30/1/12)  
FS/0381024-7 -(RECEIVED 30/1/12)  
FS/0381024-8 -(RECEIVED 30/1/12)  
FS/0381024-12 -(RECEIVED 30/1/12)  
FS/0381024-10 -(RECEIVED 30/1/12)  
FS/0381024-09 -(RECEIVED 30/1/12)  
FS/0381024-14 -(RECEIVED 30/1/12)  
FS/0381024-15 -(RECEIVED 30/1/12)



FS/0381024-02    -(RECEIVED 30/1/12)  
FS/0381024-15    -(RECEIVED 30/1/12)  
FS/0377940-1     (RECEIVED 30/1/12)  
FL/2011/0377940-3-(RECEIVED 30/1/12)  
205233/1         -(RECEIVED 30/1/12)  
205233/2         -(RECEIVED 30/1/12)  
205233/3 -        -(RECEIVED 30/1/12)

**Reason:** For the avoidance of doubt and to define the permission.

7. The site must be drained on a total separate system, with only foul drainage ultimately connected into the public foul sewerage system

Reason For the avoidance of doubt and to ensure a satisfactory form of development

8. All fuel and chemical storage tanks must have adequate bund walls with outlets. The bund must be capable of holding more than the largest tank within it.

**Reason** For the avoidance of doubt and to ensure a satisfactory form of development

#### **Further Notes for Committee:**

1. **Informative**

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with the Environment Agency as a hazardous waste producer. Refer to the Environment Agency website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

#### **Pollution Control**

The application proposes a diesel storage tank of 100,000 litres to be located towards the east of the site, within approximately 50 metres of the Mersey Estuary. The Environment Agency take this opportunity to remind the applicant that domestic oil tanks with a capacity of greater than 3500 litres must be stored on site in accordance with the Control of Pollution (oil storage) (England) Regulations 2001. Environment Agency guidance can be obtained from:

<http://publications.environment-agency.gov.uk/PDF/PMHO0111BTKN-E-E.pdf>



**Last Comments By:** 10/04/2012 09:38:36  
**Expiry Date:** 23/04/2012



## Planning Committee

28 June 2012

**Reference:**  
**APP/12/00131**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Claughton**

**Location:** 23 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU

**Proposal:** Erection of a single storey front extension to provide 2 bedrooms & modifications to existing external store, with new access to courtyard.

**Applicant:** Mr M McKinley

**Agent :** Bryson McHugh Architects

### Site Plan:



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**Development Plan allocation and policies:**

Urban Greenspace  
Primarily Residential Area  
Conservation Area (for illustrative purposes)  
Historic Park or Garden

**Planning History:**

Concurrent Conservation Area Consent (CON/12/00132) - Erection of a single storey front extension to provide 2 bedrooms & modifications to existing external store, with new access to courtyard - Not Yet Determined (pending determination of this planning application).

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to 8 neighbouring properties. A site notice was also posted on site. As a result no representations were received.

**CONSULTATIONS**

Director of Technical Services (Traffic and Transportation Division) - no objections

Friends of Birkenhead Park - no formal objections, however stated that on balance, the proposal should lead to an improvement in the overall appearance of the property from Ashville Road, although it will mean that the visual difference between 22 Ashville Road and the adjacent, semi-detached property become more marked.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE:**

Councillor Hale has requested the application be removed from delegation and considered by the Planning Committee on the following grounds:

Throughout the discussions with a senior Planning Officer, there appeared to be no issues with the content of the application in principle. The applicants are now distressed to find that the Conservation Officer has now passed comment on this application, at the eleventh hour, which are negative comments and totally go against the positive feedback received from the senior Planning Officer. The applicants do not accept the conservation justification given by the Conservation Officer as good enough reasoning to refuse the application as it is currently designed. The feedback given by the Planning Officer initially was that the proposals would improve the building significantly from Ashville Road, as there are currently various sloping roofs/buildings. The proposals seek to improve this by unifying the sloping roofs into one simple roof/building form. The Conservation Officer seems to want the existing high level parapet wall to remain, with the roof slopes as existing, for reasons which the applicants cannot understand.

**INTRODUCTION**

The proposal seeks planning permission for the erection of a single storey front extension to provide 2 bedrooms and modifications to existing external store, with new access to courtyard.

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant policies contained within Wirral's Unitary Development Plan.

**SITE AND SURROUNDINGS**

23 and 25 Ashville Road are symmetrical pair of late Victorian houses set within their own grounds. The houses are essentially dual-aspect, with the principal elevation facing onto Park Drive and the secondary elevation facing onto Ashville Road, with an entrance on the side. The secondary elevation appears to contain the service rooms, within the rear courtyard. This courtyard was designed to screen these service functions from public view, and these included the former outside toilets, coal store and kitchen.

The courtyard itself would have also functioned as a drying space that would have allowed clothes and linen to be dried without being on public view. These drying spaces are encountered elsewhere

within the Conservation Area, e.g adjacent at Central Lodge and are considered to be an important feature of its period housing. Apart from being a visual feature, they are a physical document of that age's preoccupation with privacy.

#### **POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it consists of self contained apartments. National Policy NPPF Section 12, HS11 – House Extensions, CH6 - Birkenhead Park Conservation Area and SPG11 – House Extensions are directly relevant in this instance.

NPPF Section 12 deals with conserving and enhancing the historic environment. The overall aim of this policy is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

The main aim of CH6 is to preserve the character and appearance of an extensive Victorian public park. Additionally, CH2 acts to preserve unifying features of design, such as gate piers, boundary fences and stone walls and the nature and extent of landscaping through the area.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

#### **APPEARANCE AND AMENITY ISSUES**

The courtyard wall remains in the adjacent property, 25 Ashville Road. It is considered that the treatment of these features should be consistent such that the symmetrical character of the buildings is maintained. The proposal as it stands, would result in the removal of the boundary wall, to form an up stand or parapet between the two existing extensions, thus creating a marked change in character.

The Conservation Officer had requested amended plans to retain the courtyard wall, in its exterior personality and the new extension set back. It was considered that these amendments if received would have satisfied original concerns. However, unfortunately amended plans were not received.

From a design point of view, the low pitch of the roof to the extension would sit awkwardly with the steeper angle of the principal gable of the house. The absence of a window in the north facing gable is also undesirable as this gable would fail to engage with the street scene. Additionally, the north facing elevation of the application property is relatively prominent within the street environment of Ashville Road, and therefore requires a high standard of design that harmonies well with the main building.

Therefore, due to the above, The Local Planning Authority is unable to support this proposal in its current form as it is considered that the proposed development would form a negative impact to the appearance of the building and the character of the Conservation Area.

#### **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 will result in a development which, by virtue of it's scale and design, would have an

adverse impact on the appearance of the original dwelling, the wider street scene and Birkenhead Park Conservation Area. This is considered to be contrary to National Policy NPPF section 12, policy CH6 and HS11 of Wirral's Unitary Development Plan.

**Recommended Decision:**            **Refuse**

**Recommended Conditions and Reasons:**

1. The proposal will result in a development which, by virtue of its scale and design, would have an adverse impact on the appearance of the original dwelling, the wider street scene and Birkenhead Park Conservation Area. This is considered to be contrary to National Policy NPPF section 12, policy CH6 and HS11 of Wirral's Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 21/03/2012  
**Expiry Date:** 04/04/2012

## Planning Committee

28 June 2012

**Reference:**  
**APP/12/00253**

**Area Team:**  
**North Team**

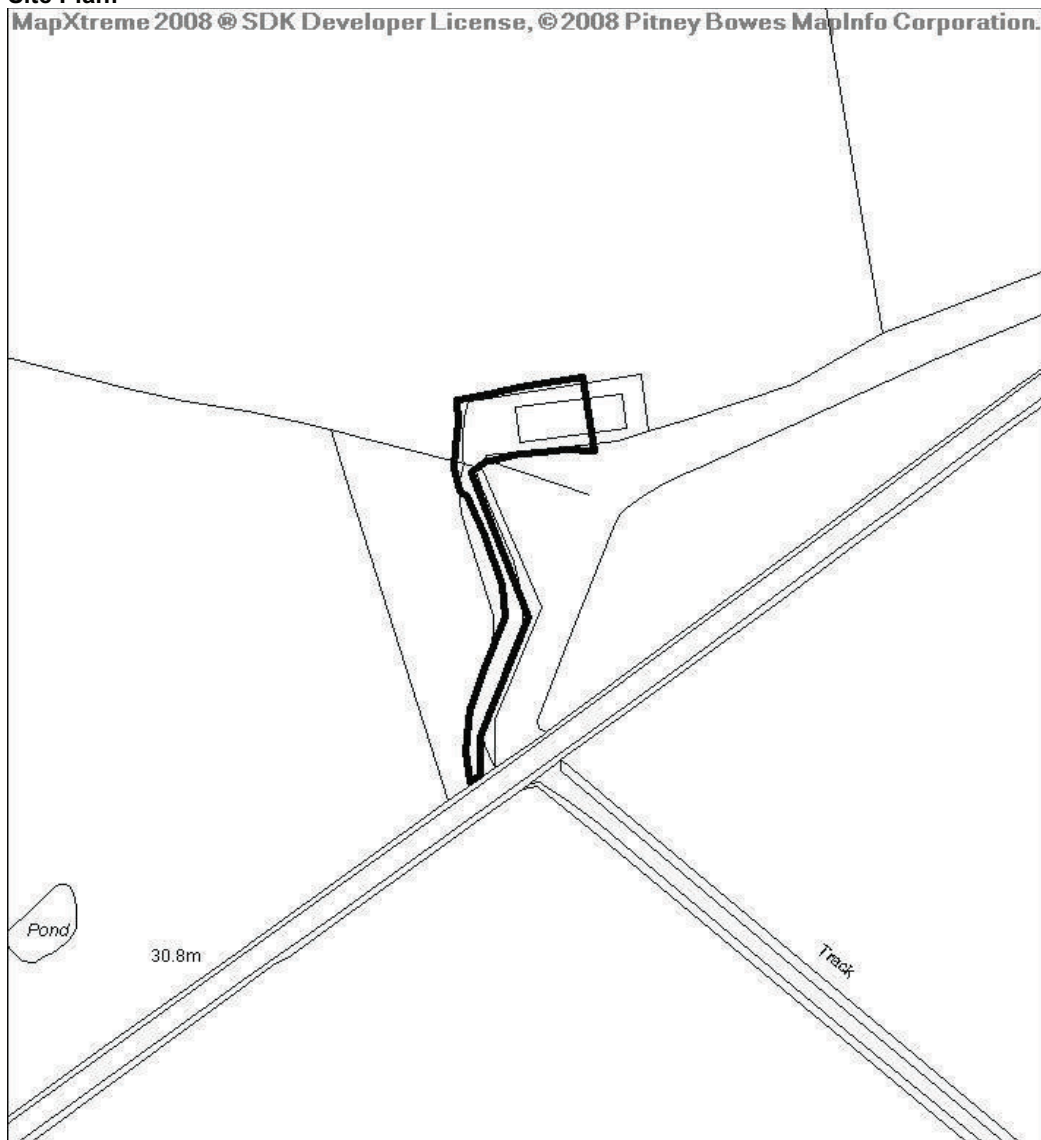
**Case Officer:**  
**Mr. M Rushton**

**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** Whites Farm Shop, STATION ROAD, THURSTASTON, CH61 0HN  
**Proposal:** Change of use to mixed use comprising farm shop and associated cafe (resubmission of ref: App 10/01234)

**Applicant:** Whites Farm Ltd  
**Agent :** N/A

### Site Plan:



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**Development Plan Designation:**  
Area of Special Landscape Value



Green Belt

**Planning History:**

APP/2001/07351 – Erection of an agricultural building – Refused 26/01/02

APP/2002/5752/D – Erection of an agricultural building – Approved conditionally 28/06/02

APP/2007/07359 – Retention of agricultural building and yard – Refused 01/08/08

APP/2010/00693 - Change of use of part of existing farmshop for the sale of light refreshments-  
Withdrawn

APP/2010/01234 - Change of use of part of existing & farm shop for sale of light refreshments –  
Refused 01/02/2011

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's adopted Guidance on the Publicity of Planning Applications, a total of 11 letters were sent to neighbouring properties. 12 letters of opposition have been received from 11 properties, the grounds of opposition can be summarised as follows:

1. The proposal constitutes inappropriate development in the Green Belt for which very special circumstances are not demonstrated;
2. The development would have a detrimental impact to an Area of Special Landscape Value;
3. There is insufficient information provided regarding income from the farm shop – that provided is estimated and does not constitute fact;
4. There is no additional need in the local area for the sale of refreshments. There are already several outlets, and as a consequence the benefits of the change of use to the farm would be limited;
5. The owner has chosen to ignore planning procedure in the past, and has had to remove tables and chairs from the area surrounding the site, as well as a disused fire engine. There is concern that such structures would appear again, particularly given the indications of 'container planting' and fencing, to the detriment of an area of special landscape value;
6. Previous applications in relation to the site have been based on a Pick Your Own enterprise, which do not appear to have come to fruition, and are ignored in the figures provided with this application;
7. The planning application form has not been fully or correctly filled in and this invalidates the application;
8. Condition 5 of the grant of permission APP/2002/5752/D precludes the sale of refreshments at the site;
9. Concern at the potential impact to Barn Owls, which roost and nest in close proximity to the application site and are afforded the highest protection under wildlife law;
10. Planning Policy Statement 7 would not support the proposal, given the existing facilities meeting needs;
11. A right turn into the site from Station Road is hazardous;
12. The site has not been maintained or repaired since the festival held in 2010;
13. Concern that the café would, in time, operate independently to the farm shop, and the farm itself;
14. Potential for noise pollution from the installation of cooking equipment and extractor fans;

**CONSULTATIONS**

Wirral Society – The application is the same as that submitted previously, and whilst financial figures are now submitted, they are projections, and clearly show that the bulk of the business is trade sales rather than retail. It is not clear if toilet facilities form part of the proposal or currently exist. The proposal was originally in support of a Pick Your Own enterprise, and conditions were imposed to restrict the sale of refreshments – there is no clear logic for a removal of that condition. Generally, concern is expressed at any extension to the current use that will further impact to the Green Belt.

Irby, Thurstaston and Pensby Amenity Society – formally object on the following grounds (summarised): inappropriate development in the Green Belt; conflict with the character of the Area of Special Landscape Value; threat to wildlife; conflict with previous planning department ruling. Should the Planning Committee be minded to grant planning permission, ITPAS would wish that opening hours be restricted to daytime hours, customer tables restricted to the inside of buildings and 'light refreshments' defined and restricted to farm produced food only.

Director of Technical Services (Traffic Management) – the existing access onto Station Road is inadequate and has short sightlines. Concerns are expressed at any intensification of use of the access, which would be detrimental to highway safety, particularly at times when traffic volumes on Station Road are higher than normal. Therefore a condition is requested to ensure that access is acceptable to cater for the potential intensification of use arising from the improved offer that the sale of light refreshments would represent, including: widening to allow two vehicles to enter and exit at the same time; sight lines of 2.4m x 45m onto Station Road; location and details of the access gate, and; space to be kept available within the site to allow vehicles to turn so as to enter and exit in a forward gear.

Director of Law, HR and Asset Management (Environmental Protection) – no objection

Wirral Wildlife – it is unlikely that daytime use will impact directly to barn owls, but a condition should be applied to restrict closing to 6.30pm or dusk, whichever is earlier.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Elderton requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents that there is insufficient evidence to warrant consideration of very special circumstances for this development in the Green Belt, and given conflict with the conditions imposed to the grant of planning permission APP/02/05752 at the site.

**INTRODUCTION**

The application site is an agricultural building erected off Station Road, Thurstaston. Whilst permission was granted for an agricultural building in 2002, the building was not built in accordance with the application drawings. That said, the building was completed more than 7 years ago, and as such is immune from enforcement action.

The use of the building was the subject of an enforcement appeal, ref: APP/W3425/C/07/2042075 in December 2007. At that point, the Inspectorate considered that a material change of use of the building had not taken place, because the building, whilst not being used for a Pick-Your-Own function previous outlined by the applicant, was being used for the sale of produce from Lee Farm and Dawpool Farm. It was concluded that the sale of imported goods was likely to be 3-4% of total sales, and could therefore be considered *de minimis*. As such, the use of the site remains agricultural – the process and sale of produce from the farms is ancillary to that use.

The current application would seek to vary that use, to allow mixed use of the building as a (continued) farm shop and an associated cafe (Use Class A3). The submitted plans and application form would restrict the cafe area of some 46 square metres, approximately 15% of the overall floorspace. It is outlined that refreshments would include hot and cold beverages, sandwiches and batches filled with farm-produced meats, together with a variety of cakes and biscuits.

**PRINCIPLE OF DEVELOPMENT**

The site and surroundings lie within the Green Belt. The NPPF establishes the purposes of Green Belt land, and defines inappropriate development. The proposal is for a change of use which constitutes development - the statutory definition of development includes the making of any material change in the use of land. The making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. There is a general presumption against inappropriate development in the Green Belt, which is, by definition, considered harmful in such locations. Very special circumstances must be demonstrated if such development is to be approved.

In considering whether very special circumstances might be demonstrated, it should be noted that the National Planning Policy Framework (NPPF) sets a supportive context for farm diversification, requiring (at Part 6) planning policies to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong

rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings, and; promote the development and diversification of agricultural and other land-based rural businesses.

The NPPF also makes it clear that the extension, alteration or replacement of a building is not inappropriate development - provided that the buildings are of permanent and substantial construction. Similarly, UDP Policy GB3 outlines that permission will be granted for the re-use of existing buildings in the Green Belt, subject to criteria including: (iii) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; (iv) the form, bulk and general design of the buildings are in keeping with their surroundings.

In this instance, the building is not considered to be of permanent and substantial construction. As such, the principle of development is not acceptable under UDP Policy GB3, and very special circumstances must be demonstrated. Part 9 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### **SITE AND SURROUNDINGS**

The application site is part of Dawpool Farm, and is within a building adjacent to Station Road. There is a small copse and rough land adjoining the site. To the north east there is a residential property, Copperfields, whilst the land remains open to the south, west and east.

### **POLICY CONTEXT**

As noted above, the NPPF, and UDP Policy GB2 require demonstration of very special circumstances if inappropriate development is to be permitted. In this instance, the use of the majority of the building would be retained as a farm shop, retaining its agricultural use (with no change of use proposed). Conditions might be imposed to ensure this. It is important to note that the premises does not benefit from an A1 retail use, as was initially indicated in the planning application submitted by the applicant. The proposal is that a portion of the building would change in use from agricultural use to use as a café, selling refreshments in order to diversify the offer at the farms and draw new custom into the farm shop.

The planning statement submitted outlines that there is 'excess' sales area within the farm shop, and that the proposal would both encourage retention of customers, and ensure a longer more leisurely visit. A financial appraisal has also been submitted, which outlines the applicant's very special circumstances – namely that it is necessary to increase the profitability of the shop to ensure the survival of White's Farm and that staff retention depends upon the proposal in the current economic climate. Whilst accounting records initially submitted were not particularly clear in their conclusions, latterly accounts have been submitted for the farm itself, to support the contention that there is a requirement for diversification at the farm – i.e. that the agricultural business is dependent on the proposal put forward. The accounts, drafted by Duncan Boxwell and Company Chartered Accountants, must be treated confidentially and have not been part of the public consultation on the planning application, but the accounts and synopsis make it clear that the farm has operated at a loss for a number of years. This information had not previously been demonstrated in support of the development put forward, but it is considered that it provides the evidence which can be considered the very special circumstances required to support inappropriate development in the Green Belt.

It is also a material consideration that the proposal would be for a change of use within an existing building, and to a small area of that building. As such the harm to the Green Belt (beyond that by reason of inappropriateness), would be limited.

The application site also falls within land designated by the Unitary Development Plan under Policy PA2 as an Area of Special Landscape Value (ASLV). UDP Policy LA1: Protection for Areas of Special Landscape Value applies, and states that the Local Planning Authority will protect the character and appearance of areas designated as ASLV from the adverse effects of development and will not permit proposals which would: (i) introduce new intrusive development within an otherwise open setting, especially along a prominent skyline or along the undeveloped coast; or (ii) result in the loss or erosion of distinctive landscape features; and (iii) other proposals which, in terms of their siting, scale,

form and external appearance, would detract from the appearance of the Area or intrude within important views into or out of the Area. Similarly, the Council's adopted Landscape Character Assessment notes for the Dee Coastal Farmland areas, that any development which rose above the tree line or was visible on the skyline would not be consistent with the landscape character as built form is rarely visible on the skyline.

The proposed development is not considered to conflict with UDP Policy LA2 or the Character Assessment – no new built development would be introduced, and as such the open setting of the Dee Estuary in this location would not be affected, nor would distinctive landscape features be impacted to the detriment of the ASLV.

Lastly, consideration has been given to UDP Policy NC7: Species Protection, given the information provided that the area is important for Barn Owls. The policy makes it clear that development that would have an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions and/ or planning obligations. In this case, the application site itself is not important for a protected species, rather the surrounding land. It is considered that a suitably worded planning condition restricting opening hours can ensure that the mixed use proposed does not negatively impact to Barn Owls nesting in the vicinity.

#### **APPEARANCE AND AMENITY ISSUES**

As noted above, the proposed change of use would have little impact to the openness of the Green Belt, being restricted to an existing agricultural building which is immune from enforcement action. It is considered that there is evidence in support of the contention that the proposed use would promote the diversification of an agricultural enterprise, and thereby assist in sustaining an appropriate use of land in the Green Belt. This evidence of the benefit of the proposal in support of a wider Green Belt purpose is considered to constitute very special circumstances, consistent with the provisions of the National Planning Policy Framework and UDP Policy GB2.

#### **SEPARATION DISTANCES**

Separation distances are not relevant to this type of application.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The Director of Technical Services (Traffic Management), whilst raising no objection to the proposed development, has advised that the existing access onto Station Road is inadequate and has very short sightlines. Given that the development may increase use of that access, it is considered that a condition is required to secure details of works to widen the access, including: widening to allow two vehicles to enter and exit at the same time, sight lines of 2.4m by 45m onto Station Road, details of the access gate to Station Road, and the retention of open space to allow vehicles to turn within the site.

It is important that any such scheme of works is carefully conceived – so as to ensure that the upgrade for highway safety does not affect rural character and conserves or replaces the extent of existing hedgerow.

#### **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**

Information has been provided to demonstrate that the proposed change of use is necessary to support the diversification of an agricultural use of land. Consequently, it is considered that there has been demonstration of the very special circumstances required to support inappropriate development in the Green Belt. The development is thereby consistent with to UDP Policies GB2, GB3, and the National Planning Policy Framework.

#### **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:-

Information has been provided which is considered to demonstrate that the proposed change of use is necessary to support the diversification of an agricultural use of land. Consequently, it is considered that there has been adequate demonstration of the very special circumstances required to support inappropriate development in the Green Belt. The development is thereby consistent with UDP Policies GB2, GB3, and the National Planning Policy Framework.

**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. The café hereby permitted shall be closed between 18.30 hours or dusk (whichever time is earlier), and 07.00 hours. For the avoidance of doubt dusk shall be defined as 30 minutes before sunset.

**Reason:** Having regard to residential amenity and the importance of the surrounding areas as breeding and foraging habitat for barn owls, having regard to UDP Policies NCO1 and NC7.

3. No materials or equipment shall be stored on the site other than inside the building.

**Reason:** In the interests of the amenity and the character of the area, having regard to UDP Policy LA2.

4. This permission shall enure for the benefit of the occupier(s) of the agricultural holding known as Whites Farm only, and the farm shop and cafe shall not be operated separately from Whites Farm.

**Reason:** Having regard to the location and the purpose of the development and its direct links to the farm it would not be appropriate to be operated separately pursuant to Policies AG1, GB2, GB3, SPD3 and the National Planning Policy Framework.

5. The farm shop hereby permitted shall not be used for the sale of any other items other than produce from the agricultural holding referred to in the application. The cafe use (Use Class A3) hereby permitted shall not exceed 46 square metres (gross) of floorspace as indicated in plan reference PWH-10-WF1-Rev A received by the Local Authority on the 27th February 2012.

**Reason:** To define the permission, and having regard to the provisions of UDP Policies AG1, GB2 and GB3.

6. Prior to the commencement of development details of works to improve the access onto Station Road, including:

- widening to allow vehicles to enter and exit at the same time;
- sight lines of 2.4m by 45m onto Station Road;
- location and details of the access gate;
- space to be kept availability to allow vehicles to turn within the site so as to enter and

exit in a forward gear,  
shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details prior to the first use of the mixed use hereby permitted.

**Reason:** In the interests of pedestrian and highway safety.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27th February 2012 and listed as follows: PWH-10-WF1-Rev A dated 18th May 2010.

**Reason:** For the avoidance of doubt and to define the permission.

**Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation and/or replacement of street furniture as necessary. Please contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

**Last Comments By:** 19/04/2012 16:07:26  
**Expiry Date:** 23/04/2012

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**Planning Committee**

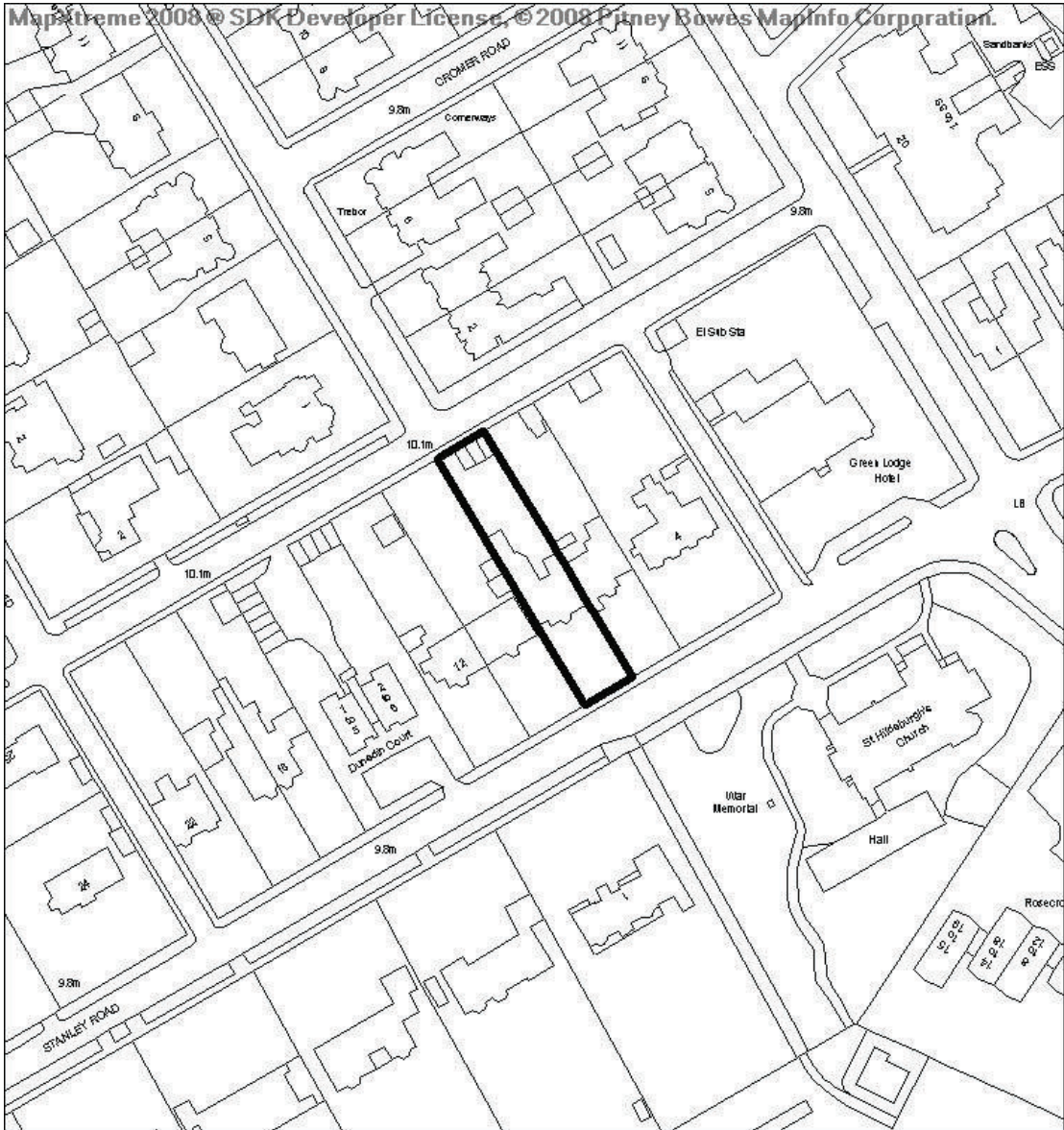
28 June 2012

**Reference:** APP/12/00260      **Area Team:** North Team      **Case Officer:** Mrs S Williams      **Ward:** Hoylake and Meols

**Location:** 8 STANLEY ROAD, HOYLAKE, CH47 1HW  
**Proposal:** Erection of a single storey rear extension, demolition of existing detached garages and erection of a new double garage/BBQ room, rear wall with gate opening, new front porch (replacement), and installation of a first-floor rear facing balcony.

**Applicant:** Mr Martin Scott  
**Agent :** Mr P Scott

**Site Plan:**



**Development Plan Designation:**

Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

APP/01/06901 - Demolish existing garage and erect a new garage and gates - Approved - 20/11/2001

APP/06/07326 - Demolish existing garage and erect a new garage and gates (Renewal of existing permission APP/01/06901) - Approved - 12/01/2007

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

Having regard to the Council's Guidance on Publicity for Applications, 8 letters of notification were sent to occupiers at neighbouring properties and in addition a Site Notice was displayed. As a result two objections have been received, from 10 and 12 Stanley Road. Representations can be summarised as;

- The proposed balcony creating overlooking to rear gardens
- Loss of privacy
- Significantly reduce the residential amenity
- Un-neighbourly
- Balcony would result in the loss of a large bay window that is an important element in shaping the character and appearance of the existing house
- Proposed BBQ area described as a room which is confusing and contradictory

Further objections were received from the occupiers at 10 Stanley Road and 12 Stanley Road, which raised concerns relating to the proposed balcony overlooking neighbouring properties.

Additionally, Councillor John Hale has requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents in relation to the proposed balcony which they consider would overlook their properties and is in itself out of character with the building and therefore should be heard by the full Planning Committee.

**CONSULTATIONS**

The Kings Gap Conservation Area - Stated that the garage should be in keeping with the street scene of Barton Road, the proposed balcony would appear to be unsympathetic and out of character with the existing property which would lead to loss of privacy of 10 Stanley Road. Concern was also raised in relation to the front extension, however it was noted that this extension would not have any significant impact on the Conservation Area.

Director of Technical Services (Traffic and Transportation Division) - Raised no objections

**Director's Comments:**

This application was deferred from consideration at Planning Committee on 24 May 2012 to allow Member's to carry out a formal Site Visit.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor John Hale has requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents in relation to the proposed balcony which they consider would overlook their properties and is in itself out of character with the building and therefore should be heard by the full Planning Committee.

**INTRODUCTION**

The proposal seeks planning permission for the erection of a single storey rear extension, demolition of existing detached garages and erection of a new double garage/BBQ room, rear wall with gate opening, new front porch (replacement) and installation of a first-floor rear facing balcony. Amended plans have been received. The roof of the proposed garage has now been reduced in height and achieves a more shallow pitch, in addition the rear wall and gate opening has been amended and now has a more 'simplified' appearance. With regards to the proposed balcony area, the scale and height

of this proposal remains the same as what was originally submitted, however the material of construction has been amended so this part of the development would be constructed from timber and the existing bay window would remain.

#### **PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable, subject to relevant policies contained within Wirral's Unitary Development Plan.

#### **SITE AND SURROUNDINGS**

8 Stanley Road sits within the Kings Gap Conservation Area, the building itself is a large detached Victorian dwellinghouse that is in the process of being refurbished.

The property is sited on a large plot with the front garden measuring approximately 18 metres in length and the rear measuring 20 metres. The property is screened to the front with various shrubbery and the rear boundaries are screened by brick walls and tree screening. The existing rear boundary consists of flat roof garages which almost gives an 'industrial' feel to the area and brick wall screening.

There are several examples of various detached garages and brick wall screening within the area which forms the street scene of Barton Road.

The rear elevation projects approximately 14 metres beyond the rear elevation of 10-12 Stanley Road. Additionally there are detached outbuilds sited in the rear garden of 10 Stanley Road, which project alongside the north eastern boundary.

#### **POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area and The Kings Gap Conservation Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. CH2 - Development Affecting Conservation Areas, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

The National Planning Policy Framework deals with preserving and enhancing the historic environment. The aim of this policy in relation to heritage is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

UDP Policy CH2 considers when granting consent that special regard will be given to matters of detailed design, especially within the main frontages and prominent elevations. Quality and type of materials proposed should be used within construction.

UDP Policy HS11 considers house extensions should be designed in such a way as to have no significantly adverse effect on the appearance of the original property, the amenities of neighbouring properties, particularly through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

#### **APPEARANCE AND AMENITY ISSUES**

The design of the garage as originally proposed was considered to be unacceptable in both scale and design. It was grand in scale and ornate in detail which would have led to creating an alien appearance to the street scene of Barton Road. Many of the garages along this stretch of road have been set within the boundary wall and incorporate flat roofs. The existing garage generally follows this design precedent and is inoffensive in terms of scale but however, is a visual detraction as it is of an inappropriate design and material finish.

The garage roof has now been reduced, in this respect two options have been proposed in amended plans, a 30 and 22 degree pitch. Visually, there is a little difference between the two options, however option A, the 30 degree pitch is the preferred design. The height of the proposed garage would still measure some 4.6 metres at the highest point, however the street scene is mixed and inconsistent with a range of varied garages. It is considered that the alteration to the roof has significantly reduced the overall scale of the garage, which has now addressed the original concerns. The overall design has also been reviewed and simplified. The detailing including the wrought iron decorative railings (on

garage and wall) and the ornate chimney have all been removed to ensure that the garage appears more subordinate and does not appear unduly prominent within this particular stretch of Barton Road. The proposed materials are also considered acceptable with the elevation facing Barton Road faced in sandstone and timber garage doors. Although annotated as such on the drawing it is considered reasonable to impose planning conditions to control the quality of the materials. Overall, original issues concerning this part of the development are considered to have been addressed and now complies with relevant Council policies.

The rear balcony has also been amended. It was considered that the bay window played a key feature of the rear elevation of the existing property, therefore due to this it is now to be retained as part of the proposal. The design of the balcony has now been amended and the contemporary glass balustrade that was out of keeping with the scale and character of the existing property has now been removed and replaced with a more appropriately detailed timber balustrade. Objections have been received in relation to the proposed balcony overlooking the rear gardens of neighbouring properties. However, it is considered that as the rear elevation of 8 Stanley Road already projects approximately 14 metres beyond the neighbouring properties rear elevations the main area the proposed balcony would overlook is half way down the rear gardens. If a condition were to be attached to introduce a 1.8 metre high frosted glass screening on either sides of the balcony area the level of overlooking would be minimal. Therefore, in relation to the submitted amendments and the screening condition it is considered that concerns raised do not warrant a refusal on the application. A condition would be imposed to require a more detailed drawing of this area - at a scale of 1:20, clearly detailing the profile/dimensions and finish of the balcony and balustrade.

The proposed single storey rear extension would not be prominent to the street scene of Barton Road as the proposed garage a brick wall would fully screen this part of the development. In terms of this extensions scale, it is considered acceptable and should have minimal impact to the amenities of the neighbouring property, 6 Stanley Road due to the rear elevation of this property sufficiently screening the majority of the proposal. Additionally, the existing two-storey rear element of the application property would fully screen the proposed rear extension from the occupiers at 10 Stanley Road. Overall, the rear extension is considered acceptable. It is not visible in relation to the streetscene or conservation area and therefore has no visual impact. It is however considered to be of an acceptable design that relates well to the existing property.

The front porch is considered acceptable. The relationship with the main dwelling is a little awkward and could have been improved but this element of the works has been completed and it is not considered to result in any impact significant enough to justify enforcement action.

The proposals do not result in any detrimental impact on the visual amenity of the conservation area or the architectural integrity of the existing property and therefore have no objection to the proposals subject to conditions.

Overall, the proposed development is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

#### **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 is not considered to have a harmful visual impact on its surroundings, to the Kings Gap Conservation Area or an adverse impact to the amenities that the occupiers of neighbouring

properties expect to enjoy. The overall development complies with CH2 and HS11 of Wirral's Unitary Development Plan and SPG11 for House Extensions and is therefore considered acceptable.

**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 not considered to have a harmful visual impact on its surroundings, to the Kings Gap Conservation Area or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The overall development complies with CH2 and HS11 of Wirral's Unitary Development Plan and SPG11 for House Extensions and is therefore considered acceptable.

**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. The development hereby permitted shall be built in accordance with details shown on plans submitted to and received by the Local Planning Authority dated 19th April 2012.  
  
**Reason:** For the avoidance of doubt
3. The detached garage shall be built in accordance with details shown as 'Option 2' on amended plan received by the Local Planning Authority dated 19th April 2012.  
  
**Reason:** For the avoidance of doubt
4. The rear balcony shall be built in accordance with details shown on amended plan received by the Local Planning Authority dated 19th April 2012.  
  
**Reason:** For the avoidance of doubt
5. The material used within the external finish of the balcony shall be timber and shall be stained with a suitable colour to be agreed in writing with the Local Planning Authority in accordance with details shown on amended plan received by the Local Planning Authority on 19th April 2012.  
  
**Reason:** For the avoidance of doubt and to ensure a satisfactory form of development
6. Prior to the balconies first use, a 1.8 metre high frosted glass screening or close timber board screening shall be erected along the north east and west side of the platform area facing towards 6 Stanley Road and 10 Stanley Road.  
  
**Reason:** To protect the amenities of neighbouring residential properties
7. Before the development commences a detailed drawing at a scale of 1:20 showing the dimensions and finish of the balcony and balustrade shall be submitted to and approved in writing by the Local Planning Authority. The balcony and balustrade shall be implemented in accordance with the approved detail, and retained as such thereafter.  
  
**Reason:** In the interests of Kings Gap Conservation Area and to ensure a satisfactory form



of development

8. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 April, 2012 (as amended).

**Reason:** For the avoidance of doubt and to define the permission.

**Last Comments By:** 13/04/2012 08:22:44  
**Expiry Date:** 25/04/2012

**Planning Committee**

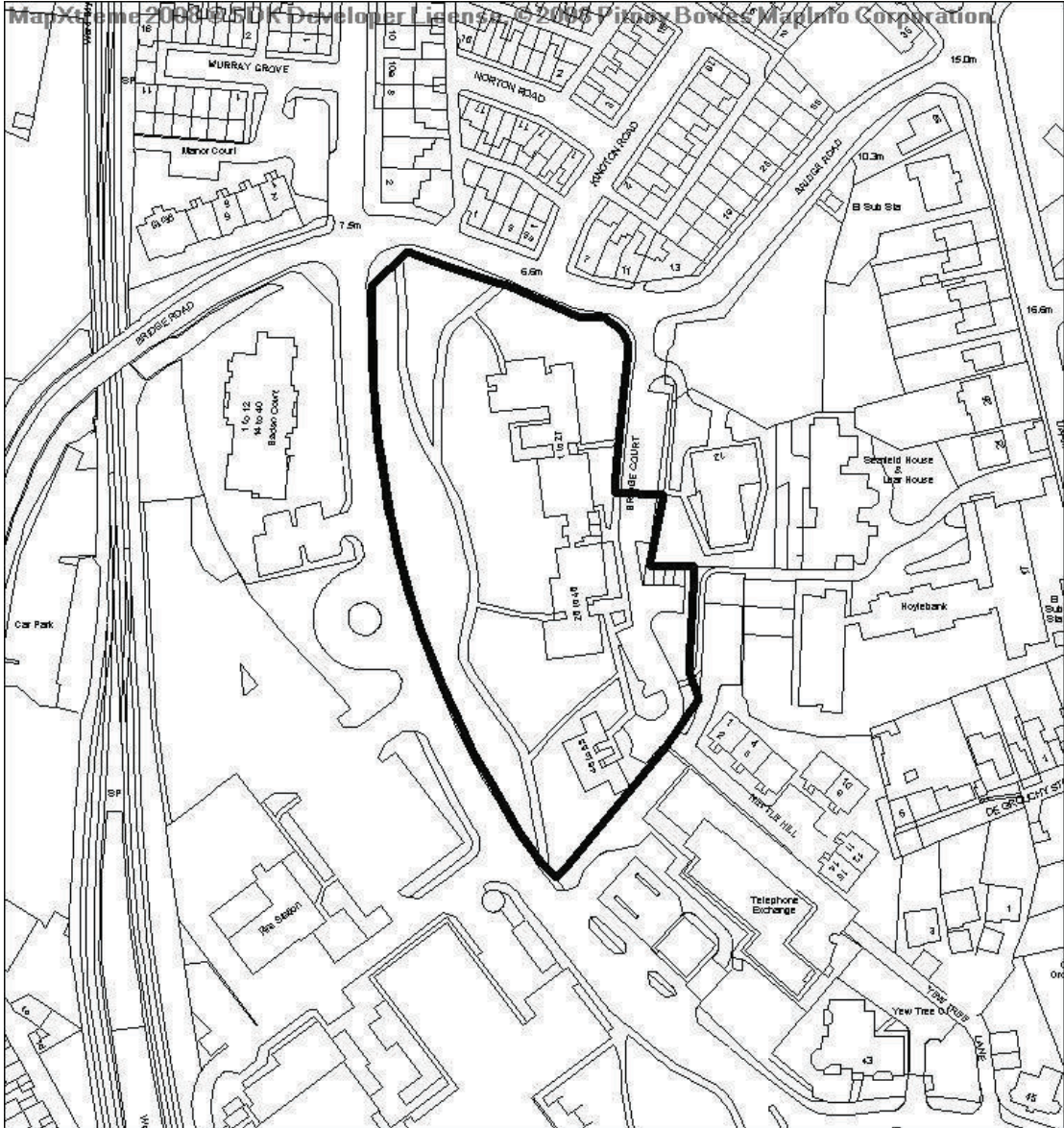
28 June 2012

<b>Reference:</b> OUT/12/00331	<b>Area Team:</b> North Team	<b>Case Officer:</b> Mr M Rushton	<b>Ward:</b> West Kirby and Thurstaston
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**Location:** Bridge Court, BRIDGE ROAD, WEST KIRBY  
**Proposal:** Outline planning application for (A) Construction of forty eight two bed apartments with associated car parking, and (B) A new healthcare facility with associated car parking.

**Applicant:** Wirral Partnership Homes  
**Agent :** Nightingale Associates

**Site Plan:**



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**Development Plan Designations:**

Primarily Residential Area  
Urban Greenspace

**Planning History:**

1991/07378 - Erection of a two storey office building - Approved conditionally 13/02/1992  
OUT/2011/00782 - Construction of 48 two-bed apartments and 10 three-bed houses with associated parking and a new healthcare facility with associated car parking - Withdrawn  
DEM/10/00613 - Prior notification of demolition - Prior approval required 14/06/2010  
APP/00/06881 - Change of use of residential accommodation to office accommodation for local admin purposes - Approved conditionally 08/12/2000

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

In accordance with the Council's Guidance on Publicity for Applications, 144 letters of notification were sent to adjoining properties and five Site Notices were displayed. As these proposals constitute Major Development a Press Notice was also displayed in the Wirral Globe in the week commencing 28th March 2012. At the time of writing, 110 individual letters, e-mails or on-line comments of representation have been received in objection to the proposed development. The points of opposition can be summarised as:

1. The height of the development – four storeys/12m would be too high, would not be in keeping with the site and would dominate the area;
2. The height of the proposed development in comparison to the buildings that previously occupied the site;
3. Loss of green space;
4. Loss of trees;
5. Loss of ecological habitat;
6. Impacts to biodiversity;
7. Concern that plans for the retention of trees are inadequate;
8. Concern at the scale of the proposal;
9. Concern at the density proposed;
10. Concern at the layout proposed;
11. Concern at the design proposed;
12. Concern at the impact to the landscape;
13. Highway safety concerns – in conjunction with the Aldi under construction, the weight of traffic will make the area unsafe, particularly for schoolchildren;
14. Traffic impacts to the junction of Bridge Road with Kington Road;
15. Traffic impact at the junction of Bridge Road and Orrysdale Road;
16. The parking provision for the flats is inadequate and will impact the surrounding streets and businesses operating on those streets;
17. Pollution from increased traffic;
18. Car parking provision is excessive, particularly given existing provision across the road;
19. Traffic congestion concerns – in conjunction with the Aldi under construction, and given the number of pedestrian crossings proposed, which would cause backlogs;
20. There is no parking for motor bikes or the disabled;
21. Loss of privacy to local residents;
22. Overlooking to local residents;
23. Overshadowing of local residents;
24. Overbearance to local residents;
25. Increased noise to local residents;
26. Loss of property value;
27. Loss of views;

28. Construction impacts;
29. The extended opening hours proposed for the health centre are unacceptable in a residential area;
30. Concern at having to live adjacent to affordable housing units;
31. Potential for noise, trespass and vandalism from problem families;
32. Concern at how local schools would accommodate the potential increase in pupils;
33. Concern at the future of the existing GP accommodation in the Concourse, and the effect on leisure provision within that complex;
34. The housing should be for elderly residents (sheltered accommodation);
35. The area is subject to the Council's housing restraint policy;
36. There is no need for the housing proposed – there is enough vacant housing already available;
37. There is no need for a new health centre – the Concourse could be modernised or extended instead, and there is a new GP Practice at Westbourne Road;
38. A children's play area should be provided instead;
39. The site should be left undeveloped;
40. The consultation process has been poor.

In addition to the individual representations of opposition received, multiple copies of a number of letters or comment slips have been submitted:

- 8 signed objections on the grounds that: the footprint and height of development would be increased unacceptable; the increase in traffic would put huge pressure on local infrastructure with associated highway safety and pollution impacts; insufficient parking provision for the proposed flats; the health centre move would leave the concourse under-utilised, and; the site should be used for elderly accommodation.
- 13 signed objections on the grounds of: loss of trees, and; the scale of development being too much for the site.
- 3 signed objections on the grounds of: traffic generation; scale, and; overbearance.
- 24 signed objections on the grounds of: layout and density; height; the proposals being excessive for a small site, and; the need to protect trees.

A qualifying petition of opposition, listing signatures from 35 households has been received, raising the following concerns:

1. Loss of natural light [to Hoylebank, Darmonds Green];
2. Overlooking [to Hoylebank, Darmonds Green];
3. Overbearance to surrounding buildings, particularly Elliot House;
4. Increased trespass risk through the use of Hoylebank's footpath as a shortcut;
5. Danger to pedestrians emerging onto the road from the back gate of Hoylebank, where there is no footpath.

Eighteen individual letters of comment (rather than in support or objection) have been received, commenting as follows:

1. The proposal is better than the original plan;
2. All concerns regarding the safety of the route via the old footpaths, trees not being felled; the size of the project and the flats not targeting families appear to have been taken into account;
3. A condition should be for Wirral Partnership Homes to provide a pedestrian crossing at the junction of Bridge Road/Orrysdale Road;
4. Pedestrian crossings should be provided on Bridge Road and on Orrysdale Road;
5. A wide footpath should be provided from the top of Bridge Road along the back of the buildings;
6. Retained pathways should be as wide as possible;
7. The space should be better linked in to pedestrian routes – there is no crossing to the Concourse side;
8. The flats need to be shielded from passers by;

9. Play provision should be included;
10. Good planting should be included;
11. Car parks should be screened from the footpaths.

In support of the proposed development, 4 individual representations have been received, listing the following grounds (summarised):

1. The level of development is now appropriate, a substantial improvement over the first application;
2. Open green space would be preserved, including a safe cycling route for children to school;
3. Trees would now be retained;
4. Less parking is now proposed for the health centre;
5. The use of a brownfield site should be supported;
6. The building can be more sustainable than previous ones;
7. Job creation for local people during construction;
8. Due to the setback proposed from the road, the height of the buildings would be reduced compared to other existing buildings;
9. The GPs provide a high standard of care and deserve better working conditions.

A petition of support, listing signatures from 285 households has been received, expressing support for the provision of social housing and a new health centre.

184 copies of a letter of support have been submitted, collected by Wirral Primary Care Trust (West Kirby Health Centre). The letters pre-date the submission of the planning application, but it is indicated were in response to pre-application consultation undertaken by the Health Centre's patient group using the plans subsequently submitted to the Local Planning Authority. The letters express support on the following grounds:

1. The considerable need for affordable housing and the shortage of land available;
2. The high standards of design proposed for the development;
3. The current poor condition of the health centre and the absence of alternatives for a new and suitable building in West Kirby.

A representation has been received from Ms Esther McVey (MP), outlining that West Kirby residents have raised concerns with her about the impact the proposed development would have, with loss of green space and increased traffic as well as the loss of amenity for residents and visitors. Ms McVey has written to clarify that while presenting her constituents concerns she is not opposed to this application.

#### CONSULTATIONS

Director of Regeneration, Housing and Planning (Housing Strategy Division) - the proposals would re-provide affordable housing on a site that previously supported social housing, achieving Code for Sustainable Homes Level 3 and Lifetime Homes where possible. There is a need identified in the Strategic Housing Market Assessment (SHMA) for an additional 740 units of affordable housing in the RSS Rural Area (to 2029), of which 184 would need to be two-bedroom. There is a need to improve the housing offer in the area.

Merseyside Police Architectural Liaison Unit – a Design Out Crime Assessment (DOCA) was undertaken by Merseyside Police's Architectural Liaison Officer (ALO) on the applicant's behalf, which set out recommendations that would ensure the development could meet the principles of Secure By Design (SBD). The recommendations include, in particular, the need for: secure boundary treatment to appropriate heights, hard and soft landscaping and external lighting; detailed design work for car and cycle parking; appropriate standards of glazing and security features for window and doors; CCTV provision to entrances; features (bollards, planters or similar) to prevent a vehicle from attacking the health centre building fabric.

Director of Law, HR and Asset Management (Pollution Control Division) – no objection.

Director of Technical Services (Traffic and Transportation Division) – no objection, subject to

conditions and the requirement for a s106 Legal Agreement. Refer to Director's Comments.

Merseyside Cycling Campaign - the development does not appear to incorporate secure internal covered cycle storage as required by local planning documents (SPD2). Proper thought needs to be given to cycle parking in this town centre location.

United Utilities – no objection, provided that the site is drained by a total separate system, with only foul sewerage connected into the foul sewer. Surface water may discharge into the public surface water sewerage system, but at a maximum discharge rate of 30 l/s. An access strip must be maintained to the public sewer across the site, width 10m.

#### **Director's Comments:**

The application was deferred from consideration at the 24<sup>th</sup> May 2012 Planning Committee, to allow a Members to attend the site as a Committee Site Visit.

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application seeks permission for the erection of 48 dwellings and a health care facility, which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications. In addition, a qualifying petition of opposition has been received, listing signatures from 35 households.

#### **INTRODUCTION**

The proposal seeks planning permission for 48 two-bedroom apartments and a new health care facility. It is an outline planning application, with all matters reserved. The details of the proposal – layout, scale, appearance, access arrangements and landscaping are not part of the submitted application and cannot be considered at this stage. Reserved Matters applications would need to be submitted at a later date to agree the detail of the development. At the current outline stage, consideration must focus on the use and amount of development proposed.

The Town and Country Planning (General Development Procedure) Order requires the application to include an indicative layout, indicative access points, and scale parameters (indicating the upper and lower limits for height, width and length of each building within the site boundary).

The submitted indicative layout shows the proposed apartments within two, 4-storey buildings, to a maximum height of 12m, accompanied by 48 car parking spaces. The buildings and car parking would be located to the north-east and east of the site, broadly in the area previously occupied by sheltered housing units. The southern part of the site would support a primary health care centre, in a single 3-storey building, again to a maximum height of 12m.

#### **PRINCIPLE OF DEVELOPMENT**

The proposed residential development would take place on the site of a previous two-storey residential development that had 53 units, within a Primarily Residential Area adjacent to West Kirby Town Centre. RSS Policy LCR4 provides for housing development to address barriers to affordability and to meet identified local needs, supported by the Council's Interim Planning Policy 'New Housing Development' which sets out criteria for considering residential schemes outside regeneration priority areas in east Wirral. As the scheme would provide affordable housing, residential part of the proposal is, therefore, acceptable in principle, subject to UDP Policies HS4 'Criteria for New Housing Development', HSG2, 'Affordable Housing', GR5 and GR7 in relation to trees and landscaping.

The health centre proposal would encroach on land designated for protection as Urban Greenspace under UDP policies GRE1, GR1 and GR2. The proposed development on the Urban Greenspace is not normally permitted unless alternative provision of equivalent community benefit is made available. A landscaped walkway alongside Orrysdale Road would be retained and this part of the scheme would otherwise be appropriate adjacent to the Town Centre.

#### **SITE AND SURROUNDINGS**

The application site is an area of undulating land, set below the level of Orrysdale Road, which includes a strip of Urban Greenspace, which is currently set out informally, with winding paths through a number of mature trees. The pathways supplement the pedestrian footway adjacent to Orrysdale

Road, and the area acts as a linear park giving off-road access by foot through the urban area and as an area of visual amenity on the edge of the West Kirby town centre. The eastern portion of the site was previously developed with 53 housing units, and is currently fenced off with construction hoarding, following the demolition undertaken.

The surroundings are mixed in use and building design. To the north, along Bridge Road, Orrysdale Road and Kington Road, are predominantly two-storey residential uses, traditional in design and layout, set in short terraces. To the west there are larger buildings – Baden Court is a modern four-storey sheltered accommodation development, whilst the municipal Concourse is of similar scale in parts, supporting the existing Health Centre premises and Local Authority leisure functions. Baden Court and the Concourse are separated by a public car park, West Kirby Fire Station and a bus turning area and stop. To the east there are a series of sheltered accommodation developments, set at intervals up the side of a hillside which rises up from the application site. The nearest of which would be Nettle Hill and Elliot House. Lastly, to the southern end of the site there are commercial uses, including a petrol filling station, and the telephone exchange buildings.

### **POLICY CONTEXT**

The National Planning Policy Framework (NPPF), published in March 2012, is a material consideration in the determination of planning applications. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice and there is now a presumption in favour of sustainable development, which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 6 'Delivering a Wide Choice of High Quality Homes', 7 'Requiring Good Design' and 8 'Promoting Healthy Communities' are particularly relevant.

The North West of England Plan Regional Spatial Strategy to 2021 (RSS) is relevant, including policies RDF1 - Spatial Priorities, RDF2 – Rural Areas, L4 - Regional Housing Provision, LCR1 – Liverpool City Region Priorities and LCR4 - The Remaining Rural Parts of Liverpool City Region. At a local level, the Council's adopted Interim Planning Policy for New Housing Development, UDP policies URN1, HS4, HSG2, GRE1, GR1, GR2, GR5, GR7, TR9 and TR12 and Supplementary Planning Documents SPD2 – Design for Self Contained Flat Development and SPD 4 – Parking Standards, are relevant.

### Urban Greenspace

The proposed development would encroach upon an existing landscaped walkway along the western boundary to the application site, which is protected as Urban Greenspace under UDP Proposal GR2/188.

Section 8, paragraph 74 of the NPPF indicates that existing open space and land should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by better provision in terms of quantity and quality in a suitable location.

Policy GRE1 'The Protection of Urban Greenspace' states that the local planning authority will regulate the supply and distribution of accessible public open space and other land with amenity value by protecting a network of open spaces which are close to where people live, located within a comfortable walking distance from their homes, and which provide for a range of recreational opportunities within each area of the Borough. Policy GR1 'The Protection of Urban Greenspace' states that development for purposes other than play, recreation and tourism or the re-use of existing buildings will not be permitted on land designated as Urban Greenspace unless alternative provision of equivalent community benefit is made available.

The applicant has put forward a number of arguments that they consider support the proposed development:

- There are a limited number of sites with potential for the development of a Health Care Centre and that the application site was 'qualitatively' much better placed than the other sites considered such as Grange Hill Farm, Grange Water Treatment Plant, Rectory Road and Grange Road, particularly with regard to the sustainability and connectivity of the site;

- Wirral MBC's open space assessment concluded that West Kirby and Thurstaston have some of the highest levels of open space provision (per 1000 population) within Wirral;
- Various reports including public consultation feedback identify the limitations of the current Health Centre building to meet the requirements set out by the NHS and other Government agencies; the negative impact on the quality of patient care that can be administered at the Concourse; and the extent of the works required to bring the design and fabric of the existing Health Centre up to current required standards:
- The existing building does not comply with acoustic requirements, compromising patient confidentiality;
- The size of spaces renders large parts of the building unusable;
- The accommodation that can be used is now overcrowded;
- The building affects the practices ability to comply with Care Quality Commission standards, as well as other NHS Guidance such as on infection control;
- There is a need for affordable rented housing in West Kirby, given the lack of building in recent years.

The latest evidence in the Wirral Open Space Assessment shows there is an overall surplus of greenspace in the wider West Kirby/Hoylake area but there is a shortfall of amenity greenspace which is provided for causal recreation and aesthetic value. The Urban Greenspace at this particular site currently provides a pleasant recreational linkage along a main road frontage between the Wirral Way and other services within the town.. Nevertheless, the proposal, which would encroach on some of this area includes a commitment to retain and improve these linkages, including the enhancement of the pathways within the greenspace, the provision of pedestrian footways along Orrysdale Road and pedestrian crossing across Orrysdale Road. The landscaping proposed would include replacement tree planting within the site. A small area of amenity open space, which would be maintained by the applicant, would also be provided to the rear of the proposed Health Centre as a buffer to sheltered accommodation areas beyond.

In this instance, therefore, it is considered on balance, - having regard to the proposal to retain and enhance the larger proportion of the existing open space, its function as a pleasant landscaped strip with linkages between the surrounding residential area to West Kirby Town Centre and the route to the Wirral Way would not be disproportionately affected, in which case the objectives of – would be broadly in line with the aims of the NPPF and UDP Policies GRE1, GR1 and GR2 would not be unduly undermined.

#### Housing Need

The Regional Spatial Strategy under Policy LCR 4 seeks to ensure that housing provision in West Kirby meets identified local need and addresses barriers to affordability. As the scheme for 48 units of residential accommodation would replace 53 units previously located on the site and recently demolished, the application complies with criterion (a) of Interim Planning Policy 'New Housing Development', which permits one for one replacement dwellings (or less).

The application has been made by a Registered Social Landlord and is to provide 100% affordable accommodation. The Director of Regeneration, Housing and Planning (Housing Strategy Division) has confirmed that the proposal would meet an identified need for affordable housing and the nature of accommodation proposed. The development would provide a type and form of accommodation in an accessible location that would relate well to existing land uses. It is therefore considered that the proposal would assist in the regeneration of the site and would not harm the character of the surrounding area.

#### **APPEARANCE AND AMENITY ISSUES**

Details of the proposal – layout, scale, appearance, access arrangements, and landscaping, are not part of the submitted application, and cannot be considered at this stage. The amount of development is, however, part of the Outline consideration, and indicative plans must be considered.

#### Scale, Layout and Design

The layout and design of the development, which are reserved matters, must satisfy the criteria contained in UDP Policy HS4: Criteria for New Housing Development along with its Supplementary Planning Document SPD2. Designing for Self Contained Flat Development & Conversions, and HS15:



Non-Residential Development in Primarily Residential Areas, in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The indicative plans submitted with the application confirm that the development would introduce taller buildings than the site previously supported.

The southern end of the site is more commercial in character, including the concourse, the BT Telephone Exchange and Petrol Filling Station buildings. Given this, the proposed Health Centre would not detrimentally impact to the character of its surroundings. Whilst residential properties are in relatively close proximity to the south east, at Nettle Hill, the orientation and siting of the proposed health centre would avoid any detrimental impact on these surrounding properties. It is considered that the Health Centre aspect of the proposal is in accordance with UDP Policy HS15 in this regard.

The proposed flat development would be 4-storey in height, up to a maximum height of 12m. The units would be broadly located on the footprint of previous two storey residential development. The scale of the surrounding uses is mixed, including four storey buildings at Baden Court and two-storey buildings to the north and east. It is not, however, considered that the scale of the proposals would be out of keeping with the character of the area, as the site is surrounded by roads and is distinct from the grain of the surrounding streets. The edge-of-town location is considered suitable for a greater scale and density of development and would be sustainably located in terms of proximity to services, leisure facilities and transport links.

The impact of the buildings proposed on the surrounding residential properties would be negated by the separation distances proposed and the orientation of the buildings. The closest properties are at Nettle Hill, which is set at 25m from the proposed health centre, and on Bridge Road, 21m from the closest point to the flat proposals at 7 Bridge Road. The separation distances would ensure no loss of privacy or outlook to surrounding uses, and are considered can meet the requirements of SPD2, subject to the detailed design of the development. The orientation shown in the indicative layout ensures that principal elevations would not directly face existing residential properties.

The proposal includes private amenity space and off street parking, which would satisfy the criteria of UDP Policy HS4 within the limits established in Supplementary Planning Document 4 (SPD4). The proposal has been designed to meet the principles of Secure by Design and Merseyside Police's Architectural Liaison Officer has raised no objection to the proposal, subject to the inclusion of measures to reduce the potential for crime. Appropriate measures including landscaping, boundary treatment and lighting can be secured through appropriately worded planning conditions.

#### Loss of Trees

Concerns have been raised at the potential for the loss of trees from the site. The applicant has submitted an arboricultural report, which considers the quality of all trees within the site. The number of trees that would be lost has been reduced from the application previously submitted (and withdrawn by the applicant). Three trees: a whitebeam; a Norway maple, and; a rowan would be lost should planning permission be granted. Two of the trees, the rowan and the whitebeam, are identified within the arboricultural report as of minimal value and likely to die within 10 years as they have each suffered past damage and are in poor condition. The other tree, the Norway maple, is identified as being in normal condition but of low quality and amenity value, showing early signs of stress from the previous demolition works, including evidence of root disturbance and an included union in the tree structure.

The remainder of trees would be retained, and root protection areas and a basic method for protection of trees have been submitted within the Design and Access Statement. Indicative landscaping proposals include provision for 12 new trees to be planted. It is therefore considered that the proposals can accord with UDP Policy GR7, with the final details of the landscaping presented as part of the submission of reserved matters.

#### Provision of Greenspace and Play Facilities

A number of representations have sought the inclusion of play provision within the development or for a play area to be provided as an alternative to the development. The nearest play facilities are provided 400 metres away at Ashton Park. UDP Policy GR6 – Greenspace Within New Family Housing Development does not apply to flat developments and the provision of play equipment could not therefore be reasonably be required, should permission be granted for the development.



## **SEPARATION DISTANCES**

SPD2 sets out that unless it can be demonstrated that privacy would not be unduly affected, 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. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

The proposed dwellings are adjacent to existing houses on three boundaries. The required interface distances of 21m (between habitable windows in principle elevations facing) and 14m (between a habitable windows in principle elevations and a blank gable), are achieved between the existing and proposed dwellings and there would be no loss of privacy or outlook to surrounding uses.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

The Director of Technical Services (Traffic and Transportation Division) has raised no objection to the proposed development.

The application has been accompanied by a Traffic Assessment (TA), which indicates that the Health Centre would include 15 doctors' consultation rooms plus 3 nurses' consultation rooms and three "other" consultation rooms, with Primary Care Trust services.

The TA indicates (at 3.2.2) that the development proposes to upgrade the footway on the eastern side of Orrysdale Road to 3m wide, to become a shared uses cycle / footway, although it may be more desirable to improve the footpath across the grassed area as a shared route. A "Toucan" Crossing is proposed on Orrysdale Road itself. Conditions are suggested to control the detail and design of these facilities.

The TA models the impact of the proposal on the adjacent junctions and concludes that there is sufficient capacity within those junctions.

The Design and Access Statement suggests (in Section 7) that the Health Centre would include a 16-space car park accessed from Orrysdale Road. This is approximately 18% of the maximum allowed under the Council's Parking Standards in SPD4. Visitors to the Health Centre would also be able to use public parking on the opposite side of Orrysdale Road (as is currently the case) and cross at the suggested Toucan Crossing. As this proposal is essentially a relocation of existing services from the opposite side of Orrysdale Road, it is not considered that this level of parking provision will create any significant highway safety issues (subject to the provision of the Toucan Crossing).

The submission does not provide any detail about how the Medical Centre and Pharmacy is to be serviced and a condition is therefore proposed to secure such details for approval with any subsequent reserved matters application.

It is considered that the provision of a cycle / footway along the eastern side of Orrysdale Road is essential, along with a Toucan Crossing as suggested in the TA, which can be secured by suitably worded conditions and a s106 agreement to secure a commuted sum for future maintenance of the Toucan Crossing. It is also considered to be essential that a cycle / footway is provided on the western side of Orrysdale Road, to connect the new Toucan Crossing with the existing Toucan Crossing on Grange Road.

The outline proposal includes a slight widening of the existing highway at Bridge Court and the construction of a standard turning head at the end of the road adjacent to Nettle Hill. The details of these works can, again, be controlled by condition.

The proposal includes the retention of an east-west footpath across the site, linking Bridge Court to Orrysdale Road. The details of this path can also be controlled by condition.

The Director of Technical Services considers that the residential element of the development should contribute towards the operating costs of the existing School Crossing Patrols (SCP) on Anglesey

Road (serving West Kirby Primary School) and on Grange Road (serving St Bridget's Primary School). The cost for this would be £1250 for each patrol to be paid as a commuted sum through a S106 agreement (calculated as £250 per year over a five year period for each patrol). This contribution is considered necessary to ensure that any children that move into the new residential units could continue to benefit from the provision of those SCPs. A contribution of £6250 is requested to assist with the provision of a safe crossing point at the Bridge Road / Orrysdale Road crossroad. The total contribution for these three items through S106 would be £8750. Monies not expended within five years of the commencement of the development would be returnable.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The development is in a sustainable location with good access to public transport and local facilities. The dwellings will be built to Code for Sustainable Homes Level 3, Lifetime Homes Standard and will achieve Building for Life, Secure by Design, and Housing Quality Indicators outlined by the Homes and Communities Agency. Provision has not, at this stage, been made for a Sustainable Drainage System (SuDS) but conditions could secure the consideration of SuDS as well as the inclusion of renewable energy as required by RSS. The health care facility is proposed to meet BREEAM Excellent standard.

The existing site is not of any significant value in terms of nature conservation or biodiversity.

#### **HEALTH ISSUES**

There are no adverse health implications arising from the development proposed (beyond those in relation to the provision of health care).

#### **CONCLUSION**

The proposal would provide high quality affordable housing in keeping with the character of the surrounding area. There would be no detrimental change in the character of the surrounding area or any significant loss of amenity to surrounding residential properties. Subject to conditions and a section 106 legal agreement, the development is acceptable having regards to the provisions of the National Planning Policy Framework, RSS, and the adopted Unitary Development Plan, notably policies HS4 – Criteria for New Housing Development and SPD2, HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, GRE1 - The Protection of Urban Greenspace, GR1 - The Protection of Urban Greenspace, GR5 - Landscaping and New Development and GR7 - Trees and New Development, TR9 - Requirements for Off-Street Parking and SPD4, and TR12 – Requirements for Cycle Parking.

#### **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. In reaching this decision the Local Planning Authority considers that:- the proposed development is of a nature and scale appropriate to the setting. There would be no detrimental change in the character of the surrounding area or significant loss of amenity to surrounding residential properties. The development is acceptable having regards to the provisions of the National Planning Policy Framework, RSS, and the adopted Unitary Development Plan, notably policies HS4 – Criteria for New Housing Development, HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, GRE1 - The Protection of Urban Greenspace, GR1 - The Protection of Urban Greenspace, GR5 - Landscaping and New Development and GR7 - Trees and New Development, TR9 - Requirements for Off-Street Parking and TR12 – Requirements for Cycle Parking.

**Recommended Decision:                      Approve Subject to a Section 106 Legal Agreement**

#### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced before the expiration of three

years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

**Reason:** To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

**Reason:** To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

**Reason:** For the avoidance of doubt and to comply with the provisions of the NPPF, RSS, and the Interim Planning Policy for New Housing Development.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and retained as such thereafter.

**Reason:** In the interests of residential amenity and to ensure a satisfactory appearance to the development, having regard to UDP Policies HS4 and HS15.

5. 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 of the Wirral Unitary Development Plan.

6. Development shall not commence until details of works to provide a Toucan Crossing on Orrysdale Road have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until works have been completed in accordance with the agreed details, to the satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway and pedestrian safety, having regard to UDP Policy

TR9.

7. No works or development shall take place until a detailed Method Statement for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved method statement. For the avoidance of doubt, the method statement shall include:

A; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.

B; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).

C; the details and positions of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

D; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).

E; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).

F; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

G; the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

H; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.

I; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

J; the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

K; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).

L; the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).

M; the timing of the various phases of the works or development in the context of the tree protection measures.

**Reason:** To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers

should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

8. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

**Reason:** In the interests of minimising the demand for energy from non-renewable sources in accordance with RSS Policy EM18.

9. Development shall not commence until details of works to widen the existing footway to 2.0 metres along the east side of Orrysdale Road from Bridge Road to the southernmost extent of the site have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed in accordance with the agreed details, to the satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway and pedestrian safety.

10. Development shall not commence until details of works to provide a shared cycle / footpath along the line of the existing footpath on the grassed area to the east of Orrysdale Road from Bridge Road to the southernmost extent of the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details hereby submitted shall include a maintenance schedule. Prior to first occupation the works shall be completed in accordance with the written approval to the satisfaction of the Local Planning Authority and shall be retained as such thereafter and maintained in accordance with the approved maintenance schedule.

**Reason:** In the interests of pedestrian and highway safety.

11. Development shall not commence until details of works to provide a footpath linking Orrysdale Road and Bridge Court have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details hereby submitted shall include a maintenance schedule. Prior to first occupation the works shall be completed in accordance with the written approval to the satisfaction of the Local Planning Authority and shall be retained as such thereafter and maintained in accordance with the approved maintenance schedule.

**Reason:** In the interests of highway and pedestrian safety.

12. Development shall not commence until details of works to provide a shared cycle / footway along the west side of Orrysdale Road from the above mentioned Toucan Crossing to Grange Road Toucan Crossing have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed to the satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway and pedestrian safety.

13. Development shall not commence until details of works to widen Bridge Court and provide a turning head at its southernmost extent have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed to the satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway and pedestrian safety.

14. Development shall not commence until details of a regime for servicing and deliveries for the Health Care Facility have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented upon first occupation of the site and shall be retained as such thereafter. For the avoidance of doubt, all deliveries and servicing shall only take place between the hours of 07.00 and 22.00 Monday to Saturday. On Sundays and Bank Holidays, deliveries and servicing shall only take place between the hours of 09.00 and 17.00.

**Reason:** In the interests of highway and pedestrian safety, and having regard to the amenities of adjoining residents in accordance with UDP Policies HS4 and HS15.

15. The following activities must not be carried out under any circumstances:
- a, No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
  - b, No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
  - c, No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
  - d, No mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
  - e, No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

**Reason:** To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

16. All excavations within the crown spreads of existing trees, situated on or off site, shall be undertaken manually by hand with the use of hand tools and only upon the prior written approval of the local authority shall the use of a mechanical digger be permitted within the crown spreads of trees. Severance of tree roots is to be avoided and under no circumstances shall roots of a diameter 25mm or greater be removed, severed or damaged.

**Reason:** To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

17. A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation of the development hereby approved. The provisions of the Travel Plan shall be implemented and operated in accordance with the programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt a travel plan should include, but shall not be limited to:

- A commitment to the principals outlined in the draft Framework Travel Plan;
- Any changes to the existing transport services to the site;
- Results of the initial staff travel survey;
- Details of visitor travel patterns;
- Revised targets for modal shift or split based upon the travel survey;
- Identification of a Travel Plan co-ordinator;
- An action plan of measures with a timescale for implementation;
- Detail of measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring (which include mode share and exact numbers of staff)

and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.

**Reason:** To ensure a sustainable form of development through the encouragement of access to a choice of means of transport to the site and to comply with UDP policy TR9.

18. The development hereby permitted shall not be commenced until such time as a datum for measuring land levels has been submitted to and agreed in writing by the Local Planning Authority. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance and that the development is subject to a minimum risk of flooding.

19. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the site's surface water drainage system is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed finished floor levels. The development shall be implemented in accordance with the approved scheme.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants.

20. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the local planning authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable Drainage Systems (SuDS) and the results of the assessment provided to the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

**Reason:** To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site, having regard to the National Planning Policy Framework.

21. Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risk arising from contamination at the site

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site

3) The site investigation results and the detailed risk assessment (2) and, based on remediation measures required and how they are to be undertaken

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.



**Reason:** To ensure a safe form of development that poses no unacceptable risk of pollution in accordance with UDP Policy PO5.

22. Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing the details of measures to be incorporated for the prevention of crime. The detail shall include the following measures:

- CCTV cameras to be installed to the building and car park;
- Roller shuttering or 6.4mm laminated glazing to be installed to ground floor vulnerable windows;
- Bollards, planters or an alternative feature to the front elevation of the health centre capable of stopping a vehicular attack to the building.

The development shall be implemented in accordance with the approved details, and retained as such thereafter.

**Reason:** In the interests of crime prevention, having regard to the National Planning Policy Framework.

23. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20 March 2012

**Reason:** For the avoidance of doubt and to define the permission.

**Further Notes for Committee:**

1. In order to fulfill the requirements of conditions where they relate to works on the public highway, it will be necessary for the applicant to enter into a legal agreement with the Council to secure the works under Section 278 of the Highways Act. The agreement would include details of the works to be carried out including all necessary street furniture, traffic signs, road markings and traffic regulation orders and appropriate commuted sums including for the future maintenance of the necessary signal equipment, Stage 3 Safety Audit and associated Stage 4 Monitoring. Dependant upon the detail of the proposed Toucan Crossing on Orrysdale Road it may be necessary to relocate an existing bus stop. If this proves necessary, this will be accomplished through the S278 agreement for the Crossing itself as direct works, a commuted sum or a combination of both. Before final agreement of the S278, any proposed alterations to the highway would be subject to independent Safety Audit at the expense of the applicant. A Section 278 legal agreement (and the associated Safety Audit) can take some time to negotiate and complete and the applicant should allow for this within their timescales.

**Last Comments By:** 27/04/2012 08:09:06  
**Expiry Date:** 19/06/2012

## Planning Committee

28 June 2012

**Reference:**  
**APP/12/00468**

**Area Team:**  
**South Team**

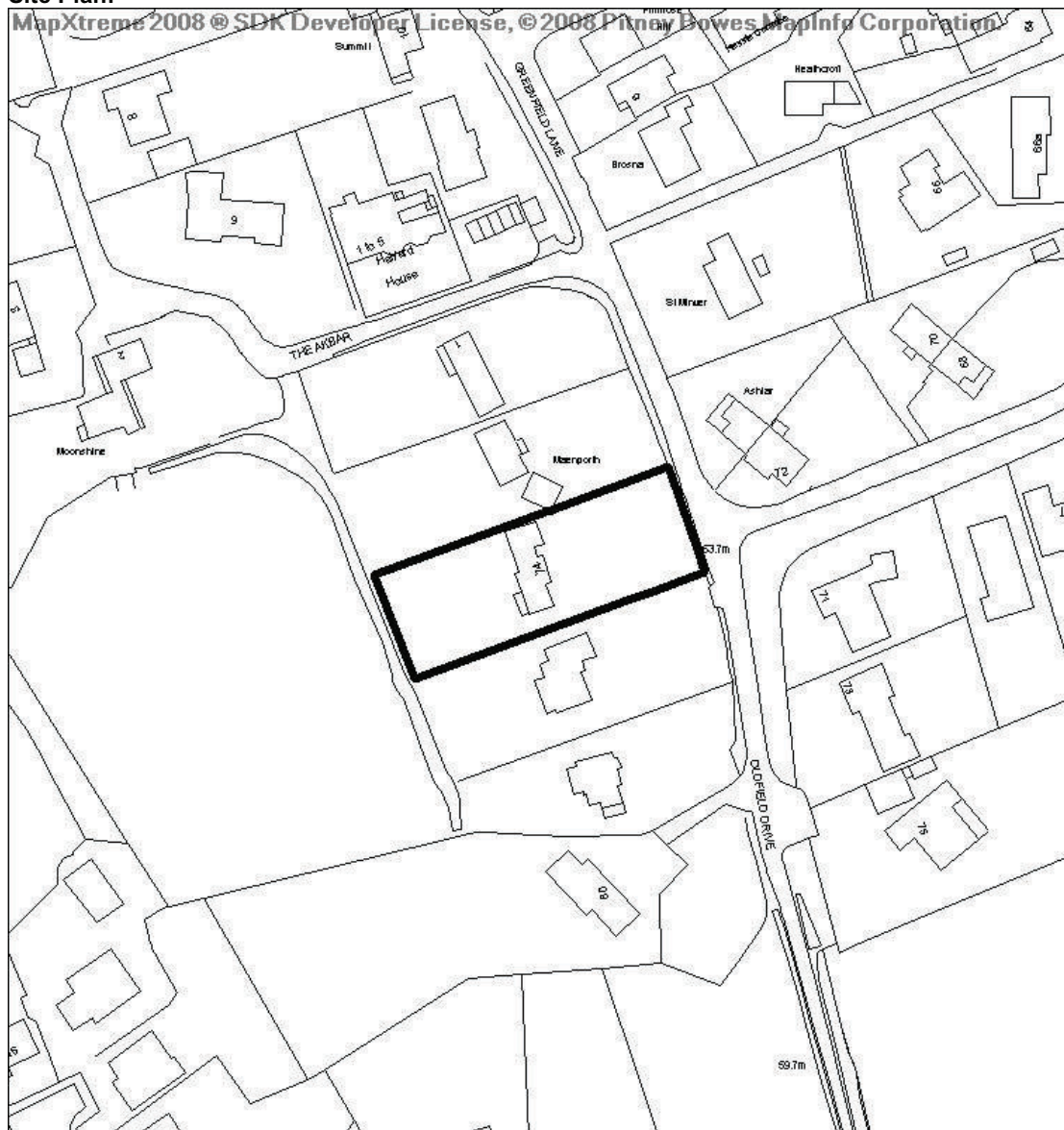
**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Heswall**

**Location:** 74 OLDFIELD DRIVE, HESWALL, CH60 9HA  
**Proposal:** Remodelling of existing dwelling including a two-storey side extensions, front dormer window extensions, a rear balcony and a single storey rear extension.

**Applicant:** Mr John Sweeney  
**Agent :** Hughes Project & Management

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area  
HS11  
SPG11

**Planning History:**

No previous planning history.

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 3 objections have been received, listing the following grounds:

1. Overlooking/loss of privacy to Ginns Croft due to balcony
2. Overbearing
3. Detrimental extent of remodelling on to the character of the area
4. Additional windows results in loss of existing privacy

Wirral Wildlife: Comments due to an SBI located to the south west of the plot - badger protection conditions.

The Heswall Society: No specific objection however feel that the roof could be softened in terms of impact and appearance.

**CONSULTATIONS:**

None required.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Hodson requests the application be referred to Planning Committee due to the unneighbourly aspect of the development.

**INTRODUCTION**

The proposal is for the remodelling of the original dwelling. The changes proposed include; two-storey side, front and rear extensions with front dormer windows, a rear balcony and a single storey rear extension.

**PRINCIPLE OF DEVELOPMENT**

The dwelling is located within the designated Primarily Residential Area, the proposal is to extend an existing dwelling therefore the principle of development is acceptable.

**SITE AND SURROUNDINGS**

The existing dwelling is a detached two-storey house, the neighbouring properties are detached but all vary in terms of scale and size. The property is located on Oldfield Drive opposite the corner where Oldfield Drive meets Greenfield Lane, the houses on this side of Oldfield Drive and Greenfield Lane rear on to an open field that adjoins land designated as Special Biological Interest (SBI).

**POLICY CONTEXT**

**HS11 House Extensions Policy**

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;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

#### **APPEARANCE AND AMENITY ISSUES**

The proposal is for the remodelling of the existing two-storey dwelling, the footprint of the structure does not change dramatically however the design and impact of the house is greatly altered as the first floor is increased in terms of roof scale and upper floor use. The width of the house remains the same on the plot with alterations to the front including additional living accommodation at first floor, the proposal includes a two-storey stairwell to the central elevation and a dormer addition to bedroom 1 to create a shower room, to the rear of bedroom 1 is a part enclosed balcony. To the northern side, above the original flat roof garage is an additional bedroom (bedroom 4).

The house has good distances set between the side elevation of the houses on either side, to the two-storey section of Maenporth the houses are set 9m from each other and 8m to the side elevation of 76 Oldfield Drive. Although the house includes the raising of part of the roof in some areas of the house the side distances between the houses is retained, the additional side window to proposed bedroom 4 is a secondary window however due to its design and location will be conditioned as fixed and obscurely glazed to reduce any additional level of overlooking.

The bulk of the house has a visually greater impact due to its comparison in scale to the original house, the original house is predominantly ground floor, the remodelling creates a larger upper floor and whilst the house is larger in terms of its visual impact the new dwelling is not overbearing and does not have a detrimental impact onto the neighbouring properties having regard to outlook, privacy and dominance. The remodelled building is well contained in relation to the original footprint of the house and does not come closer to either property to the side.

The balcony to the rear has a solid wall to the south elevation and will not create any additional overlooking to number 76 Oldfield Drive, the extensions to the house do not harm the neighbouring properties, the alterations to the front elevation do not bring the house any further forward than the established building line, the plot can withstand the changes proposed to this dwelling and as such the scheme is compliant to Wirral's UDP Policy HS11 and SPG11.

#### **SEPARATION DISTANCES**

The plot itself is large and the house set a good distance into the plot from the highway the new windows to the front elevation are set over 45m from the dwellings opposite. The rear of the property looks out over fields, the alterations include a rear balcony that is only open to the rear (west) and north towards Maenporth, the side elevation of the balcony is located 15m from the side boundary with Maenporth. As such the proposed alterations and additional windows to the remodelled dwelling meet the separation/interface distances set out in SPG11 of 21m habitable room window to habitable room window and 14m habitable room window to blank wall.

#### **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 increase in scale and changes to the appearance of the dwelling are acceptable in terms of the relationship with the original house and the neighbouring properties. The extensions are therefore acceptable having regard to Wirral's UDP Policy 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 increase in scale and changes to the appearance of the dwelling are acceptable in terms of the relationship with the original house and the neighbouring properties. The extensions are therefore 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3 April 2012.

**Reason:** For the avoidance of doubt and to define the permission.

3. The side window to bedroom 4 as shown on the plans facing north towards Maenporth, Greenfield Lane, shall be of fixed and obscure glazing on insertion into the hereby approved extension and retained as such thereafter.

**Reason:** In the interests of residential privacy having regard to Wirral's UDP Policy HS11.

4. Works approved as part of this planning application shall only take place between 8.00 hours and 18.00 hours.

**Reason:** Protection of badgers.

5. With regards to the work hereby approved, any holes, trenches left open overnight to have a means of escape provided e.g a wide scaffold plank and any materials especially those containing lime to be stored so that badgers cannot access them.

**Reason:** Badger Protection

**Last Comments By:** 30/05/2012  
**Expiry Date:** 29/05/2012



**Planning Committee**

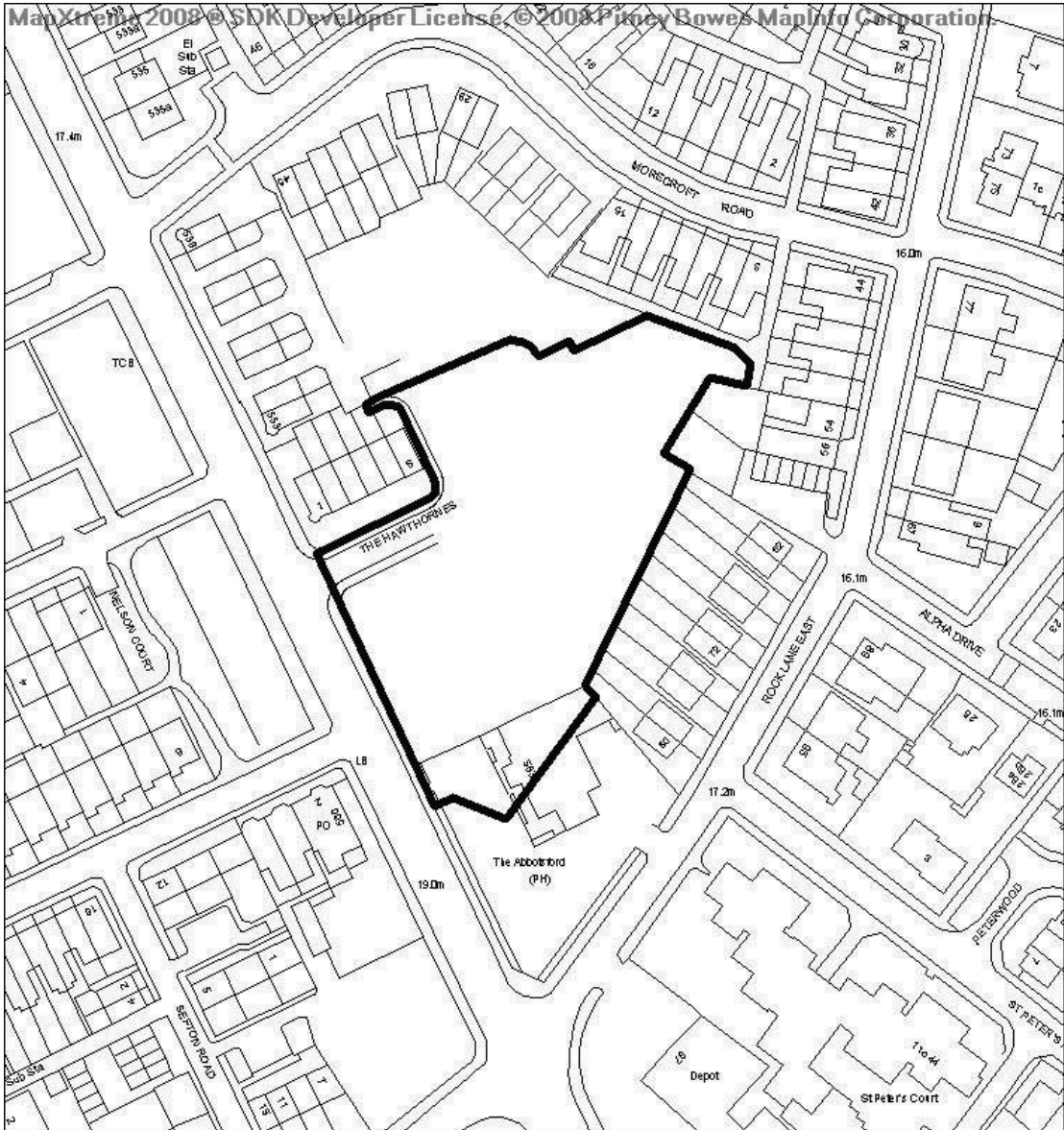
28 June 2012

**Reference:** APP/12/00476      **Area Team:** South Team      **Case Officer:** Mr K Spilsbury      **Ward:** Rock Ferry

**Location:** Building Site, MORECROFT ROAD, ROCK FERRY, CH42 1NX  
**Proposal:** Proposed new build of 17no. dwellings. 15no. for discounted rent affordable housing (Plots 11 to 25) consisting of 8no. 2 bed bungalows and 7no. 3 bed 2 storey & 2½ storey houses and 2no. for private market sale, 3 bed 2 storey houses, all with associated hard & soft landscaping.

**Applicant:** MBE Construction & Riverside HA  
**Agent :** CLA

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

APP/2004/6869/E - Erection of 46 New Dwellings Approved 03/12/04.

APP/2006/6139/E - Construction of 17 self contained apartments Approved 15/09/06.

APP/2007/5888/E Erection of 40, 2.5 and 3 storey dwellings, 2 x 3.5 storey apartment blocks comprising 50 apartments with communal open space and ancillary car parking. Approved 13/07/07

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 41 adjoining properties, and a site notice erected at the site. At the time of writing this report one representation has been received from the occupier of 5 Morecroft Road objecting to the scheme. The objection can be summarised as follows:

1. The privacy will be taken away from their house as the houses are too close and they do not want the sun to be blocked by a tall house.
2. They do not want the houses let to undesirables
3. There is a 16ft wall that needs replacing between their property and the site.

**CONSULTATIONS**

Director of Technical Services (Traffic and Transportation Division) – no objection subject to conditions .

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

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

The application seeks permission for the erection of 17 dwellings which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

**INTRODUCTION**

The proposed development is for the erection of 17no. dwellings in the form of 15no. for discounted rent affordable housing (Plots 11 to 25) consisting of 8no. 2 bed bungalows and 7no. 3 bed 2 storey & 2½ storey houses and 2no. for private market sale, 3 bed 2 storey houses, all with associated hard & soft landscaping.

**PRINCIPLE OF DEVELOPMENT**

The site is previously developed, designated as part of a Primarily Residential Area on the Unitary Development Plan and is part of the regeneration priority area identified in the Council's Interim Housing Policy for New Housing Development. The site forms part of a wider site which has previously obtained planning consent for housing but for a different housing mix and layout. Although part of the site falls within the Primary Industrial Area on the Unitary Development Plan, paragraph 7.63 of the Council's Employment Land and Premises Study (2009) recommended that the site should be re-designated as a Primarily Residential Area. The principle of the development is therefore acceptable subject to the principles of HS4 of Wirral's Unitary Development Plan and the National Planning Policy Framework (NPPF).

**SITE AND SURROUNDINGS**

The application site currently lies vacant and is surrounded by hoarding.

There is a previous consent on the wider site (outlined in blue on the site plan) which has been partially implemented with some completed three storey housing and some partially built dwellings to the north (APP/2007/5888/E). The site in question currently lies derelict.

The applicant has planning consent (APP/11/01006) to redevelop the former Abbotsford Pub site to the south of the proposal which has been designed to read as one development when completed.



The main access to the development is off New Chester Road along 'The Hawthorns', which is already formed providing access to the existing seven dwellings to the north.

The surrounding area is a long established residential area made up of 2 storey semi detached and terraced dwellings with small pockets of 3 storey apartment blocks.

### **POLICY CONTEXT**

The site lies within the Inner Area defined by Regional Spatial Strategy and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy, adopted by the Council's Cabinet on 30th October 2005. As such the following policies are relevant:

1. Wirral Unitary Development Plan (adopted February 2000) specifically HS4 - New Housing Development & HS6 - Principles for affordable Housing.
2. National Planning Policy Framework (NPPF)
3. The North West of England Plan Regional Spatial Strategy to 2021 specifically RDF1 - Spatial Priorities, L4 - Regional Housing Provision, LCR1 - Liverpool City Region Priorities & LCR2 - The Regional Centre and Inner Areas of Liverpool City Region
4. The 'Interim Planning Policy: New Housing Development (IPP), adopted by the Council on 30th October 2005

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is a presumption in favour of sustainable development, which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 6 'Delivering a Wide Choice of High Quality Homes, 7 'Requiring Good Design' and 8 'Promoting Healthy Communities' are relevant.

The NPPF indicates that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings.

The planning application is for seventeen dwellings and is therefore subject to targets for affordable housing to be provided in line with the needs identified in the SHMA. The planning application has been submitted in partnership with Riverside Housing Association and it is intended that 15 of the 17 dwellings constructed will be affordable housing units, which exceeds the 10% target required in the SHMA.

The proposed development is a brownfield site in a residential area, and would create a choice of housing size, type and tenure, which is in keeping with the strategic aim for inclusive, mixed communities in accordance with the NPPF. It is considered that the proposal would positively improve the character and local environmental quality. The site also has good transport links and is close to local amenities.

### **HOUSING NEED**

.In terms of need and demand, Wirral's 2010 SHMA update clearly sets out an annual requirement for a net additional 2784 dwellings over the period 2009-2029. Of this net figure, the need for Wirral's RSS Inner Area in which this site is located (adjusted for affordable housing) is for 2121 dwellings per year, made up of 1272 units of market housing and 849 units of affordable and intermediate housing.

Supporting this, analysis of the Wirralhomes choice based lettings data gives an indication of demand for affordable housing in the Rock Ferry ward. During 2010/11 48 two bed units were advertised through Wirralhomes with an average of 35 applicants per unit, 46 three bed units were advertised with 49 applicants per unit. The average number of applicants per unit for the borough is 37.

### **APPEARANCE AND AMENITY ISSUES**

Paragraph 57 of the NPPF states 'It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.

The site in its present state detracts from the visual amenity of the surrounding area. The site is located on a prominent corner within the street scape of New Chester Road. The existing dwellings that surround the site currently look out onto an area of derelict land. The proposed scheme is the result of a number of negotiations between the Local Planning Authority and the developer.

Separation distances of 14m window to wall and 21m window to window are comfortably met on the site. The impact of the buildings proposed on the surrounding residential properties would be negated by the separation distances proposed and the orientation of the buildings. The closest properties are 3-15 Morecroft Road. Following discussion with the applicant plots 24 and 25 have been pushed forward and splayed and oriel windows installed to ensure the outlook of these dwellings is preserved. The separation distances would ensure no loss of privacy or outlook to surrounding uses. The orientation shown in the layout ensures that principal elevations would not directly face existing residential properties. The proposal includes private amenity space and off street parking, which would satisfy the criteria of UDP Policy HS4 within the limits established in Supplementary Planning Document 4 (SPD4). The proposal has been designed to meet the principles of Secure by Design and Merseyside Police's Architectural Liaison Officer has raised no objection to the proposal, subject to the inclusion of measures to reduce the potential for crime. Appropriate measures including landscaping and boundary treatment can be secured through appropriately worded planning conditions.

One letter of representation has been received from the occupier of 5 Morecroft Road objecting to the scheme. These objections can be summarised as follows with the local planning authority's response to each:

1. The privacy will be taken away from their house as the houses are too close and they do not want the sun to be blocked by a tall house.

The dwellings that are located to the rear of 5 Morecroft Road follow a similar foot print to that of the previously approved dwellings under the previous approval (APP/07/5888/E). Plots 23 and 24 are two storey and have oriel windows at first floor to direct views away from those dwellings on Morecroft Road thus ensuring privacy and preserving outlook. Plot 23 which is directly behind 5 Morecroft Road is also a bungalow which will also mitigate against any potential outlook and light issues.

2. They do not want the houses let undesirables

The letting of the properties is not material to the determination of the planning application since it is not a planning issue.

3. There is a 16ft wall that needs replacing between their property and the site.

Should members be minded to approve the scheme a condition can be imposed for all boundary treatment to be submitted to and agreed in writing with the Local Planning Authority prior to construction of the scheme.

It is considered that the development creates a new sense of place, which is well related to the site and context. The phased nature of the scheme with the neighbouring sites, and design response by the developer, enables the development to create a distinct urban form that will tie in with the surrounding residential character.

The proposed dwellings which includes a mix of two storey dwellings with single storey bungalows are well related. There is a clear family of materials and design features which unite the development. Importantly these features are related to the context, but also create a new sense of place as mentioned earlier. The built form links into the wider neighbourhood to provide continuity between new and old, with new development linking in with rather than turning its back on the existing residential neighbourhood and urban form.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

Following consultation with the Director of Technical Services - Traffic Management Division the proposal has been amended to include a modified access road. The new access road will allow vehicles access and egress in a forward gear. The proposal is therefore deemed acceptable in terms of highway safety and as such there are no objections subject to conditions.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

It is considered that the development is located in a sustainable location, with good transport links and

access to a wide range of local amenities. The site is also previously developed land and therefore constitutes as a brown field site.

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

The site lies within the Inner Area as defined by Regional Spatial Strategy for the North West and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy. It is considered that the residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The development is therefore considered as acceptable in terms of Policy HS4 - New Housing Development within Wirral's Unitary Development Plan, the National Planning Policy Framework, The North West of England Plan Regional Spatial Strategy to 2021; Policies RDF1 - Spatial Priorities, L4 - Regional Housing Provision, LCR1 - Liverpool City Region Priorities, LCR2 - The Regional Centre and Inner Areas of Liverpool City Region and the 'Interim Planning Policy: New Housing Development.

### **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:-

It is considered that the residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The development is therefore considered as acceptable in terms of Policy HS4 - New Housing Development within Wirral's Unitary Development Plan, the National Planning Policy Framework, The North West of England Plan Regional Spatial Strategy to 2021; Policies RDF1 - Spatial Priorities, L4 - Regional Housing Provision, LCR1 - Liverpool City Region Priorities, LCR2 - The Regional Centre and Inner Areas of Liverpool City Region and the 'Interim Planning Policy: New Housing 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.     Before any construction commences, samples of the facing/roofing/window 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 development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:
  - 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
  - 2) The timing of construction of the affordable housing;

3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

**Reason:** To comply with the principles of UDP Policy HSG2 - Affordable Housing and Policy HS6 - Principles for affordable Housing.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the enlargement, of the dwelling(s) or any addition to the roof or the erection or construction of a porch shall not be carried out .

**Reason:** Any such extensions have the potential to harm the character of the area and the amenity of nearby residents having regard to Policy HS4 (Criteria For New Housing Development) of the Wirral Unitary Development Plan.

5. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in full before the first occupation of the development hereby permitted, in accordance with the approved details, and shall be retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to design out crime, in compliance with UDP Policy HS4.

6. Details of a scheme for landscaping shall be submitted to and approved by the Local Planning Authority. The proposed landscaping shall be completed before the proposal hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

7. Landscaping works to be carried out in accordance with the approved details as set out in Condition 6

**Reason:** In the interests of the visual amenities of the area. Policy GR5 of the UDP

8. Construction of the development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the construction of new highway and amendment of existing highway made necessary by this development, including details of all traffic calming measures, traffic regulation orders, traffic signs, road markings, tactile paving and accesses New Chester Road. The approved works shall be completed in accordance with the local planning authority's written approval and in accordance with a written timetable to be agreed with the local planning authority prior to commencement of construction. The scheme shall be implemented in full and retained as such thereafter.

**Reason:** In the interest of highway safety

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th April 2012 & 29th May 2012 and listed as follows: 10-025-225 Rev A (dated Nov 11); 10-025-111 Rev E (dated Sept 11); 10-025-112 Rev F (dated Sept 11); 10-025-220 (dated Nov 11); 10-025-221 (dated Nov 11); 10-025-222 (dated Nov 11); 10-025-223 (dated Nov 11) & 10-025-224 (dated Nov 11).

**Reason:** For the avoidance of doubt and to define the permission.

10. Prior to commencement of development a ground contamination survey shall be

undertaken, taking into account any potential contaminants from all known previous land uses. Should this survey identify any such contaminants, then a scheme of remediation to render the site suitable for use shall be submitted to the Local Planning Authority for approval prior to such works being undertaken. A statement giving precise details of the nature and extent of any such remediation, together with certification that the site has been made suitable for its intended use, shall be submitted to and approved by the Local Planning Authority before commencing any development of the site. The approved scheme shall be implemented in full and retained as such thereafter.

**Reason:** In the interest of safety having regard to PO5 of Wirral's Unitary Development Plan

**Last Comments By:** 08/06/2012 09:56:32  
**Expiry Date:** 05/07/2012

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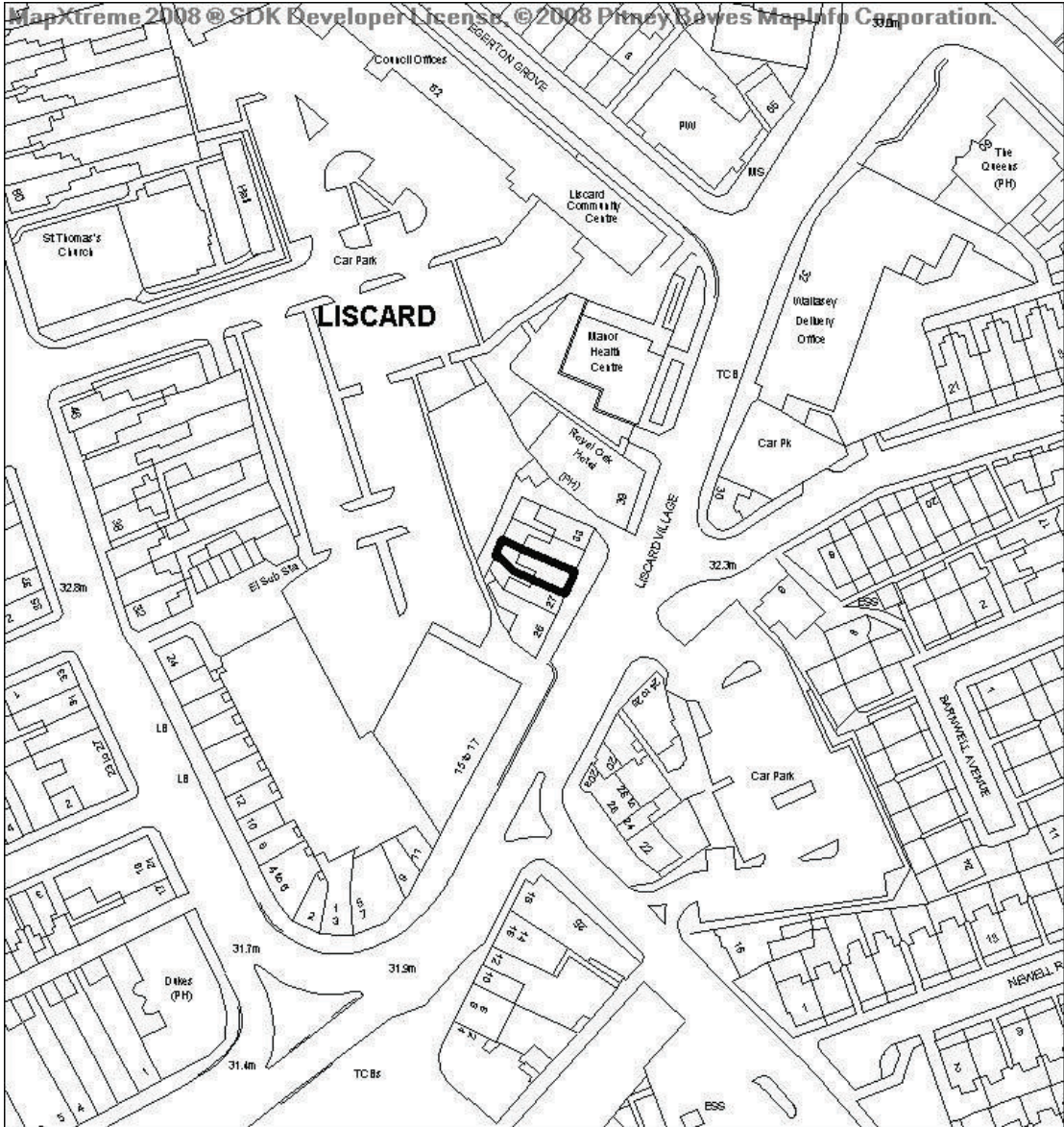
**Planning Committee**

28 June 2012

<b>Reference:</b> <b>APP/12/00084</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Miss K Elliot</b>	<b>Ward:</b> <b>Liscard</b>
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<b>Location:</b>	Muzzy Charcoal Grill, 29 LISCARD VILLAGE, LISCARD, CH45 4JG
<b>Proposal:</b>	Erection of single storey extension at rear (retrospective)
<b>Applicant:</b>	Muzzys Charcoal Grill
<b>Agent :</b>	Mr D Doughy

**Site Plan:**



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**Development Plan allocation and policies:**  
Key Town Centre



**Planning History:**

APP/02/07155 - Change of use to hot food takeaway - Approved 14/05/2003

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

Having regard to the Council's Guidance on Publicity for Applications, four letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, one representation had been received from No.31 Liscard Village and this can be summarised as follows:

1. The structure is already in place and is made from poor quality materials;
2. The structure utilises the shared boundary wall and no party wall notice was served;
3. The roof of the structure overhangs the neighbouring property and currently has no gutter;
4. The structure has no common character with the existing building and casts a shadow over the neighbour's rear yard;
5. Waste from the business is stored in the alleyway at the rear and not in the waste storage area as suggested;
6. The materials do not correspond with those referred to on the application forms;
7. The stated opening hours are not in line with the actual use of the premises.

**CONSULTATIONS**

Director or Law, HR & Asset Management (Pollution Control Division) - no objections.

**Director's Comments:****REASON FOR REFERRAL**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council. The application was also removed from delegated powers by Councillor Dodd on behalf of local residents on the grounds that it breaks a number of planning rules, is of a poor standard of construction and has caused damage to neighbouring properties.

**INTRODUCTION**

The proposal is for the erection of a single storey rear extension. The application is retrospective.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy SH1 of Wirral's Unitary Development Plan (UDP) and part 2 of the National Planning Policy Framework (NPPF).

**SITE AND SURROUNDINGS**

The site comprises of a mid-terrace commercial unit within Liscard town centre. The property is an established hot food takeaway, which was granted planning permission in 2003. There are commercial premises on either side of the site at ground floor. There is an alleyway to the rear of the property which runs the length of the small parade of units, all of which have small rear yards enclosed by 1.8 metre boundary walls. Beyond this is a large car park and enclosed area of private land.

**POLICY CONTEXT**

Policy SH1 of Wirral's UDP and part 2 of the NPPF are directly relevant in this instance. Policy SH1 states that proposals should support the vitality and viability of existing centres and should not cause nuisance to neighbouring properties in respect of noise and disturbance. The siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area. This approach is supported by part 2 of the NPPF which seeks to ensure the vitality of town centres.

**APPEARANCE AND AMENITY ISSUES**

The application has arisen as the result of an enforcement complaint relating to its unauthorised construction. The extension measures 2 metres in depth, 2.2 metres in width and 3.1 metres in height with a pitched roof. The eaves of the extension are approximately 0.6 metres above the boundary wall between the application property and No.31. There is a perspex unit in the side of the extension facing No.31 but this is non-opening and above average eye level therefore it is not considered to result in overlooking. Amongst the objections received from No.31 were its impact on the use of the

yard by members of staff and overshadowing of this area. Due to the relatively small projection and height of the structure, it is not considered to result in a significant loss of light or outlook to No.31 or appear over-dominant when viewed from this side. In addition to this, commercial properties can not expect the same levels of amenity as a residential property. For example, the rear yard is unlikely to be used as frequently as a garden area and any loss of outlook from a staff room or office would not carry the same weight as a habitable room, although this is not considered to be an issue in this instance.

The other principle concerns with the extension are its impact on the character of the original building and whether it detracts from the visual amenity of the surrounding area. The yard of the premises is enclosed by 1.8 metre boundary walls and the alleyway at the rear is not a through access. The extension is not visible from the car park to the far rear of the application site or any other public areas. It is also not visible from the general street scene of Liscard Village or in wider views of the building. Therefore it is considered that it does not cause demonstrable harm to the character of the original building. The extension is less than 5 square metres in area and is used for storage purposes ancillary to the established use of the premises.

In response to the other objections raised by No.31, the fact that extension was built retrospectively would not in itself be a reason to refuse the application. Equally, the issues relating to encroachment over the party boundary and lack of requisite notice is a civil matter between the two owners. It is not the Council's responsibility to enforce the Party Wall Act. Issues over the design were also raised in that the extension does not bear any relation to the existing building. At present the extension has an unfinished appearance, therefore to address this issue a condition has been recommended to ensure that the walls of the extension are suitably rendered which will help it to blend in with the boundary wall. It is unlikely that the extension could be finished in facing brick without further encroachment on to the party boundary.

Concerns were also raised about the poor quality of materials used in the construction of the extension, however this is a Building Regulations issue with regard to the structural integrity of the extension. The discrepancies in the forms with regard to waste storage in the alleyway and hours of trading are a separate matter. In summary, the extension is not considered to have an adverse impact on neighbouring properties or how they operate. The proposal is not considered to be detrimental to the character of the original building or the amenity of the surrounding area. The extension is acceptable in terms of the existing use of the site and is recommended for approval subject to appropriate conditions.

#### **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 SH1 of Wirral's Unitary Development Plan and part 2 of the National Planning Policy Framework and is not considered to have an adverse impact on neighbouring uses or detract from the visual amenity of the surrounding 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 SH1 of Wirral's Unitary Development Plan and part 2 of the National Planning Policy Framework and is not considered to have an adverse impact on neighbouring uses or detract from the visual amenity of the surrounding area.

**Recommended Decision: Approve**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18 April 2012 and listed as follows:  
25\_2012\_01 (03.08.2012).

**Reason:** For the avoidance of doubt and to define the permission.

2. The walls of the extension hereby permitted shall be rendered and painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority within three months of the date of this permission. The development shall be implemented in accordance with the details submitted within three months of their approval and shall be retained as such thereafter.

**Reason:** In the interests of visual amenity.

**Further Notes for Committee:**

**Last Comments By:** 25/05/2012 15:36:42  
**Expiry Date:** 13/06/2012

**Planning Committee**

28 June 2012

**Reference:**  
**APP/12/00263**

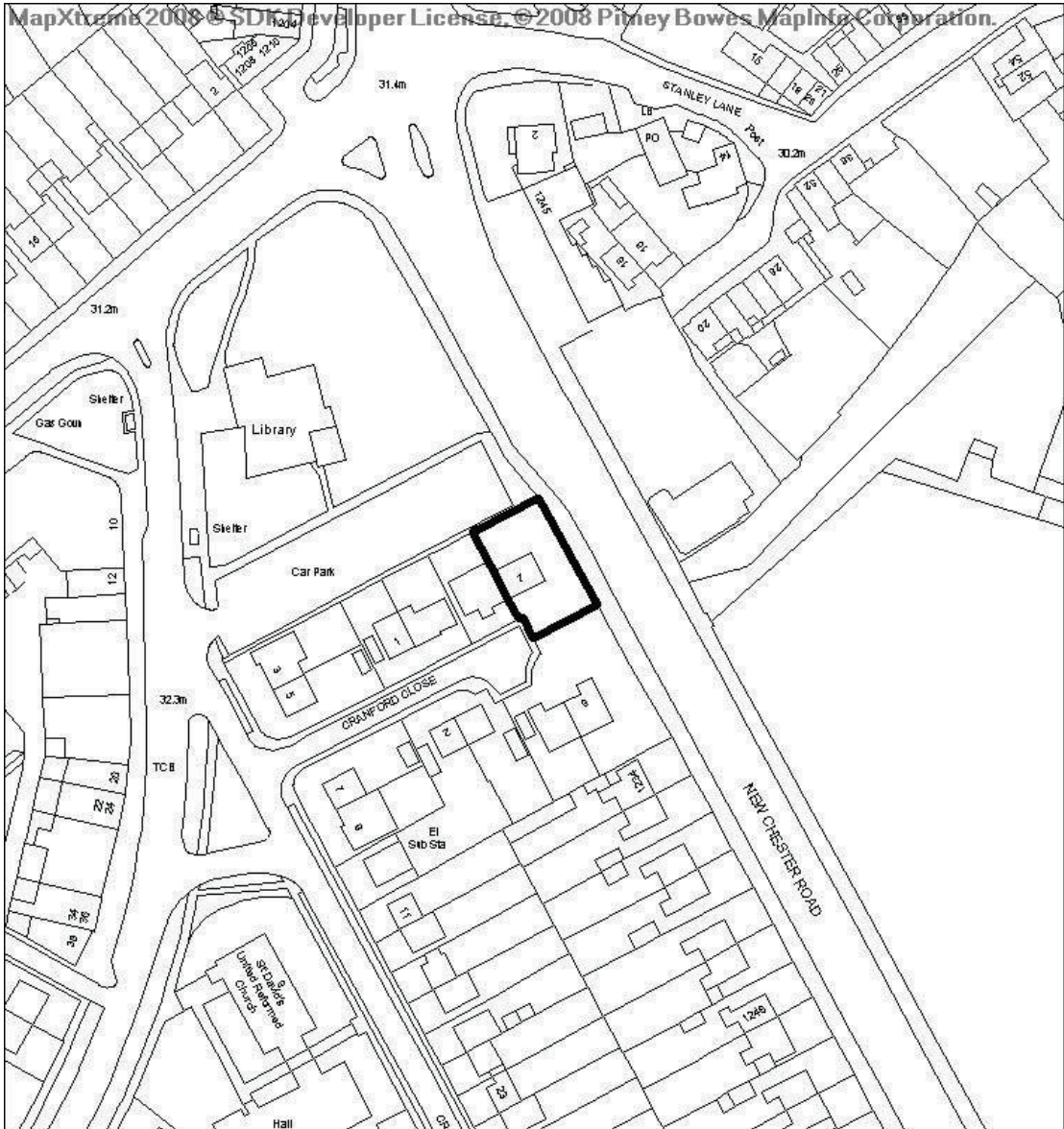
**Area Team:**  
**South Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Eastham**

**Location:** 7 CRANFORD CLOSE, EASTHAM, CH62 9DH  
**Proposal:** Double storey rear and side extension, and front porch alterations  
**Applicant:** Mr Peter Burkhill  
**Agent :** SDA

**Site Plan:**



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**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

APP/85/06313 - Erection of a screen fence - Approved 03/10/1985

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 6 adjoining properties, and a site notice erected at the site. At the time of writing this report no representations have been received.

**CONSULTATIONS**

None required

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is for the erection of a two storey side and rear extension and front porch alterations

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to the provisions of Policy HS11 (House Extensions) and SPG11 (House Extensions).

**SITE AND SURROUNDINGS**

The site comprises a semi-detached brick property in an area of similar design. The dwelling has a single storey integral garage situated at the side of the property.

The property benefits from a rear garden which is enclosed by approximately 1.8 metre fencing on all sides and tall conifers of approximately 10-12m in height along the eastern boundary with New Chester Road.

The site backs onto a carpark to the north which serves Eastham Library and the surrounding town centre.

The dwelling is located within the corner plot of the Close.

**POLICY CONTEXT**

The proposal is for a two storey side and rear extension and single storey rear extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that 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 metre from the front elevation and 1 metre from the common boundary; or at least 2 metres from the front elevation. This is supplemented by SPG11 which recommends that they have a lower ridge height and retains 1 metre to the side boundary for maintenance purposes. Policy HS11 also states that where the rear extension is two storey, the proposed extension should be set back at least 2.5 metres from the party boundary, which is also relevant to the proposal. In relation to the proposed single storey rear extension, SPG11 states that those within 1 metre of the party boundary should not project more than 3 metres from the original rear wall do the property. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly.

**APPEARANCE AND AMENITY ISSUES**

The proposed two storey side extension is set back by 1.5m at first floor and has a lower ridge height than the existing roof, therefore it reads clearly as a addition to the property. The extension projects 3 metres beyond the rear elevation at two storey and extends towards the party boundary with No.5 at single storey. This part of the proposal projects 3 metres in depth and ensures that the outlook from the rear of No.5 is protected and retains a 45 degree outlook. The two storey rear extension is 2.5m away from the party boundary and therefore complies with SPG11.

Whilst the extension has a gable roof which does not marry up with that of the existing hipped roof, the location of the dwelling within a corner plot adjacent to New Chester Road and the screening provided by the existing Conifer Trees which run along the boundary will ensure the character of the area is preserved.

In summary, it is considered that the proposal can be accommodated within the plot without significantly impacting on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy.

The proposal retains acceptable levels of separation to the neighbours on either side and is not considered to impact on their outlook from habitable rooms. The extension is capable of remaining subordinate to the host dwelling and includes a lower roof line and set back in its design in accordance with Policy HS11 and SPG11. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that 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. There are no residential properties to the rear of the site and the set back of the extension from the front elevation ensures that it does not increase overlooking to properties opposite. There are no side windows in the proposal facing south towards No.5. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

#### **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 is not considered to have an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan 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 proposal is not considered to have an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14 MARCH 2012 and listed as follows:  
129\_2011\_01 (dated 14 DEC 2011) & 129\_2011\_02 (dated 14 DEC 2011)

**Reason:** For the avoidance of doubt and to define the permission.

**Last Comments By:** 20/04/2012 10:37:12  
**Expiry Date:** 09/05/2012



## Planning Committee

28 June 2012

**Reference:**  
**APP/12/00310**

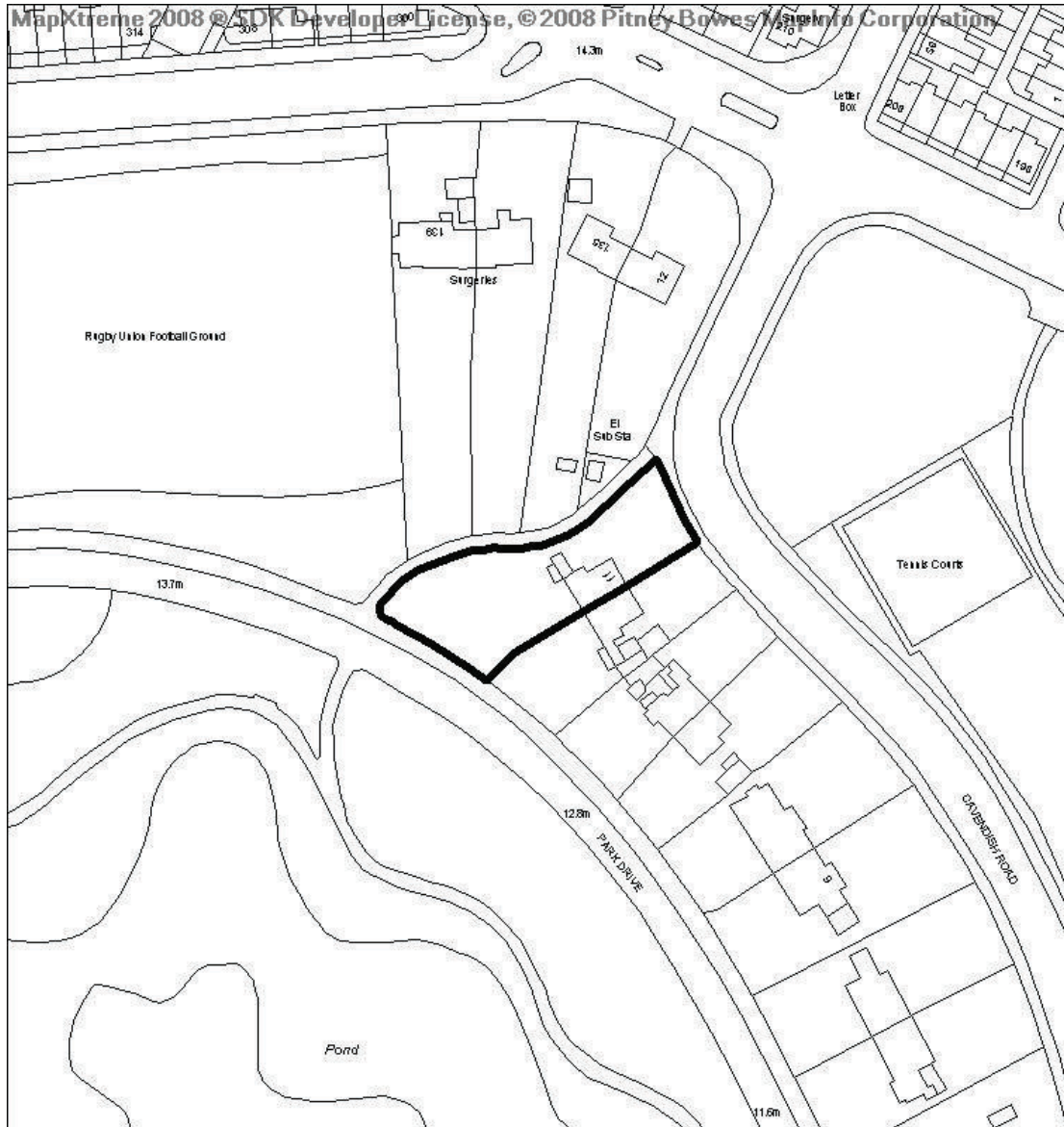
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Claughton**

**Location:** 11 CAVENDISH ROAD, BIRKENHEAD, CH41 8AX  
**Proposal:** Erection of a detached side garage  
**Applicant:** Mr Rose  
**Agent :** SDA

### Site Plan:



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### Development Plan allocation and policies:

Urban Greenspace  
Primarily Residential Area

Conservation Area (for illustrative purposes)  
Historic Park or Garden

**Planning History:**

APP/11/01128 - Erection of an attached side garage - Refused - 07/12/2011

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regards to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to the occupiers of 7 neighbouring properties. A Site Notice was also displayed. At the time of writing this report no representations have been received.

**CONSULTATIONS**

Director of Technical Services (Traffic Management) - Raised no objection

Friends of Birkenhead Park - Raised no objection in principle

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal seeks planning permission for the erection of a detached side garage. This application is a resubmission. The previous application (APP/11/01128) was refused due to the size and scale of the proposed garage and not preserving the character and appearance of the dwelling within Birkenhead Park Conservation Area. Since the application was refused, a meeting was held on site with all parties to discuss the reasons for refusal and how to achieve an approval. As a result, this application was submitted.

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant policies.

**SITE AND SURROUNDINGS**

11 Cavendish Road is an attractive large semi-detached dwellinghouse located within a Primarily Residential Area of similar designed properties. The property is also sited within Birkenhead Park Conservation Area.

The dwellinghouse is located approximately 12 metres away from the highway and is screened sufficiently by a sandstone wall and 1.8 metre high evergreen hedgerow. There is a vehicle access opening at the front elevation which leads onto a driveway. The northern boundary of the site is screened by sufficient vegetation, beyond this boundary treatment is an alleyway which provides access to and from Cavendish Road and Park Drive.

**POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. Policy NPPF Section 12, CH2 - Development Affecting Conservation Areas, CH6 - Birkenhead Park Conservation Area, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF Section 12 deals with conserving and enhancing the historic environment. The overall aim of this policy is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

The main aim of CH6 is to preserve the character and appearance of an extensive Victorian public park. Additionally, CH2 acts to preserve unifying features of design, such as gate piers, boundary fences and stone walls and the nature and extent of landscaping through the area.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed detached side garage is a vast improvement. The design is in keeping with the character of the house and other dwellings within the immediate area. The design replicates features such as the quoins and the copings to the gable end of the pitched roof which complies with policy CH6. Initially there were concerns with the blank brick wall above the garage door. However, after further discussions with the architect amended plans were received which replicate the similar panel detailing as to 10 Cavendish Road (the adjoining property).

It is considered that the proposed garage has satisfied original concerns raised. The design of the proposal is deemed acceptable and in keeping with the character of the Conservation Area and the appearance of 11 Cavendish Road itself. The proposal is sufficiently screened by vegetation and is sited a sufficient distance away from neighbouring properties.

Overall, the proposal is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

#### **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 National policy NPPF Section 12 and policy CH2, CH6 and HS11 of Wirral's Unitary Development Plan and it is considered that the proposal will have no adverse impact on the character of the area, neighbouring properties or the design of the house itself.

#### **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 National policy NPPF Section 12 and policy CH2, CH6 and HS11 of Wirral's Unitary Development Plan and it is considered that the proposal will have no adverse impact on the character of the area, neighbouring properties or the design of the house itself.

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th May 2012 and listed as follows:  
Existing and Proposed Plans, drawing number 100\_2011\_01, dated 24.08.2011

**Reason:** For the avoidance of doubt and to define the permission.

3. All doors which form part of the extension hereby approved shall be constructed in timber, and retained as such thereafter.

**Reason:** To protect the character of the Birkenhead Park Conservation Area

4. No development shall commence until a samples of the materials to be used in the construction of all external surfaces including the type of roof material and rain water goods have been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained as such thereafter.

**Reason:** To protect the character of the Birkenhead Park Conservation Area

**Further Notes for Committee:**

**Last Comments By:** 18/05/2012 11:58:17

**Expiry Date:** 23/05/2012

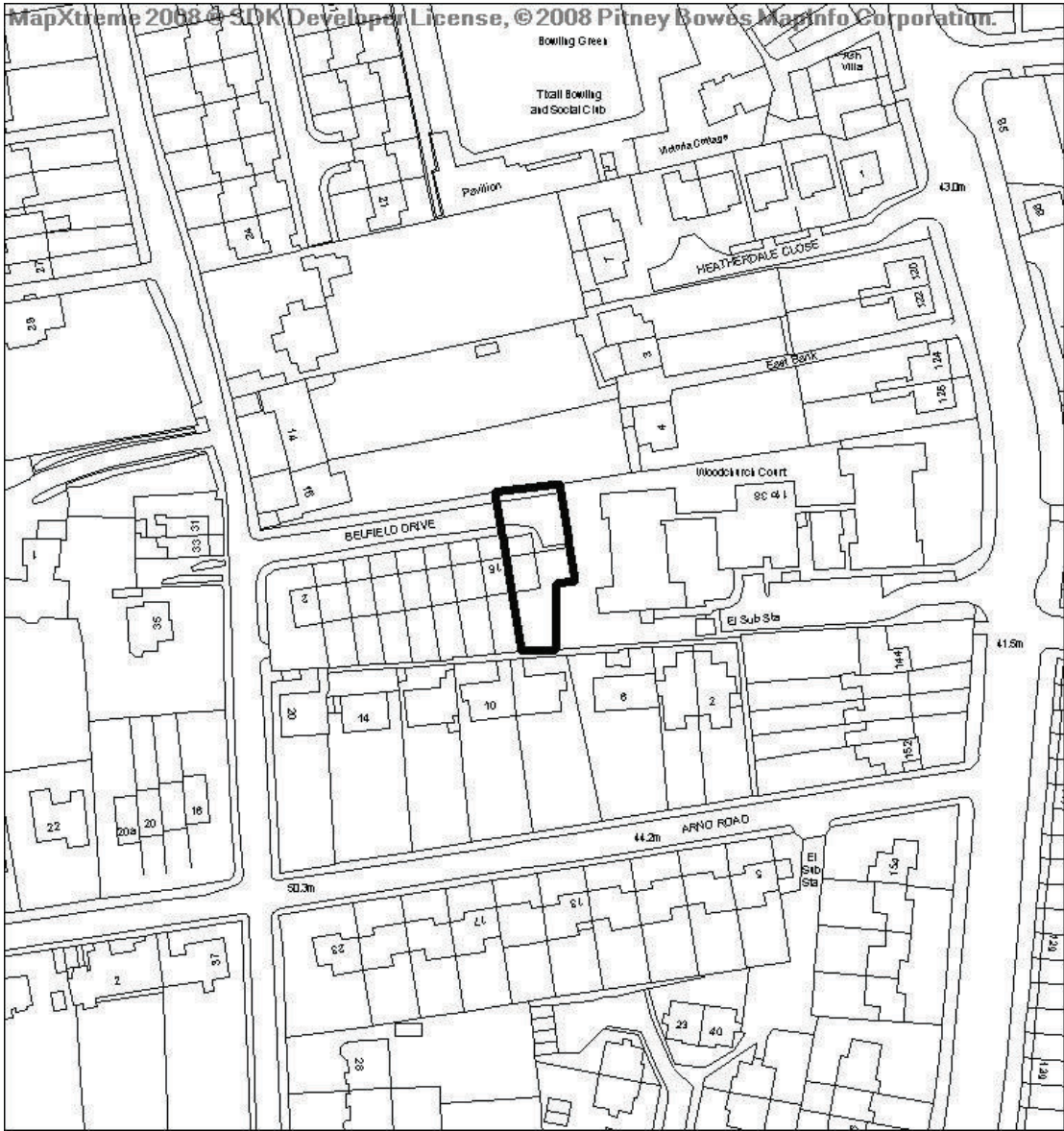
**Planning Committee**

28 June 2012

<b>Reference:</b> <b>APP/12/00402</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Lacey</b>	<b>Ward:</b> <b>Oxton</b>
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<b>Location:</b>	18 BELFIELD DRIVE, OXTON, CH43 5SJ
<b>Proposal:</b>	Proposed garage conversion, single-storey rear extension, new garage and area of extended decking to rear.
<b>Applicant:</b>	Mr Graham Bennet
<b>Agent :</b>	SDA

**Site Plan:**



**Development Plan allocation and policies:**



Conservation Area (for illustrative purposes)  
Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

APP/93/06699 Erection of a car port Approved 20/12/1993

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council's Guidance on Publicity for Applications, 40 notifications were sent to adjoining properties. A Site Notice was also displayed. No objections were received. One letter of support has been received from No.16.

**CONSULTATIONS:**

None

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The application proposes a garage conversion, single-storey rear extension, new garage and area of extended decking to rear.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle.

**SITE AND SURROUNDINGS**

The site comprises of a brick/render three-storey townhouse situated at the end of a terrace. The site is designated Oxtou conservation area. The land slopes down to the east. The building to the east (Woodchurch Court) is a large two-storey building split into 38 flats. There are windows to the west elevation. The property to the rear (No.8 Arno Road) is 16m away from the original dwelling. There are no dwellings directly opposite the proposal.

**POLICY CONTEXT**

The application shall be assessed against policy HS11 House Extensions and CH2 Development Affecting Conservation Areas of the adopted Wirral Unitary Development Plan and SPG11 House Extensions.

Policy HS11 sets out house extensions will be permitted subject to the criteria of scale, materials and design. SPG11 sets out single storey rear extensions should not project more than 3m from the rear elevation of the original building.

**APPEARANCE AND AMENITY ISSUES**

The proposed garage conversion is considered acceptable. The proposed window in the front elevation reflects the existing windows and will not result in direct overlooking or loss of privacy. The new garage single-storey side extension is considered acceptable in scale and design and the flat roof reflects the original roof design. The proposal does not result in an overbearing feature to the original property and is not considered detrimental to the amenity of neighbouring properties.

The single-storey rear extension projects 2.5 metres across the width of the property and complies with policy SPG11. Its lean-to roof is considered acceptable in scale and design, and the structure is not considered to form an overdominant feature when viewed from surrounding properties. The rear windows are not considered to harm the character of the conservation area. The property to the rear No.8 Arno Road is 16 metres away. The proposal is considered acceptable as it is single-storey and replaces an existing conservatory. There are no permitted development right restrictions on the property and a larger rear extension could be built without requiring planning permission.

The decking is to be extended to the east, and is raised 0.7 metres above ground level due to the natural gradient of the land. The decking is 14.5 metres away from the rear windows of the flats on Woodchurch Road. The scale and height of the decking is not considered to result in significant overlooking or loss of privacy to the flats at Woodchurch Court.

#### **SEPARATION DISTANCES**

SPG11 sets out 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. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

#### **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 is considered acceptable in scale and design and is deemed not to have a harmful visual impact on its surroundings or the character of the Conservation Area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal complies with policies CH2 Development Affecting Conservation Areas, HS11 House Extension of the adopted Wirral Unitary Development Plan, SPG11 House Extensions, and the National Planning Policy Framework.

#### **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 in scale and design and is deemed not to have a harmful visual impact on its surroundings or the character of the Conservation Area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal complies with policies CH2 Development Affecting Conservation Areas, HS11 House Extension of the adopted Wirral Unitary Development Plan, SPG11 House Extensions, and the National Planning Policy Framework.

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16 April 2012 and listed as follows:  
37\_2012\_01 (dated 27.02.2012); 37\_2012\_02 (dated 27.02.2012) & 37\_2012\_03 (dated 27.02.2012)

**Reason:** For the avoidance of doubt and to define the permission.



3. The garage door hereby permitted shall be metal or timber, unless otherwise agreed with the Local Planning Authority, and retained thereafter.

**Reason:** To protect the character of the Oxton Conservation Area and in accordance with policy CH2 of the adopted Wirral Unitary Development Plan

**Further Notes for Committee:**

**Last Comments By:** 31/05/2012 10:46:04  
**Expiry Date:** 11/06/2012

**Planning Committee**

28 June 2012

**Reference:**  
**APP/12/00477**

**Area Team:**  
**North Team**

**Case Officer:**  
**Miss K Elliot**

**Ward:**  
**Moreton West and  
Saughall Massie**

**Location:** 11 HARLIAN AVENUE, MORETON, CH46 0RT  
**Proposal:** Erection of two storey side extension  
**Applicant:** Mr Peter Holme  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

None.

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

Having regard to the Council's Guidance on Publicity for Applications, four letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had been received.

**CONSULTATIONS**

None required.

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is for the erection of a two storey side extension.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 (House Extensions) of Wirral's Unitary Development Plan (UDP) and SPG11.

**SITE AND SURROUNDINGS**

The site comprises a semi-detached property in a road of similar design houses. Harlian Avenue is a narrow side road which is tucked away from the main street scene of Meadowbrook Road. Other properties in the road have been extended but mostly at single storey and to the side or rear. No.9 has recently gained planning permission for a two storey side extension. The application property benefits from a large plot with plenty of amenity space and off street parking. There are no immediate neighbouring properties to the north west or south west of the site. There are mature trees along the north western boundary.

**POLICY CONTEXT**

The proposal relates to a two storey side extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that 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 metre from the front elevation and 1 metre from the common boundary; or at least 2 metres from the front elevation. This is supplemented by SPG11 which recommends that they have a lower ridge height and retains 1 metre to the side boundary for maintenance purposes. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly.

**APPEARANCE AND AMENITY ISSUES**

The proposed two storey side extension will occupy part of the gap between the existing gable wall of the property and the common boundary on the north western side of the site, measuring 4 metres in width. The entire extension is set back slightly from the front elevation of the property and comprises living space at ground and first floor. Although the appearance of the extension is not strictly in keeping with the design principles of Policy HS11 and SPG11, it is considered that due to the positioning of the property in the street scene, and no risk of terracing to the north west, it is acceptable in its current form and is capable of appearing subordinate to the original property. The agent has drawn attention to these factors in their supporting statement for the application and it is considered that this has merit. However it does not set a precedent for other extensions in the road as each proposal is assessed on its own merits.

The extension retains 1.5 metres to the common boundary and, due to the angle of the property within Harlian Avenue, it is not considered to appear particularly prominent within the street scene.

The set back of the extension from the front elevation provides a visual break when viewed from the road. The plans incorporate a more traditional pitched roof on the extension which is in keeping with the style of the main roof. It also remains lower than the existing ridge line in accordance with the criteria set out in Policy HS11 and SPG11 and is clearly subordinate to the original property. The proposed extension is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy and meets the required separation distance. In summary, the proposal is in keeping with the design of the original dwelling and remains subservient. The proposal is acceptable in terms of scale and design, complies with Policy HS11, SPG11 and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that 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 front facing windows retain approximately 17 metres to properties opposite, however this is at an obscure angle and no closer than those in the front of the existing property. The rear facing windows of the extension do not face directly on to properties at the rear as there are none in this direction. There are no side windows proposed in any part of the extension. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

#### **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 is not considered to have a detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

#### **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 not considered to have a detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

**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. The development hereby permitted shall be carried out in accordance with the approved

plans received by the local planning authority on 5 April 2012 and listed as follows:  
57\_2012\_01 (dated 22.03.2012), 57\_2012\_02 (dated 22.03.2012) and 57\_2012\_03 (dated  
22.03.2012).

**Reason:** For the avoidance of doubt and to define the permission.

**Further Notes for Committee:**

**Last Comments By:** 16/05/2012 15:30:25

**Expiry Date:** 31/05/2012

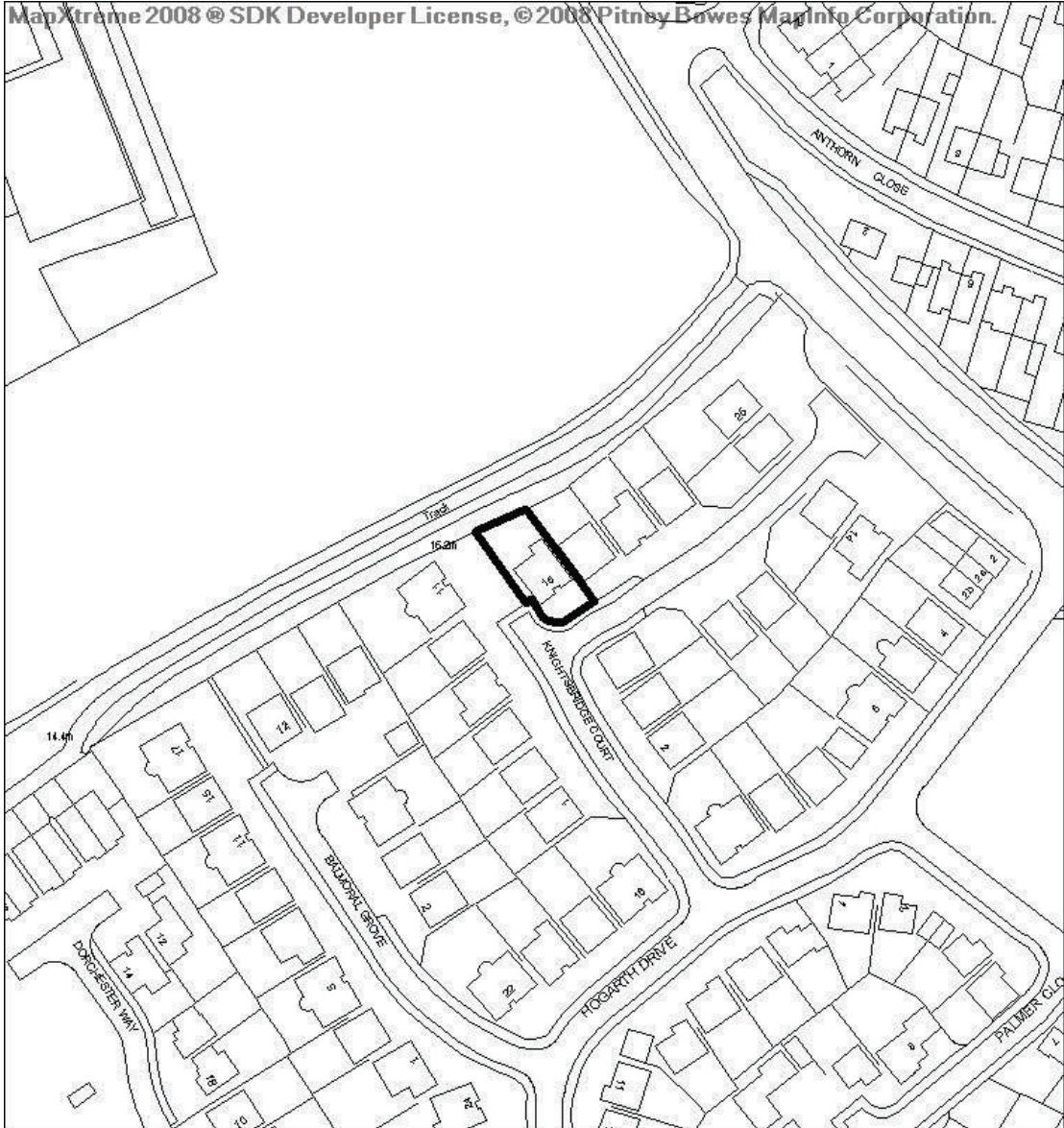


**Planning Committee**

28 June 2012

<b>Reference:</b> <b>APP/12/00525</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Miss K Elliot</b>	<b>Ward:</b> <b>Claughton</b>
<b>Location:</b>	15 KNIGHTSBRIDGE COURT, NOCTORUM, CH43 9HF		
<b>Proposal:</b>	First floor rear extension		
<b>Applicant:</b>	Mr Danny McAssey		
<b>Agent :</b>	SDA		

**Site Plan:**



**Development Plan allocation and policies:**  
Housing Development Site

**Planning History:**



APP/04/07181 - Erection of a two storey side extension - Refused 25/10/2004

APP/04/05078 - Erection of a single storey side extension - Approved 27/02/2004

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

##### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, three letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had been received.

##### **CONSULTATIONS**

None required.

#### **DIRECTORS COMMENTS:**

##### **REASON FOR REFERRAL**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

##### **INTRODUCTION**

The proposal is for the erection of a first floor rear extension.

##### **PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 (House Extensions) of Wirral's Unitary Development Plan (UDP) and SPG11.

##### **SITE AND SURROUNDINGS**

The site comprises a detached brick property on a modern housing estate. Properties in Knightsbridge Court are of similar design and are characterised by projecting front gables. The property has an existing ground floor outrigger at the rear. The rear garden is enclosed by 1.8 metre fencing and is open plan to the front. No.9 and No.11 are situated at a right angle to the application property. The site adjoins Ridgeway High School to the rear.

##### **POLICY CONTEXT**

The proposal relates to a first floor rear extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that to prevent proposals appearing over-dominant, or significantly affecting existing levels of sunlight, privacy and daylight, to adjoining properties, they should retain 2.5 metres to the party boundary on semi-detached properties and 1 metre to other boundaries. This is supplemented by SPG11 which recommends that extensions should comply with the 45 degree test to prevent a loss of outlook to neighbouring properties. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly.

##### **APPEARANCE AND AMENITY ISSUES**

The proposal involves the creation of a first floor bedroom extension above the existing ground floor outrigger at the rear of the property. The proposed extension occupies the same footprint as the existing structure, measuring 3.3 metres in width and 2 metres in depth. The roof of the extension has been designed to integrate with the existing dwelling and remains lower than the main ridge. The property has previously been granted planning permission for a single storey side extension, although this has not been constructed. Due to discrepancies in the original plans submitted, and in the interests of clarity, this was removed from the proposals as it is now permitted development.

Planning permission was refused for a two storey side and rear extension which proposed to occupy the gap between the application property and No.9 and No.11, which face the site at a right angle. The reason for refusal was that the part of the extension closest to these neighbours would not have retained an adequate separation distance to their front facing windows and would thereby have lead to a loss of outlook. The current proposal retains the other part of the extension to which no objection was raised. This element retains an acceptable separation distance towards No.11 as outlined below and is further back than the existing gable end. The proposal will not be visible from the general street

scene and will not have an adverse impact on the character of the existing dwelling.

The other main issue to consider is the impact of the extension on No.17. The proposal is staggered slightly further back from the neighbouring property but retains at least 2.5 metres to the nearest rear facing windows. The proposal also retains 1 metre to the common boundary with No.17 which is a further 1 metre set away itself. The proposed extension would ensure that the rear facing windows of No.17 retain a 45 degree outlook at ground and first floors. There are no proposed side windows facing No.17 and the unit facing No.11 will be obscurely glazed by condition. The proposal is not considered over-dominant when viewed from No.17 and is not considered to lead to a significant loss of light or daylight to the property. The roof of the extension is low and unobtrusive. In summary, the proposed extension is acceptable in terms of scale and design, complies with the objectives of Policy HS11, SPG11 and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that 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 rear facing window faces on to the site of Ridgeway High School at the rear. The side facing wall of the extension retains 18.5 metres to the front of No.11 which is acceptable. However, the window in the extension would be within 21 metres of the front facing windows of No.11, therefore this will be obscurely glazed and top opening only by condition. The proposal is therefore not considered to result in overlooking to or a loss of privacy to neighbouring properties.

#### **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 is not considered to have a detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

#### **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 not considered to have a detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 May 2012 and listed as follows:  
60\_2012\_01 (dated 10.04.2012).

**Reason:** For the avoidance of doubt and to define the permission.

3. Prior to the extension being brought in to use, the first floor side window in the south west facing elevation of the development hereby permitted shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of Wirral's Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 25/05/2012 11:06:40

**Expiry Date:** 13/06/2012

**Planning Committee**

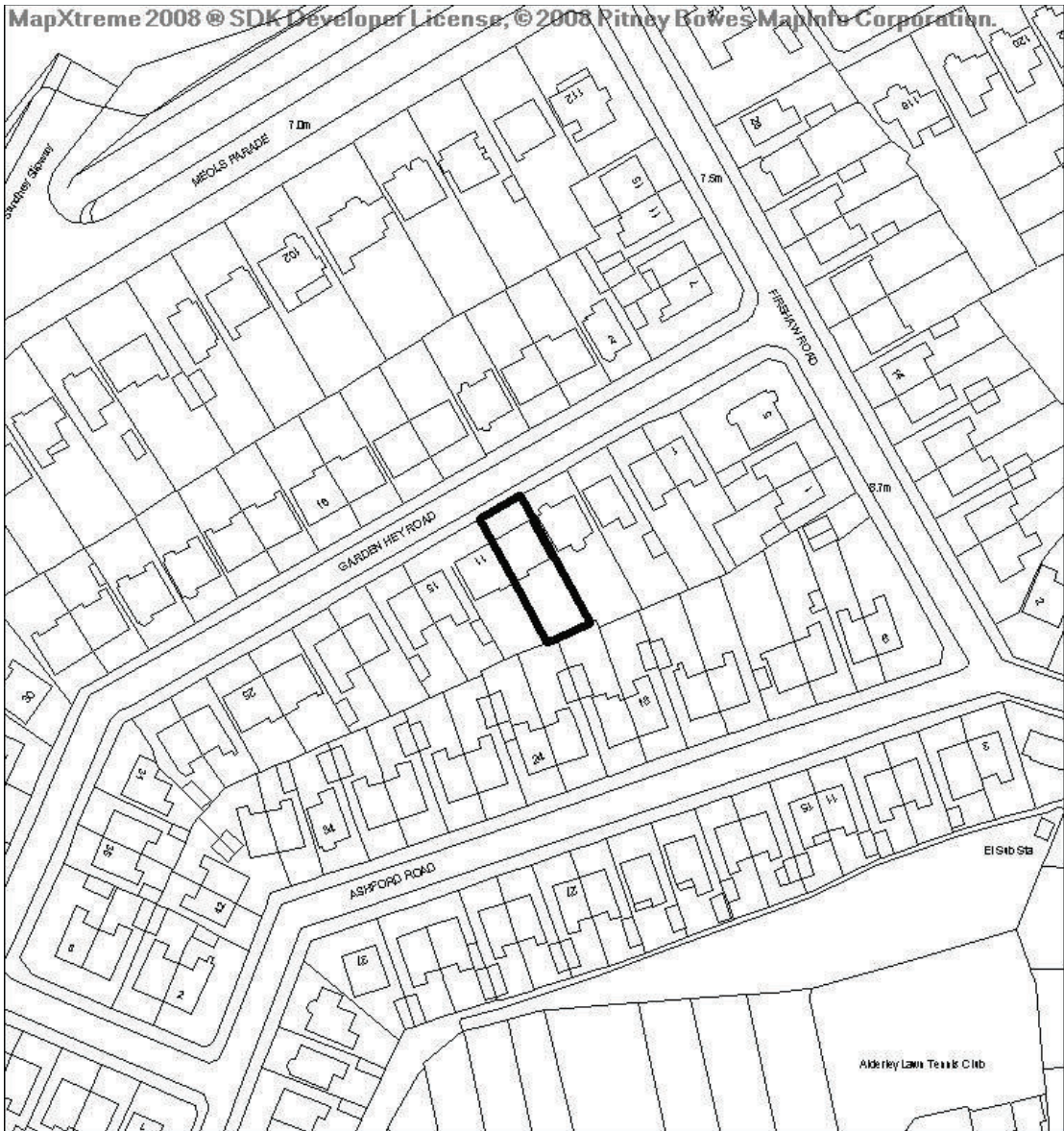
28 June 2012

**Reference:** APP/12/00554      **Area Team:** North Team      **Case Officer:** Miss K Elliot      **Ward:** Hoylake and Meols

**Location:** 9 GARDEN HEY ROAD, MEOLS, CH47 5AS  
**Proposal:** Proposed garage conversion with bay window, single storey rear extension and loft conversion with hip to gable alterations and rear dormer window (Amended description)

**Applicant:** Mr Paul Carney  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

None.

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, seven letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had been received.

**CONSULTATIONS**

None required.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is for a garage conversion with bay window, single storey rear extension and loft conversion with hip to gable alterations and rear dormer window. This has been amended from the original proposal which also included front dormer windows.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development

**SITE AND SURROUNDINGS**

The site comprises a semi-detached render property in a road of similar design houses. There is a mix of detached and semi-detached properties, most of which have hipped roofs. There are a number of side dormer extensions in Garden Hey Road. The property has an attached garage at the side and a number of bay window features at the front and rear.

**POLICY CONTEXT**

The proposal relates the creation of a front bay window, single storey rear extension and loft conversion with rear dormer window, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that front extension should not impact adversely on the character of the building or the general street scene. With reference to single storey rear extensions, Policy HS11 and SPG11 state that those within 1 metre of the party boundary on semi-detached dwellings should not project more than 3 metres from the original rear wall do the property. This is supplemented by SPG11 which recommends that extensions should comply with the 45 degree test to prevent a loss of outlook to neighbouring properties. In terms of dormer extensions, SPG11 states that they should not over-dominate the existing building or appear obtrusive within the street scene. Side dormers or proposals for hip to gable enlargements on one side of pairs of semi-detached properties are also not usually endorsed. Rear dormer should be set in by 0.5 metres from the gable end, eaves and party boundary of properties. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly.

**APPEARANCE AND AMENITY ISSUES**

The proposed alterations to the existing garage, including the creation of a bay window, are considered acceptable and in keeping with the character of the original dwelling. The proportions of the new window match those of the bay on the other side of the house. It is not considered to detract from the general character of the street scene. The footprint and pitched roof design of the existing garage is to be retained and the proposed single storey rear extension will be situated beyond this. The rear extension occupies the full width of the existing house and projects no further than 3 metres in depth at any point, in accordance with the criteria of Policy HS11 and SPG11. Due to the positioning of an original bay feature at the rear of the property, which corresponds with No.11, the proposed extension appears to step further out at this point. However, it is no more than 3 metres in



depth overall which ensures that No.11 retains a 45 degree outlook from their rear window. The design of the rear extension is acceptable and while the parapet wall will be partially visible above the roof of the existing garage, it is well set back from the general street scene and is barely noticeable.

The original plans submitted proposed two front dormers. It was considered that these were out of character with the existing property and the design of others in the road. These have since been replaced with two roof lights in the front facing roof slope which is more acceptable in visual terms. Properties in Garden Hey Road are characterised by hip design roofs although this is interrupted in places by some side dormer extensions. Under the guidance set out in SPG11, hip to gable enlargements on one side of a pair of semi-detached properties are not usually permitted. However, it is considered that this element of the guidance is somewhat out of date with the more recent permitted development legislation which allows these types of roof alterations without the requirement for planning permission. Were the total volume of the loft conversion two cubic metres less it would constitute permitted development. This would not significantly alter the design or overall appearance of the proposal as presented. Therefore it is considered that it would be unreasonable to resist the proposal in its current form on this basis.

The positioning of the rear dormer is appropriate and the windows meet the required separation distances to neighbouring properties at the rear. The side gable window will be obscurely glazed by condition to prevent any overlooking to No.7. Overall, the proposals are not considered to have an adverse impact on the character of the original property or that of the general street scene. The proposed hip to gable enlargement is considered acceptable and justified in the context of the detail outlined above. The proposals are not considered to harm the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The revised proposals are considered acceptable in terms of scale and design and are recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that 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 rear dormer window retains approximately 31 metres to the properties at the rear of the site in Ashford Road. The gable end window will be obscurely glazed and top opening only by condition. The revised proposal is therefore not considered to result in direct overlooking or a loss of privacy to neighbouring properties.

#### **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 is not considered to have a detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

#### **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 not considered to have a detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is



acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 May 2012 and listed as follows: 67\_2012\_01 (dated 14.04.2012), 67\_2012\_02 (dated 16.04.2012) and 67\_2012\_03 (dated 16.04.2012).

**Reason:** For the avoidance of doubt and to define the permission.

3. Prior to the extension being brought in to use, the new second floor side window in the north east facing elevation of the development hereby permitted shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of Wirral's Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 16/06/2012 12:20:02

**Expiry Date:** 20/06/2012

## Planning Committee

28 June 2012

**Reference:**  
**APP/12/00654**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Claughton**

**Location:** Skomer, NOCTORUM LANE, BIDSTON, CH43 9UA  
**Proposal:** Single storey side extension  
**Applicant:** Mr Stephen Allen  
**Agent :** SDA

### Site Plan:



**Development Plan Designation and Policies:**

Primarily Residential Area  
Density and Design Guidelines Area

**Planning History:**

Stokesay Lodge, Noctorum Lane, Noctorum, L43 9UA  
APP/75/03642: Erection of a garage. Approve 15/10/1975

5 Dundoran Vyner Road South, Noctorum, L43 7PQ  
APP/76/06472: Erection of bungalow. Conditional Approval 22/03/1977

Stokesay Lodge, Noctorum Lane, Bidston, L43 9UA  
APP/79/13883: Erection of a single storey extension at the rear to form study. Approve 12/11/1979

'Dundoran', Vyner Road South, Bidston  
APP/80/15051: Extension of permission for one bungalow on land south of. Conditional Approval 15/05/1980

Land to the south of 'Dundoran', Vyner Road South, Bidston, L43 7PW  
APP/80/16284: Erection of detached house and garage. Refuse 23/10/1980

Land to the south of 'Dundoran', Vyner Road South, Bidston, L43 7PW  
DLS/80/16989: Proposed bungalow and double garage. Conditional Approval 19/02/1981

South Dundoran, Noctorum Lane, Bidston  
DLS/81/19533: Erection of a detached bungalow and garage on land south of. Conditional Approval 13/01/1982

Stokesay Lodge, Noctorum Lane, Bidston, Wirral, CH43 9UA  
APP/02/05155: Erection of a two storey rear extension. Approve 15/03/2002

Stokesay Lodge, Noctorum Lane, Bidston, CH43 9UA  
APP/11/00181: Erection of two storey garage extension with rear dormer. Approve 20/04/2011

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, ten letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed. No objections have been received at the time this report was written.

**CONSULTATIONS**

Director of Technical Services (Traffic Management Division) have no objection to the proposal.

United Utilities Asset Protection have no objection to the proposal. They commented that, due to the Private Sewers Transfer not all sewers are currently shown on the statutory records, therefore the proposed developments may fall within the required access strip of a public sewer. They suggest that the applicant contacts a Building Control Body at an early stage to discuss this matter.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is erect a single storey extension at the side of the aforementioned property facing the highway.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 and Supplementary Planning Guidance Note 11 of the Wirral Unitary Development Plan (UDP). Policy HS5 and SPG2 of the UDP should be considered but are not directly applicable since the proposal does not involve a new housing development. The National Planning Policy Framework (NPPF) must also be considered.

#### **SITE AND SURROUNDINGS**

The site sits within a Primarily Residential Area that can be thought of as one of the Borough's older residential areas with properties of a special character derived from their architecture and extensive mature gardens. Spaces in between each property are at least as important as the properties themselves. The majority of properties on the west side of the road are set back from the road and are predominantly obscured by considerable, mature planting. Generally, older properties in this area are constructed from exposed red brick with more modern properties using light tan bricks or pebbledash render.

The application property is a detached dormer bungalow with external walls covered with white painted render. The first floor of the property is located within the steep pitched roof space and is marked by large dormer windows on the north west and south east slopes of the existing pitched roof, and small windows located in both gable ends.

The boundary with the highway consists of a hedge with high, mature planting behind; there is no pedestrian footpath along this section of the road. There is a modern alteration to the boundary consisting of a curved brick wall flanked by taller brick piers with wrought iron gates in the middle. This gateway leads to a very visible double garage with a pitched roof and mock Tudor gable end. These factors serve to substantially obscure the property from the road.

#### **POLICY CONTEXT**

The proposal must be considered against the NPPF published on 27th March 2012; this supports sustainable development which encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

HS11 focuses on house extensions and the criteria they must comply with to be permitted. SPG11 is a set of guidelines which have been prepared to inform about issues relating to house extensions and to encourage a better standard of design.

#### HS11 Housing Extensions

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;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained. and SPG11 as well as Policy HS5 and SPG2 of the UDP are directly relevant to this proposal.

#### HS5 Noctorum Ridge Guidelines

HS5 outlines guidance on controlling the density and layout of new residential development while SPG2 contains further advice on the Noctorum Ridge Guidelines Area; although not directly relevant to the proposal, they are relevant to the area and as such are worth acknowledging.

The aforementioned property falls within Zones 1 of the Noctorum Ridge Area, zone 1 comprises "of large detached houses with extensive gardens. The abundance of mature trees and shrubs together with the low density of development create an area of considerable environmental quality." Any new housing should take account of existing trees and ground cover and provide for the retention of dominant natural features.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed single storey side extension will be erected to the east side of the aforementioned property; this side of the property forms a gable end. The style of the extension is similar in style to the existing property and effort has been made to match the materials used externally. The proposed extension will extend 3 metres beyond the side wall of the property and be 7.5 metres long (covering the entire east face of the property). It will be 2.5 metres high from the ground to the eaves and 3.5 metres high from the ground to the ridge of the single pitched roof.

Trees and other mature planting surrounding the property significantly obscuring it from view; indeed, due to planting and the detached garage, it is almost totally obscured from view from the road and as such will have little or no affect on the streetscene. While it is possible that neighbouring properties may be able to see the proposal, it is highly unlikely that it will have a significant visual impact due to the dense planting across the site and high planting to the site borders. No additional windows are proposed to be added to the south of the property, this is the side of the property facing the nearest neighbour and as such would be the most prone to overlooking. Due to the lack of additional windows and the presence of a high hedge along the side boundary of the site there will be no overlooking or loss of privacy. Two windows will be added to the existing north face of the property to ensure that the internal rooms receive an adequate level of illumination. The main face of the extension will be to the east of the property and, as a result of the proposed development the east elevation may appear more dominant than the existing entrance elevation.

The proposal is acceptable in terms of visual impact and will not damage the environmental quality of the area or dominate the neighbouring properties. not considered to compromise the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy. 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. The development proposed is single storey, and as noted above, due to the lack of additional windows and the presence of a high hedge along the side boundary of the site there will be no overlooking or loss of privacy to the north. Similarly, whilst additional windows would be inserted to the north face of the property, there would be no material increase in overlooking or impact to the privacy of Bracken to the north, given existing openings and the boundary treatment established.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway implications relating to this proposal.

**ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no environmental or sustainability issues relating to this proposal.

**HEALTH ISSUES**

There are no health implications relating to this application.

**CONCLUSION**

The proposal is not considered to have an adverse impact on the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy and is acceptable in terms of scale and design. The proposal is not considered to have a detrimental impact on the streetscene or the environmental quality of the surrounding area. The proposal complies with the National Planning Policy Framework as well as Policy HS11 and Supplementary Planning Guidance Note 11 of the Wirral Unitary Development Plan (UDP). It is in the spirit of Policy HS5 and Supplementary Planning Guidance Note 2 of the UDP.

**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 not considered to have an adverse impact on the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy and is acceptable in terms of scale and design. The proposal is not considered to have a detrimental impact on the streetscene or the environmental quality of the surrounding area. The proposal complies with the National Planning Policy Framework as well as Policy HS11 and Supplementary Planning Guidance Note 11 of the Wirral Unitary Development Plan (UDP).

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th May 2012 and listed as follows: 08\_2012\_01 (dated 02/03/2010); 08\_2012\_02 (dated 02/03/2010).

**Reason:** For the avoidance of doubt and to define the permission.

**Last Comments By:** 21/06/2012 12:08:09

**Expiry Date:** 11/07/2012



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## WIRRAL COUNCIL

### PLANNING COMMITTEE

28<sup>TH</sup> JUNE 2012

<b>SUBJECT:</b>	<b>PROPOSED EXTENSION TO BURBO BANK OFFSHORE WIND FARM</b>
<b>WARD/S AFFECTED:</b>	<b>NONE DIRECTLY AFFECTED – BUT OF PARTICULAR INTEREST TO MEMBERS OF NEW BRIGHTON, WALLASEY, LEASOWE AND MORETON EAST, MORETON WEST AND SAUGHALL MASSIE AND HOYLAKE AND MEOLS.</b>
<b>REPORT OF:</b>	<b>KEVIN ADDERLEY – DIRECTOR OF REGENERATION, HOUSING AND PLANNING</b>
<b>KEY DECISION?</b>	<b>NO</b>

#### 1.0 EXECUTIVE SUMMARY

- 1.1 This report informs Members of a consultation that has been received from DONG Energy, regarding the proposed development of an extension to the west of the existing Burbo Bank wind farm, some 7 km from the North Wirral Coast off Hoylake and Meols. The project would consist up to 75 turbines (there are currently 30 turbines), over an area of up to 40km<sup>2</sup>, with a maximum 'tip height' of 235m for each turbine.
- 1.2 The project will have an installed generating capacity of up to 250MW (the applicant estimates that electricity could be generated to provide for the needs of up to 170,000 homes) and therefore falls within the definition of 'Nationally Significant Infrastructure Project' set out in the Planning Act 2008. As such, DONG Energy is required to apply for a Development Consent Order to the National Infrastructure Directorate, which now forms part of the Planning Inspectorate.
- 1.3 The proposals are currently at the 'pre-application' stage. The Planning Act 2008 places importance on this stage of the process, section 42 of the Act requiring a formal pre-application consultation with statutory consultees. In this instance, Wirral Council is defined as a statutory consultee by section 43 of the 2008 Planning Act. The current consultation is an opportunity available to the Local Authority to express its own views on the merits of a proposed application for development consent directly to the 'proposer' (the developer).
- 1.4 The current consultation opportunity is separate to the process of public consultation, which the applicant must undertake under sections 47 and 48 of the Planning Act, and on which the Local Authority is able to comment under an 'adequacy of consultation' response that can be made to the Planning Inspectorate once an application is submitted. There will also be a further opportunity for the Local Authority to make representations; including representing the broader views of the residents of the

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Borough, through submission of a Local Impact Report once the Planning Inspectorate has received an application. A report was presented to Planning Committee on the 26<sup>th</sup> May 2011 outlining in full the procedure for such applications and the Local Authorities' role.

- 1.5 The project would be an Environmental Impact Assessment development, and at this stage, Preliminary Environmental Information (PEI) has been made available by the applicant providing information on the project, which can be used to inform the consultation response made by the Council. It is large and complex application, and a significant amount of PEI documentation has been provided. This report seeks to summarise the proposal and the areas of work within the PEI, and recommends a response to DONG that highlights a number of key issues to be addressed within the Development Consent Order and EIA.
- 1.6 The key issues for Wirral are considered to be the potential visual impact, impact on coastal processes and nature conservation, and the potential for noise disturbance during construction.

## **2.0 BACKGROUND AND THE PROPOSAL IN DETAIL**

### **2.1 The Proposal**

DONG Energy proposes to apply to the Planning Inspectorate under section 37 of the Planning Act 2008 for a Development Consent Order (DCO) for an extension to the existing 90 MW Burbo Bank Offshore Wind Farm in Liverpool Bay. The DCO will be examined by the National Infrastructure Directorate (NID) within the Planning Inspectorate and the Secretary of State who will have the final decision whether to approve the application. A deemed marine license from the Marine Management Organisation (MMO) can be incorporated into the DCO. The DCO will include:

- Offshore wind turbines and foundations (up to 75 turbines, with a maximum tip height of 235m to provide an upper boundary installed capacity of approximately 250 MW);
  - Up to one offshore substation;
  - Undersea inter-array cables between the turbines and the substation;
  - Undersea export cables in English waters to transmit electricity for the offshore substation.
- 2.2 It should be noted that the Burbo Bank project is a significant trans-boundary project, in that the wind farm itself lies in English waters in Liverpool Bay, while the generated electricity will be taken by cable to a landfall in Wales and thence overland to the distribution network. The onshore elements of the proposal would be based wholly within the County of Denbighshire in North Wales (i.e. no onshore connection is proposed within Wirral).
  - 2.3 The exact nature of the proposal has not yet been determined. The PEI technical report submitted outlines that wind turbines types with a capacity ranging from a rating of 3 MW to a rating of 7.5 MW are being considered to determine this total capacity range. These turbine types would have a hub height ranging from indicatively 75 to 125 metres; ranging from indicatively 110 to 200 metres; and clearance above the mean sea level of at least 22 metres. The final layout of the turbines will, however, be defined at a later stage. DONG Energy presented several options during the first stage of the Section 47 community consultation events (May 2011), in order to receive initial comments.

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## 2.4 Consideration of the Preliminary Environmental Information (PEI)

- 2.5 The PEI submitted to the Council to date is considered to present a comprehensive overview of the process that has been followed by the applicant up to this point in developing the project and undertaking the Environmental Impact Assessment. However, as noted above the PEI recognises that a number of elements of the project design and configuration remain unresolved at this point and therefore is unable to present firm conclusions other than within loose parameters presented as a 'likely worst case scenario'. Whilst it is recognised that this is appropriate to this stage of the work and the early indicative nature of this work is welcomed, due to the remaining uncertainties it is not considered appropriate for the Local Authority to offer substantive comment in detail on the evaluated impacts of the PEI.
- 2.6 The PEI is most valuable as a guide to the approach taken to the EIA, including the scope of assessment, methodologies used and baseline data collected. In general it is considered representative of the diligent and thorough approach being taken by the applicant. Although not forming part of this formal consultation, the applicant has proactively made available to the Council the draft baseline technical reports underpinning much of the assessment process, including for example those covering: Benthic and Intertidal Ecology; Geophysical and Bathymetric; Marine Mammals; Noise; Ornithology; Salmon & Sea Trout; Fish and Shellfish; Commercial Fisheries; and Habitats Regulations Screening and Scoping.

## 2.7 Ecology

These reports contain a large amount of environmental information that it has not proved possible for the council's advisors, Mersey Environment Advisory Service (MEAS), to review the detail of at the time of writing. However, the information is considered indicative of a sound and conscientious approach to the establishment of an appropriate EIA 'baseline'. It is recommended that the s42 response made by the Council acknowledges this, and requests continuing dialogue on such matters.

## 2.8 Landscape and Visual Impacts

The PEI includes a section summarising the Landscape and Seascape Visual Impact Assessment (LSVIA) that has been undertaken by the developer, considering the impact of the proposed Project on seascape and landscape character and representative 'visual receptors' within a study area including the North Wirral Coast. In the assessment, the seascape and landscape character of the application site is assessed and the wider study area, as well as the visual prominence of the proposed wind farm and the sensitivity of representative visual receptors.

- 2.9 It is outlined that further detailed assessment work will be undertaken, the magnitude of impacts arising from the construction and operation of the wind farm proposals will be considered and also the significance of the effects on seascape, landscape character and on representative visual receptors.
- 2.10 As with the existing wind farm, the introduction of additional, larger, turbines is likely to divide opinion. For the majority of people, visual impact will be the key consideration. It could be argued that the expansion of the existing wind farm would reduce the quality and value of the seascape – others may view the additional turbines more positively. Given the existing turbine infrastructure located in the seascape, and the distance from

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shore to turbine, there is potentially limited scope to sustain a future objection to the proposal on these grounds. It will be important, however, that the detailed assessment of the potential impacts is undertaken, and forms part of the decision making process. It is recommended that this is highlighted as an important issue for the Local Authority.

## 2.11 Noise

The PEI includes a chapter that considers the potential for noise and vibration impacts, both during construction and during operation of the wind farm extension. The methodology employed is from national planning statement NPS EN-1, and considers potential impacts from underwater noise to biota, and airborne noise. A model of the propagation of airborne noise over water has been employed to determine the range over which there may be any effects and to determine the expected worst case noise levels on-land near to the coast. The modeling concludes that under worst conditions, in some circumstances during the construction phase, without mitigation there may be impacts – for example, the levels experienced by humans on-shore may temporarily and marginally be above the WHO guidelines for night noise.

2.12 Mitigation is then considered within the PEI - generally mitigation of noise includes a choice or combination of methods to reduce the noise emitted and methods to lessen the impact on receptors. NPS EN-1 distinguishes between engineering, lay-out and administrative measures. Reducing the noise emissions may be done by modifying the construction method or using noise reducing applications. Administrative measures include limiting the period of very noisy operation for example to day time operations. Noise reducing devices, particularly for monopile hammering operations, will be considered further. By encouraging sensitive receptors, for example fish, to move temporarily out of the affected area it is noted the potential impacts may also be reduced. It is recommended that the s42 response highlights this as an issue as important to the Local Authority.

## 2.13 Offshore Shipping and Navigation Impacts

The PEI considers these impacts, and a Navigational Risk Assessment has been undertaken by DONG, including surveys of vessels in the vicinity of the wind farm, consideration of the impact of the wind farm on navigation in the immediate area, and cumulative risks in combination with other development in the same area of sea. To date, consideration has been limited to one of the design options for the proposed development. Whilst the assessment undertaken to date is considered to be largely thorough, the Council would potentially want to reinforce any concerns expressed by port operators in relation to adverse impacts on shipping movements to and from the Mersey Estuary, (given the importance of the maritime economy locally). There is also limited information regarding the potential impact to recreational vessels. The Council has received one representation directly on this issue, and it is considered appropriate to highlight this issue in the response made, recommending that consultation is undertaken with known recreational groups such as Hoylake Fishermen, and the North West Sea Anglers group and charter boat operators.

## 2.14 Socio Economic Impacts

The PEI considers the potential benefits of the proposed development through added value generated to the local economy and that this and the potential for job creation. There is, however, limited evaluation of the benefits of the offshore development, and

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little consideration of the potential for benefits in this regard to Wirral. It is recommended that the response sent to the s42 consultation response seeks further clarification on this matter, so that consideration might be given to the potential economic benefits of the proposal.

## 2.15 Conclusions on the PEI

Overall the PEI is considered to present a satisfactory approach to evaluating environmental impacts and to applying mitigation measures based on four categories of significance identified. It is noted, however, that categories are described with a degree of flexibility in the determination of the need for, and scale of, mitigation measures. In the final Environmental Statement it will therefore be important for the developer to explain fully the rationale behind each decision made in respect of mitigation for all identified impacts of higher than 'negligible – no impact' in the hierarchy presented.

2.16 The commitment within the PEI to coverage of alternatives, cumulative impacts and to mitigation is considered satisfactory but, for reasons made clear within the report, the information presented will be subject to change before final submission of the Environmental Statement.

## 3.0 **Proposed Response to s42 Consultation**

- 3.1 Guidance produced by the National Infrastructure Directorate does not specify the information that must be provided to statutory consultees, nor the issues that must be covered in any response. The guidance available (at: <http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes/>) does set out that the s42 consultation is an opportunity available to the Local Authority to express its own views on the merits of a proposed application for development consent. The consultation under section 42 of the Act allows the local authority to identify areas of concern and begin to weigh which matters are most significant in its own consideration of the local impact of the proposal. Any response that a local authority makes following a consultation under section 42 of the Act may be a representation in terms of the local authority's own vision and place-shaping. The guidance advises that Local Authorities may decide to comment on the suitability of the proposed application by reference to the relevant development plan. Alternatively, such representations may reflect other aspects of the proposed application that are of particular importance to the local authority.
- 3.2 Local authorities are encouraged in the guidance to take advantage of this opportunity to present their views directly to the promoter on any aspects of the proposed application that are of importance or concern to them, such as measures to mitigate any adverse impacts, so that the promoter can consider their comments before finalising their proposals.
- 3.3 Where appropriate, local authorities should suggest appropriate requirements to be included in the draft Development Consent Order being developed by the promoter as part of their application. These would be similar to conditions attached to a grant of planning permission, and might include the later approval (i.e. subsequent to the granting of a Development Consent Order) by the local authority of detailed project designs or schemes to mitigate adverse impacts.

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3.4 The expansion of renewable energy generating capacity is considered consistent with the aspirations of the Liverpool City Region and Wirral Borough Council to achieve a transformation to a low carbon economy. Given this, it is recommended that the opportunity should be taken to express support in principle at this stage, subject to further representations on matters of detail once a full appraisal has been made of the final EIA information. The response made should highlight the areas of visual impact, noise, recreational navigation, socio-economics and ecology as key areas of importance to the Local Authority as the project and associated Environmental Impact Assessment are progressed. In responding, it is recommended that it is requested regard be had to the adopted Unitary Development Plan, and in particular policies REN1: Principles for Renewable Energy, CO7: Criteria for Development Within the Inter-Tidal Zone, LAN1: Principles for Landscape, PO3: Noise, NCO1: Principles for Nature Conservation, NC1: The Protection of Sites of International Importance for Nature Conservation, NC2: Sites of International Importance for Nature Conservation, and NC7: Species Protection together with RSS Policy EM17 Renewable Energy.

#### **4.0 RELEVANT RISKS**

4.1 None relevant.

#### **5.0 OTHER OPTIONS CONSIDERED**

5.1 Not applicable.

#### **6.0 CONSULTATION**

6.1 No public consultation has been undertaken. This paper is to be circulated to members of the Planning Committee and all ward councillors.

#### **7.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

7.1 Local interest groups, including voluntary, community and faith groups, may be consultees to the Development Consent application.

#### **8.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

8.1 None relevant.

#### **9.0 LEGAL IMPLICATIONS**

9.1 None relevant.

#### **10.0 EQUALITIES IMPLICATIONS**

10.1 It is not considered that this report has relevance to equality.

#### **11.0 CARBON REDUCTION IMPLICATIONS**

11.1 The expansion of renewable energy generating capacity is considered consistent with the aspirations of the Liverpool City Region to achieve a transformation to a low carbon economy and as such this report recommends that the proposed windfarm extension be supported in principle.

#### **12.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

12.1 As detailed above.

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### 13.0 RECOMMENDATION

13.1 In line with the procedure agreed by Planning Committee on 26<sup>th</sup> May 2011 (minute 8 refers) it is recommended that the opportunity should be taken to express support in principle at this stage, subject to further representations on matters of detail once a full appraisal has been made of the final EIA information. The response made should highlight the areas of visual impact, noise, recreational navigation, socio-economics and ecology as key areas of importance to the Local Authority as the project and associated Environmental Impact Assessment are progressed. In responding, it is recommended that it is requested regard be had to the adopted Unitary Development Plan, and in particular policies REN1: Principles for Renewable Energy, CO7: Criteria for Development Within the Inter-Tidal Zone, LAN1: Principles for Landscape, PO3: Noise, NCO1: Principles for Nature Conservation, NC1: The Protection of Sites of International Importance for Nature Conservation, NC2: Sites of International Importance for Nature Conservation, and NC7: Species Protection, together with RSS Policy EM17 Renewable Energy..

### 14.0 REASON FOR RECOMMENDATION/S

14.1 In order to make representation on the proposed development at this stage.

**REPORT AUTHOR:** **Matthew Rushton**  
**Principal Planning Officer, Corporate Services**  
telephone: (0151) 6062245  
email: [matthewrushton@wirral.gov.uk](mailto:matthewrushton@wirral.gov.uk)

### APPENDICES

None

### REFERENCE MATERIAL

Further details of the project can be found on the applicant's website at:  
[www.burbobankextension.co.uk](http://www.burbobankextension.co.uk)

### SUBJECT HISTORY

Council Meeting	Date
Environment Transportation and Planning Strategy Select Committee (original wind farm)	22 <sup>nd</sup> October 2002.
Cabinet	Thursday 4 <sup>th</sup> November 2010 (Minute 193).
Planning Committee	26 <sup>th</sup> May 2011.

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<b>Application No.:</b>	APP/12/00074	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Lancelyn Plaice, 6 Lancelyn Court Precinct, SPITAL ROAD, BEBINGTON, CH63 9JP		
<b>Proposal:</b>	Change from A3 (restaurant/cafe) to A5 (hot food take away) consent		
<b>Application No.:</b>	APP/12/00090	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	28/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>		<b>Agent:</b>	Collins Architecture
<b>Location:</b>	1 EARLSTON ROAD, LISCARD, CH45 5DX		
<b>Proposal:</b>	Erection of a single storey side and rear extension to existing doctors surgery (amended plans received).		
<b>Application No.:</b>	APP/12/00094	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Mark Diggory	<b>Agent:</b>	
<b>Location:</b>	Dale Farm Adult Training Centre, 51 OLDFIELD ROAD, HESWALL, CH60 6SN		
<b>Proposal:</b>	The erection of a 5m x 4m x 2.5m timber shed for storage purposes. This will be located on the same building line as two existing storage containers.		
<b>Application No.:</b>	XX/12/00134/NOAP	<b>Application Type:</b>	Not An Application
<b>Ward:</b>		<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	Axis Ped Ltd
<b>Location:</b>	From roundabout south of 1408 New Chester Road, Eastham to Pump House, Commercial Road, Bromborough, Wirral, CH62 3NL		
<b>Proposal:</b>	Non material amendment		
<b>Application No.:</b>	APP/12/00198	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Ms Janet Green	<b>Agent:</b>	Ms Janet Green
<b>Location:</b>	Keepers Cottage, WILLASTON ROAD, RABY, CH63 4JF		
<b>Proposal:</b>	Demolition of existing stable block and erection of new stable block and tap room		

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**Application No.:** APP/12/00223                      **Application Type:** Full Planning Permission  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 01/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Shepherd Myers LLP  
**Location:** Misty Blues, Manor Road, Liscard, CH44 1BY  
**Proposal:** Disabled ramp to lower ground floor

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**Application No.:** APP/12/00228                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 28/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Adam Plant    **Agent:**  
**Location:** 101 IRBY ROAD, HESWALL, CH61 6UZ  
**Proposal:** Two storey side and rear extension

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**Application No.:** ADV/12/00242                      **Application Type:** Advertisement Consent  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 24/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Creative Spirit Ltd  
**Location:** Moss Chemist, 29 LISCARD WAY, LISCARD, CH44 5TL  
**Proposal:** Installation of an illuminated fascia & projecting sign

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**Application No.:** ADV/12/00252                      **Application Type:** Advertisement Consent  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 15/05/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mrs M Hall    **Agent:**  
**Location:** Eastham Village Deli, 82 EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AW  
**Proposal:** Advertisement consent for the display of notices of local community's events and news

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**Application No.:** APP/12/00254                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 13/06/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:**  
**Location:** Oddbins, 1 Eastham Point, 1062 NEW CHESTER ROAD, EASTHAM, CH62 8HJ  
**Proposal:** Change of Use to D1 Classification

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**Application No.:** APP/12/00255                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Jenny Usher                      **Agent:**  
**Location:** 19 LANG LANE, WEST KIRBY, CH48 5BW  
**Proposal:** Demolishing of existing house and construction of new house as per the plans with new location for vehicular and pedestrian access.

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**Application No.:** ADV/12/00276                      **Application Type:** Advertisement Consent  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** Cotefield Interiors Ltd  
**Location:** 11 BROADWAY, HIGHER BEBINGTON, CH63 5ND  
**Proposal:** Exterior Fascia above entrance and window graphics

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**Application No.:** APP/12/00279                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Josephine Hague                      **Agent:**  
**Location:** 16 STORETON CLOSE, OXTON, CH43 5XB  
**Proposal:** Installation of two rear facing velux windows

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**Application No.:** APP/12/00283                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 16/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs McManus                      **Agent:** mchugh stoppard architecture  
**Location:** Hilbre Lodge, 53 CABLE ROAD, HOYLAKE  
**Proposal:** Proposed single storey garage to rear garden area

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**Application No.:** APP/12/00284                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 21/05/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:** Miss Alison Povall                      **Agent:**  
**Location:** Greenacres, 26 GARDEN HEY ROAD, SAUGHALL MASSIE, CH46 5NE  
**Proposal:** Construction of a rubber and sand based menage with fencing

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**Application No.:** DPP3/12/00343      **Application Type:** Work for Council by Council  
**Ward:** Bebington      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**      **Agent:** Wirral Council  
**Location:** Higher Bebington Library, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PT  
**Proposal:** The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.

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**Application No.:** DPP3/12/00344      **Application Type:** Work for Council by Council  
**Ward:** Greasby Frankby and Irby      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:**      **Agent:** Wirral Council  
**Location:** Irby Library, THURSTASTON ROAD, IRBY, CH61 0HA  
**Proposal:** The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.

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**Application No.:** DPP3/12/00346      **Application Type:** Work for Council by Council  
**Ward:** Leasowe and Moreton East      **Decision Level:** Delegated  
**Decision Date:** 16/05/2012      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:**      **Agent:** Wirral Council  
**Location:** Leasowe Recreation Centre, TWICKENHAM DRIVE, LEASOWE, CH46 1PF  
**Proposal:** The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.

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**Application No.:** DPP3/12/00349      **Application Type:** Work for Council by Council  
**Ward:** Pensby and Thingwall      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**      **Agent:** Wirral Council  
**Location:** Pensby Wood Centre, SOMERSET ROAD, PENSBY, CH61 8SW  
**Proposal:** The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.

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**Application No.:** DPP3/12/00350      **Application Type:** Work for Council by Council  
**Ward:** Rock Ferry      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**      **Agent:** Wirral Council  
**Location:** Rock Ferry One Stop Shop, 257 OLD CHESTER ROAD, TRANMERE, CH42 3TD  
**Proposal:** The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.

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<b>Application No.:</b>	DPP3/12/00353	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>		<b>Agent:</b>	Wirral Council
<b>Location:</b>	Europa Pools, CONWAY STREET, BIRKENHEAD, CH41 6RN		
<b>Proposal:</b>	The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.		
<b>Application No.:</b>	DPP3/12/00354	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	Wirral Council
<b>Location:</b>	West Kirby Concourse, GRANGE ROAD, WEST KIRBY		
<b>Proposal:</b>	The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.		
<b>Application No.:</b>	DPP3/12/00355	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	Wirral Council
<b>Location:</b>	Girtrell Court, 5 WOODPECKER CLOSE, UPTON, CH49 4QW		
<b>Proposal:</b>	The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.		
<b>Application No.:</b>	DPP3/12/00358	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>		<b>Agent:</b>	Wirral Council
<b>Location:</b>	Heswall Centre, 262 TELEGRAPH ROAD, HESWALL, CH60 7SG		
<b>Proposal:</b>	The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.		
<b>Application No.:</b>	DPP3/12/00359	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Seacombe	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	Wirral Council
<b>Location:</b>	Guinea Gap Baths and Recreation Centre, RIVERVIEW ROAD, EGREMONT, CH44 6PX		
<b>Proposal:</b>	The retrofitted installation of solar photovoltaic array to the existing roof structure to generate renewable energy.		

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**Application No.:** LBC/12/00361                      **Application Type:** Listed Building Consent  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Helen Shields                      **Agent:** Mr John Theobald  
**Location:** The Long Barn, Irby Farm, THINGWALL ROAD, IRBY, CH61 3UA  
**Proposal:** The removal of existing Upvc double glazed windows and replacement with timber windows, double glazed to agreed design

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**Application No.:** APP/12/00363                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2012                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mrs Margaret Price                      **Agent:**  
**Location:** New Ferry Village Hall, Grove Street, NEW FERRY, CH62 5BA  
**Proposal:** Installation of solar panels to roof

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**Application No.:** APP/12/00365                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 16/05/2012                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:**                      **Agent:** IDPartnership Northern  
**Location:** Esher House, ESHER CLOSE, BEECHWOOD, CH43 9XL  
**Proposal:** Demolition of existing two-storey office building and erection of 9no. new two-storey dwellings comprising 5no. 3 bed units and 4no. 2 bed units.

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**Application No.:** APP/12/00368                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Susan Robinson                      **Agent:**  
**Location:** 6 DUNCOTE CLOSE, OXTON, CH43 6YA  
**Proposal:** Take down part of existing sandstone garden boundary wall, construct concrete retaining wall, re-build sandstone wall

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**Application No.:** CON/12/00369                      **Application Type:** Conservation Area Consent  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Susan Robinson                      **Agent:**  
**Location:** 6 DUNCOTE CLOSE, OXTON, CH43 6YA  
**Proposal:** Take down part of existing sandstone garden boundary wall, construct concrete retaining wall, re-build sandstone wall

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**Application No.:** APP/12/00370                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Dr Graeme Fraser-Bell                      **Agent:** Paddock Johnson Partnership  
**Location:** Roughlands, TELEGRAPH ROAD, THURSTASTON, CH61 0HJ  
**Proposal:** The extension of an existing residential terrace and formation of a semi-underground garden store below, also the alteration of the existing site entrance gates onto Telegraph Road to provide improved traffic visibility.

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**Application No.:** LBC/12/00373                      **Application Type:** Listed Building Consent  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Helen Shields                      **Agent:** Mr John Theobald  
**Location:** The Long Barn, Irby Farm, THINGWALL ROAD, IRBY, CH61 3UA  
**Proposal:** The removal and re-siting of sky dish, from one location to another

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**Application No.:** APP/12/00376                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 12/06/2012                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr G Clark                      **Agent:** Imagine Design Studio  
**Location:** 6A CORNELIUS DRIVE, IRBY, CH61 9PR  
**Proposal:** Erection of a two-storey rear extension and chimney

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**Application No.:** APP/12/00385                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 23/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Bradley                      **Agent:** Edge Architects LTD  
**Location:** 11 TEMPLEMORE ROAD, OXTON, CH43 2HB  
**Proposal:** Single storey conservatory

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**Application No.:** APP/12/00388                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 28/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr George Collings                      **Agent:**  
**Location:** 3 BUCKLAND DRIVE, SPITAL, CH63 9AA  
**Proposal:** Erection of a single storey rear extension

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**Application No.:** APP/12/00389                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 16/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr G Furlani    **Agent:**  
**Location:** The Firs, ROSE MOUNT CLOSE, OXTON, CH43 2LR  
**Proposal:** Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation of APP/09/05126 erection of extensions to either side elevation

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**Application No.:** APP/12/00391                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Dr Russell Keenan    **Agent:**  
**Location:** Barnacre, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ  
**Proposal:** Replacement of old stables/agricultural buildings with new stables/machinery storage

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**Application No.:** APP/12/00394                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:**    **Agent:** B.Y.A. Ltd Architects  
**Location:** 24 CLIFTON ROAD, TRANMERE, CH41 2SG  
**Proposal:** Replacement of existing windows with new treated sw slimlight double glazed spring loaded sliding sash windows

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**Application No.:** APP/12/00395                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Paul Wynne    **Agent:** Bryson McHugh Architects  
**Location:** Laurel House, 21 CROFT DRIVE WEST, CALDY, CH48 2JQ  
**Proposal:** First floor rear balcony

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**Application No.:** APP/12/00396                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr James Bowerbank    **Agent:**  
**Location:** 34a BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL  
**Proposal:** Removal of part of front wall to create a parking space.

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**Application No.:** APP/12/00397                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                              **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr George Maguire                      **Agent:**  
**Location:** Minsterley, 4 BRUCE CRESCENT, BROMBOROUGH, CH63 0LN  
**Proposal:** Erection of 1.54m high x 1.8m wide wooden fencing panels within 1.80m high concrete posts. Proposed fence to run along top of present 0.30m high brick boundary wall to side of property adjacent to Bruce Crescent

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**Application No.:** APP/12/00403                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 11/06/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** brock carmichael architects  
**Location:** Earth, 160 TELEGRAPH ROAD, HESWALL, CH60 0AH  
**Proposal:** We would like to vary conditions 2 and 3 limiting the opening hours of the unit and its external areas to match those detailed in the attached licensing approval.

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**Application No.:** APP/12/00409                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr & Mrs nelki & gopfert                      **Agent:** Maggie pickles architect  
**Location:** 18 KINGSMEAD ROAD NORTH, OXTON, CH43 6TB  
**Proposal:** Removal of existing detached garage within the garden at the side of 18 Kingsmead Road North, and replacement with a new garage/workshop in the same position.

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**Application No.:** APP/12/00418                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Stott                              **Agent:** Bryson McHugh Architects  
**Location:** 9 HARLIAN AVENUE, MORETON, CH46 0RT  
**Proposal:** Two storey side extension

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**Application No.:** APP/12/00419                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 21/05/2012                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:** Kirsop & Company Ltd  
**Location:** Colheart Foodstore, 225 GREASBY ROAD, GREASBY, CH49 2PG  
**Proposal:** Erection of new shop front and side single storey extension.

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<b>Application No.:</b>	ADV/12/00420	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>		<b>Agent:</b>	Kirsop & Company Ltd
<b>Location:</b>	Colheart Foodstore, 225 GREASBY ROAD, GREASBY, CH49 2PG		
<b>Proposal:</b>	Erection of 2 no. fascia signs and 3 no. window graphic signs		
<b>Application No.:</b>	APP/12/00421	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr Brian Mason	<b>Agent:</b>	Escudo Design Ltd
<b>Location:</b>	16 RABY DRIVE, RABY MERE, CH63 0NH		
<b>Proposal:</b>	Proposed single and two storey extension to both rear and side elevations of property including a frameless glass structurally bonded glassroom extension to the rear		
<b>Application No.:</b>	APP/12/00424	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Stephan Mayer	<b>Agent:</b>	C W Jones
<b>Location:</b>	23 BROOKDALE AVENUE NORTH, GREASBY, CH49 2NU		
<b>Proposal:</b>	Two storey rear extension, first floor side extension, rear conservatory, alter front parking area		
<b>Application No.:</b>	APP/12/00425	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	28/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Land at junction of A41 & M53		
<b>Proposal:</b>	Replace existing column with new columns including cameras for safety improvements.		
<b>Application No.:</b>	APP/12/00426	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr Philip Gilroy	<b>Agent:</b>	Mr Kevin Morris
<b>Location:</b>	12 VAUGHAN ROAD, NEW BRIGHTON, CH45 1LL		
<b>Proposal:</b>	Erection of a two-storey rear extension		



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**Application No.:** APP/12/00427                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs L Meehan                      **Agent:** Corbyns  
**Location:** 5 RIVERSIDE, WEST KIRBY, CH48 3JB  
**Proposal:** Demolish existing upvc conservatory at front of property and construct a replacement single storey extension with adjacent front entrance porch under a combined pitched tiled roof. Erect a single storey extension under a mono pitched roof to rear of property to enlarge the existing kitchen, dining and living rooms

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**Application No.:** APP/12/00428                      **Application Type:** Full Planning Permission  
**Ward:** Seacombe                      **Decision Level:** Delegated  
**Decision Date:** 15/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Colin Graham                      **Agent:**  
**Location:** 36 CHURCH ROAD, SEACOMBE, CH44 7BA  
**Proposal:** Proposed single storey side garage extension

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**Application No.:** APP/12/00430                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr David Woods                      **Agent:**  
**Location:** 14 RABY DRIVE, RABY MERE, CH63 0NH  
**Proposal:** Demolition of the existing garage, utility, cloak and porch and construction of a two storey side extension with a single storey front lounge extension and porch.

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**Application No.:** LBC/12/00431                      **Application Type:** Listed Building Consent  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 25/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:**                      **Agent:** Insignia Projects Limited  
**Location:** Royal Bank Of Scotland, 34 HAMILTON SQUARE, BIRKENHEAD, CH41 6DQ  
**Proposal:** Removal of existing signage and installation of replacement, converting the current Royal Bank of Scotland to Santander consisting of 3-off sets non-illuminated symbols and letters, 1-off externally-illuminated projecting sign

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**Application No.:** ADV/12/00432                      **Application Type:** Advertisement Consent  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:**                      **Agent:** Insignia Projects Limited  
**Location:** Royal Bank Of Scotland, 34 HAMILTON SQUARE, BIRKENHEAD, CH41 6DQ  
**Proposal:** Removal of existing signage and installation of replacement, converting the current Royal Bank of Scotland to Santander

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**Application No.:** APP/12/00433                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr P Cutts    **Agent:** Irvin Consultants  
**Location:** Land adjacent to (South) of 9 School Lane, Bidston, CH43 7RD  
**Proposal:** Amendment to Planning Approval APP/2009/6169: Demolition of derelict outbuildings and erection of 2 semi-detached dwellings

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**Application No.:** CON/12/00434                      **Application Type:** Conservation Area Consent  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr P Cutts    **Agent:** Irvin Consultants  
**Location:** Land adjacent to (South) of 9 School Lane, Bidston, CH43 7RD  
**Proposal:** Amendment to Planning Approval APP/2009/6169: Demolition of derelict outbuildings and erection of 2 semi-detached dwellings

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**Application No.:** APP/12/00436                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr R.N Sood    **Agent:**  
**Location:** 7 NORTH PARADE, HOYLAK, CH47 2BB  
**Proposal:** Demolition of rear garage and construction of new single storey rear extension (resubmission APP/11/00217)

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**Application No.:** APP/12/00437                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 21/05/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Brian McAllister    **Agent:** Mr Raymond Lear  
**Location:** 3 BLAKELEY BROW, RABY MERE, CH63 0PS  
**Proposal:** Erection of single storey rear extension

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**Application No.:** APP/12/00439                      **Application Type:** Full Planning Permission  
**Ward:** Seacombe                      **Decision Level:** Delegated  
**Decision Date:** 21/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Anthony Hooper    **Agent:** James McDonagh MRICS Chartered Surveyor  
**Location:** 192 BRIGHTON STREET, EGREMONT, CH44 8DY  
**Proposal:** Conversion of dwelling above shop into two flats, erection of external stairway in yard area at rear of property to provide access to flats at first floor level.

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**Application No.:** APP/12/00441                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**    **Agent:** dowelldesignservices  
**Location:** Nicolas, 125 TELEGRAPH ROAD, HESWALL, CH60 0AF  
**Proposal:** Change of use from A1 off license (shop) to A2 estate agents office and the installation of new ground floor window and shop front.

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**Application No.:** APP/12/00442                      **Application Type:** Full Planning Permission  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 25/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:**  
**Location:** Bliss Beauty Spa, 71-73 SEAVIEW ROAD, LISCARD, CH45 4QW  
**Proposal:** Change of use from beauty salon to A1 premises including a venue for classes in arts and crafts.

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**Application No.:** APP/12/00444                      **Application Type:** Full Planning Permission  
**Ward:** Oxtou    **Decision Level:** Delegated  
**Decision Date:** 23/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs S Kennedy    **Agent:** 2KD Architects Ltd  
**Location:** 16 NORMANSTON ROAD, OXTON, CH43 5SB  
**Proposal:** Construction of two storey side extension and single storey extension to rear.

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**Application No.:** APP/12/00445                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 13/06/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr & Mrs Martin    **Agent:** Danielson Builders  
**Location:** Sandiway, 22 HOLMWOOD DRIVE, THINGWALL, CH61 1AU  
**Proposal:** Double storey side extension and kitchen extension

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**Application No.:** APP/12/00447                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 12/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr M McKinley    **Agent:** Bryson McHugh Architects  
**Location:** 35 MARKET STREET, HOYLAK, CH47 2BG  
**Proposal:** Resubmission of approved application APP/11/01436 for change of use of outbuilding from commercial B1 Use to pilates and yoga studio/meeting hall (Use Class D2). Internal and external alterations proposed.

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<b>Application No.:</b>	ADV/12/00449	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/05/2012	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Brian Mercer	<b>Agent:</b>	
<b>Location:</b>	Former Unused Land, 1 THE RAKE, BROMBOROUGH		
<b>Proposal:</b>	Billboard type hoarding on side of building for use of clinic business		
<b>Application No.:</b>	ADV/12/00451	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	Axis Architecture
<b>Location:</b>	HSBC Bank, 218-220 TOWN LANE, HIGHER BEBINGTON, CH63 8LG		
<b>Proposal:</b>	Application for advertisement consent		
<b>Application No.:</b>	ADV/12/00452	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	GL Hearn
<b>Location:</b>	Bogans Carpets, 790 BOROUGH ROAD, TRANMERE, CH42 9JG		
<b>Proposal:</b>	Projecting Sign x Fascia Signs, ATM Vinyl, window displays and Clip Frame x 3		
<b>Application No.:</b>	APP/12/00454	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/05/2012	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr Faisal Bunni	<b>Agent:</b>	
<b>Location:</b>	Land adjacent to 332 FRANKBY ROAD, GREASBY, CH49 3PF		
<b>Proposal:</b>	Erection of a dwelling		
<b>Application No.:</b>	LDP/12/00455	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2012	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Ms Johnson	<b>Agent:</b>	H.P.S Ltd
<b>Location:</b>	93 HOLMVILLE ROAD, HIGHER BEBINGTON, CH63 2PX		
<b>Proposal:</b>	Lawful Development certificate for proposed use - single storey side and rear extension.		

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**Application No.:** APP/12/00458                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr R Dugdale                      **Agent:**  
**Location:** 24 CHILDWALL AVENUE, MORETON, CH46 0RB  
**Proposal:** Single storey side extension with single pitched roof

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**Application No.:** APP/12/00459                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Gary Blythe                      **Agent:**  
**Location:** 18 PARKFIELD ROAD, BEBINGTON, CH63 3DS  
**Proposal:** Erection of a two storey side and single storey rear extension.

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**Application No.:** APP/12/00460                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs Betty Thomas                      **Agent:** Peter Goddard  
**Location:** 9 THE GROVE, BEBINGTON, CH63 7QB  
**Proposal:** Replacement single storey side extension

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**Application No.:** APP/12/00462                      **Application Type:** Full Planning Permission  
**Ward:** Prenton                      **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J McMahan  
**Applicant:** Mrs Sharon Cooke-Pearson                      **Agent:** Bromilow Architects Ltd  
**Location:** 10 ROCKYBANK ROAD, TRANMERE, CH42 7LB  
**Proposal:** Proposed single storey rear and side extension and rear deck with steps to garden level.  
Proposed revision to approved application 10/01333

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**Application No.:** APP/12/00464                      **Application Type:** Full Planning Permission  
**Ward:** Prenton                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** GL Hearn  
**Location:** 790 BOROUGH ROAD, TRANMERE, CH42 9JG  
**Proposal:** Installation of roof plant & equipment and two security bollards.

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**Application No.:** APP/12/00465                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 14/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Robert Preston                      **Agent:** Castree Design and Relocation Ltd  
**Location:** 29 SALISBURY AVENUE, WEST KIRBY, CH48 0QL  
**Proposal:** Removal of existing conservatory and lean to extension at rear of property. Erection of a single storey part two-storey rear extension

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**Application No.:** APP/12/00467                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Refuse  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr & Mrs Seresina                      **Agent:** N. Robinson Design Ltd  
**Location:** 28 DOWNHAM DRIVE, HESWALL, CH60 5RF  
**Proposal:** Single storey rear conservatory

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**Application No.:** APP/12/00469                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 25/05/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:**                      **Agent:**  
**Location:** Heritage Antiques, 16 BIRKENHEAD ROAD, HOYLAK, CH47 3BN  
**Proposal:** Change of use to education centre for young people targeting health, employment, training and education

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**Application No.:** ADV/12/00471                      **Application Type:** Advertisement Consent  
**Ward:**                      **Decision Level:** Delegated  
**Decision Date:** 15/05/2012                      **Decision:** Not required  
**Case Officer:** Miss K Elliot  
**Applicant:**                      **Agent:**  
**Location:** Daisy and Jake Day Nursery 106 Thurstaston Road Irby wrral  
**Proposal:** Erection of a flag and pole

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**Application No.:** APP/12/00473                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 01/06/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Crangle                      **Agent:** Precision Plans  
**Location:** 21 WOODKIND HEY, SPITAL, CH63 9JY  
**Proposal:** Proposed single storey extension to rear of property

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**Application No.:** APP/12/00474                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Jordan    **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** 552 WOODCHURCH ROAD, PRENTON, CH43 0TS  
**Proposal:** Two storey side extension

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**Application No.:** APP/12/00478                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry    **Decision Level:** Delegated  
**Decision Date:** 18/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Sproston    **Agent:** N Robinson Design Ltd  
**Location:** 27 BANKSIDE ROAD, HIGHER BEBINGTON, CH42 4NS  
**Proposal:** Single storey rear conservatory and re site soil vent pipe

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**Application No.:** APP/12/00479                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 01/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Dave Coleman    **Agent:** DJ Cooke & Co Ltd  
**Location:** 123 HOUGHTON ROAD, WOODCHURCH, CH49 9AP  
**Proposal:** Erection of extension to rear of property

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**Application No.:** ADV/12/00481                      **Application Type:** Advertisement Consent  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 01/06/2012                      **Decision:** Approve (mixed)  
**Case Officer:** Miss K Elliot  
**Applicant:**    **Agent:** Insignia Signs Ltd  
**Location:** Shrewsbury Arms, 36-38 CLAUGHTON FIRS, OXTON, CH43 5TQ  
**Proposal:** Installation of new fascia and projecting signs

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**Application No.:** APP/12/00482                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston    **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Ian Hennell    **Agent:** Spring Architects Ltd  
**Location:** 28 & 30 KINGS WALK, NEWTON, CH48 8AQ  
**Proposal:** Ground floor single storey rear extension with first floor glazed link

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**Application No.:** APP/12/00483                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Tinsley                      **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** 4 LLOYD DRIVE, GREASBY, CH49 1RG  
**Proposal:** Erection of a first-floor side extension

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**Application No.:** APP/12/00484                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 25/05/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:** Mr MONTGOMERY                      **Agent:** STRINGER SURVEYING  
**Location:** 1 MONKS WAY, WEST KIRBY, CH48 7ER  
**Proposal:** Construction of a two storey flat roofed bay window to the rear

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**Application No.:** APP/12/00485                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Dr Richmond                      **Agent:** Collins Architecture  
**Location:** Westering, 75 SOUTH PARADE, WEST KIRBY, CH48 0QJ  
**Proposal:** Single storey front extension to existing dwelling with balcony over and porch to side elevation.

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**Application No.:** DPP3/12/00486                      **Application Type:** Work for Council by Council  
**Ward:** New Brighton                      **Decision Level:** Delegated  
**Decision Date:** 29/05/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:**                      **Agent:**  
**Location:** Floral Pavilion Theatre & Conference Centre, MARINE PROMENADE, NEW BRIGHTON, CH45 2JS  
**Proposal:** Change of use to pavement cafe adjacent to main entrance

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**Application No.:** APP/12/00487                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 15/05/2012                      **Decision:** Not required  
**Case Officer:** Ms C Berry  
**Applicant:**                      **Agent:**  
**Location:** 15 SPITAL ROAD, BEBINGTON, CH63 9JA  
**Proposal:** Convert garage into a bedroom/dining room with shower toilet and sink

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**Application No.:** APP/12/00488                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                              **Decision Level:** Delegated  
**Decision Date:** 12/06/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs O'Leary                              **Agent:** Imagine Design Studio  
**Location:** 25 BRIMSTAGE ROAD, BEBINGTON, CH63 3EW  
**Proposal:** Convert existing double garage, bedroom and en suite bathroom into flat with private amenity space

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**Application No.:** APP/12/00489                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 07/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Bell                                      **Agent:**  
**Location:** 319 GREASBY ROAD, GREASBY, CH49 2PQ  
**Proposal:** Erection of a fence

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**Application No.:** APP/12/00491                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Holloway                              **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** Cowrie Lodge, 22 DAWSTONE ROAD, GAYTON, CH60 0BU  
**Proposal:** Ground & first floor side & ground floor front extension

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**Application No.:** APP/12/00492                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                              **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr & Mrs Dawson                      **Agent:** Peter Goddard  
**Location:** 52 ECCLESHALL ROAD, NEW FERRY, CH62 4SA  
**Proposal:** Replacement single storey side extension and single storey rear extension

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**Application No.:** APP/12/00494                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Gordon Duff                              **Agent:**  
**Location:** 19 MELLONCROFT DRIVE, CALDY, CH48 2JA  
**Proposal:** Extension of existing balcony at first floor to rear of property

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**Application No.:** ANT/12/00500                      **Application Type:** Prior Approval of Telecommunications PD  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 22/05/2012                      **Decision:** Refuse  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:** Mono Consultants Ltd  
**Location:** Pavement on Manor Drive (near junction with Caernarvon Close), Upton, Wirral, CH49 4LP  
**Proposal:** Installation of a dual user vodaphone and telefonica hutchinson engineering saturn 411T replica telegraph pole radio base staion, with 1 No. radio equipment cabinet and 1 No. electrical meter box

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**Application No.:** APP/12/00502                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 01/06/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Andrew Neville                      **Agent:** C W Jones  
**Location:** 3 BROMLEY CLOSE, HESWALL, CH60 9LG  
**Proposal:** Single storey side extension

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**Application No.:** ADV/12/00503                      **Application Type:** Advertisement Consent  
**Ward:** Seacombe    **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:** Mr Brian Blanchfield                      **Agent:** C W Jones  
**Location:** BMB Industrial Park, DOCKS LINK, POULTON  
**Proposal:** Advertising panels on existing boundary fence.

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**Application No.:** APP/12/00505                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Refuse  
**Case Officer:** Miss K Elliot  
**Applicant:** Mr Ian Stanley    **Agent:**  
**Location:** 4 CHLDWALL CLOSE, MORETON, CH46 0PX  
**Proposal:** Erection of rear conservatory

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**Application No.:** LDP/12/00507                      **Application Type:** Lawful Development Certificate Proposed  
**Ward:** New Brighton    **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Refuse  
**Case Officer:** Ms J Storey  
**Applicant:**    **Agent:** Peacock & Smith Ltd  
**Location:** Car Park, Marine Point, MARINE PROMENADE, NEW BRIGHTON  
**Proposal:** Certificate of proposed lawful use at unit 14 Marine Point.

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<b>Application No.:</b>	APP/12/00508	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/05/2012	<b>Decision:</b>	Permitted development
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>	Mr Stanley Youds	<b>Agent:</b>	
<b>Location:</b>	12 ARNOT WAY, HIGHER BEBINGTON, CH63 8LP		
<b>Proposal:</b>	Single storey extension to rear to enlarge lounge and kitchen.		
<b>Application No.:</b>	APP/12/00510	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Ainsley Gommon Architects
<b>Location:</b>	78-106 HOOLE ROAD, WOODCHURCH, CH49 8EG		
<b>Proposal:</b>	Upgrades to 2no entrances (on a run of flats) incorporating security railings and gates, plus canopies for weather protection, over existing stairways		
<b>Application No.:</b>	APP/12/00511	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr & Mrs Doran	<b>Agent:</b>	S N Amery Architectural Services
<b>Location:</b>	12 WIRRAL MOUNT, NEWTON, CH48 6EW		
<b>Proposal:</b>	Demolition of existing garage. Construction of single-storey rear extension and dormer window to front roof elevation.		
<b>Application No.:</b>	APP/12/00514	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/05/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	Flat 1, 42 BEBINGTON ROAD, NEW FERRY, CH62 5BH		
<b>Proposal:</b>	Change of use of first floor from B1 to C3 use to provide 2 residential flats		
<b>Application No.:</b>	APP/12/00516	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2012	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss K Elliot		
<b>Applicant:</b>	Mr Davies	<b>Agent:</b>	
<b>Location:</b>	19 DOVEDALE ROAD, HOYLAK, CH47 3AN		
<b>Proposal:</b>	Demolition of existing garage and the construction of a new Dormer Loft Conversion with a single storey extension to gable elevation		

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**Application No.:** APP/12/00517                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr William Daniels                      **Agent:** Gilmore Developments Limited  
**Location:** 62 WENTWORTH DRIVE, BROMBOROUGH, CH63 0JA  
**Proposal:** Two storey side/rear & single storey rear extensions

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**Application No.:** APP/12/00518                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Philip Matthews                      **Agent:** Kriss Cringle Associates  
**Location:** 6 KINMEL CLOSE, BIRKENHEAD, CH41 3RX  
**Proposal:** Erection of two storey side extension and single storey rear extension

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**Application No.:** APP/12/00519                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 16/05/2012                      **Decision:** Not an application  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** C4 Consulting  
**Location:** Development Land, Riverview Road, Bromborough, Wirral, CH62 3NU  
**Proposal:** Proposed road crossing forming new vehicular access

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**Application No.:** APP/12/00520                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr & Mrs de Middelaer                      **Agent:** PWE Design  
**Location:** Home Close, 94 PIPERS LANE, HESWALL, CH60 9HL  
**Proposal:** Loft conversion with dormers and new ridge height to create a first floor

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**Application No.:** APP/12/00522                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 14/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs J McMahan  
**Applicant:** Mr Peter Corcoran                      **Agent:**  
**Location:** 17 OAKRIDGE ROAD, BROMBOROUGH, CH62 2AS  
**Proposal:** Extension to front lounge, existing rear bedroom extended to rear, rear bathroom extended and kitchen extended. Ridge to shallow pitched roof raised to allow removal of existing flat roof to bedroom extension. Internal remodelling.

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**Application No.:** APP/12/00523                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                              **Decision Level:** Delegated  
**Decision Date:** 12/06/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:** Mrs P Fox                                      **Agent:** Mr Neville Pickard  
**Location:** 3 GREGSON COURT, NEW BRIGHTON, CH45 1NU  
**Proposal:** Single storey rear extension and part garage conversion.

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**Application No.:** APP/12/00524                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and  
Tranmere                                      **Decision Level:** Delegated  
**Decision Date:** 15/05/2012                      **Decision:** Permitted development  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Barry McLaughlin                      **Agent:**  
**Location:** The Dock Hotel, 4 FREEMAN STREET, BIRKENHEAD, CH41 1BR  
**Proposal:** Change of use of Public House into commercial retail unit

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**Application No.:** APP/12/00526                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                              **Decision Level:** Delegated  
**Decision Date:** 13/06/2012                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Halsall Lloyd Partnership  
**Location:** New Ferry Health Centre, SEFTON ROAD, NEW FERRY, CH62 5AT  
**Proposal:** New single storey main entrance lobby with automatic sliding doors, Re-covering of existing single storey profiled metal roof to front elevation and the removal of existing parapet to form external fascia & rainwater goods. New flat roof falls over existing single storey profiled metal roof to rear of building, removal of existing parapet to form external fascia & rainwater goods.

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**Application No.:** APP/12/00534                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and  
Thurstaston                                      **Decision Level:** Delegated  
**Decision Date:** 14/06/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:** Dr Fahy    **Agent:** Andrew C Jones  
**Location:** 4 CLAREMONT ROAD, WEST KIRBY, CH48 5EB  
**Proposal:** Proposed dormer to front elevation

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**Application No.:** APP/12/00538                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 12/06/2012                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Dr Joseph Johnson                      **Agent:** Neil Braithwaite Architect  
**Location:** 66 BRIMSTAGE ROAD, BEBINGTON, CH63 3BA  
**Proposal:** Single storey porch extension to front of dwelling

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**Application No.:** APP/12/00548                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 14/06/2012                      **Decision:** Approve  
**Case Officer:** Miss K Elliot  
**Applicant:** Mr Douglas Jones                      **Agent:**  
**Location:** 2 GRAFTON DRIVE, UPTON, CH49 0TX  
**Proposal:** Ground floor extension at side of property to create a ground floor shower room and utility

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**Application No.:** APP/12/00576                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 08/06/2012                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Miss M Mathie                      **Agent:** Stephen Quicke Chartered Architect  
**Location:** 2 MARINE DRIVE, HESWALL, CH60 9JJ  
**Proposal:** Single storey rear and left side extensions

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**Application No.:** DEM/12/00581                      **Application Type:** Prior Notification of Demolition  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 31/05/2012                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Mr Pete Eccles  
**Location:** Shepherds Rest, 43 DARLINGTON STREET, EGREMONT, CH44 8AR  
**Proposal:** Demolition of existing public house.

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**Application No.:** CON/12/00656                      **Application Type:** Conservation Area Consent  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 28/05/2012                      **Decision:** Not required  
**Case Officer:** Miss K Elliot  
**Applicant:** Mrs Marilyn Josey                      **Agent:** Ainsley Gommon Architects  
**Location:** West Kirby Residential School, MEOLS DRIVE, WEST KIRBY, CH48 5DA  
**Proposal:** The construction of a ground floor, single storey extension to an existing classroom to create a new science laboratory.

**Summary of data**

	Total Per
Approve	124
Approve (mixed)	1
Lawful Use	1
Not an application	1
Not required	3
Permitted development	2
Prior approval is not required	1
Refuse	11
Report Total	144

**Planning Appeals Decided  
 Between 15/05/2012 and 14/06/2012**

**Allowed**

<b>Application No.:</b> APP/11/00977	<b>Application Type:</b> APP	<b>Ward:</b> Liscard
<b>Case Officer:</b> Miss K Elliot	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> C/o Celona Ltd	<b>Agent:</b> Celona Ltd	
<b>Location:</b> Images Kitchens, 68-70 WALLASEY ROAD, LISCARD, CH44 2AE		
<b>Proposal:</b> Change of use only to class A5 chip shop use		
<b>Appeal Ref.:</b> APP/W4325/A/12/2169099	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 30/05/2012	

**Grand Total: 1**

	Total
Allowed	<b>1</b> <b>100%</b>
<b>Total</b>	<b>1</b> <b>100%</b>

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