



## Planning Committee

<b>Date:</b>	<b>Wednesday, 20 January 2016</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

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**1. MINUTES (Pages 1 - 28)**

To approve the accuracy of the minutes of the meeting held on 20 December 2015.

**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. OUT/14/00407: PERSHORE HOUSE SCHOOL PLAYING FIELDS, GLENAVON ROAD, PRENTON - CHANGE OF USE TO A RESIDENTIAL DEVELOPMENT (OUTLINE APPLICATION WITH ALL MATTERS RESERVED) (AMENDED DESCRIPTION). (Pages 29 - 38)**

**5. APP/14/01198: LAND ADJACENT TO THE RECTORY, MARK RAKE, BROMBOROUGH, CH62 2DH - ERECTION OF 10 DWELLINGS INCLUDING CONSTRUCTION OF ACCESS-ADDITIONAL INFORMATION RECEIVED (Pages 39 - 50)**

**6. OUT/15/01129: RIVERSIDE PARK, RIVERWOOD ROAD, BROMBOROUGH, CH62 3QT - OUTLINE APPLICATION (ACCESS ONLY) FOR A RESIDENTIAL DEVELOPMENT OF UP TO 75 APARTMENTS WITH LANDSCAPING, PARKING AND ASSOCIATED WORKS (Pages 51 - 64)**

7. **APP/15/01143: 78 DAWSTONE ROAD, GAYTON, CH60 8ND - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO DETACHED DWELLINGS.AMENDMENT TO PREVIOUSLY WITHDRAWN APPLICATION REF APP/15/00061 (Pages 65 - 70)**
8. **DLS/15/01306: LAND AT NEW CHESTER ROAD, NEW FERRY, CH62 4RE - DETAILS OF RESERVED MATTERS APPLICATION FOR THE ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 98 DWELLINGS, LAYING OUT OF PUBLIC OPEN SPACE AND ASSOCIATED WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION OUT/12/00002. (Pages 71 - 80)**
9. **APP/15/01375: CUCKOOS FLIGHT, 45 CROFT DRIVE EAST, CALDY, CH48 1LX - REMODELLING OF EXISTING DWELLING INCLUDING, EXTENSION, WITH FRONT DORMERS AND REMODELLED ENTRANCE, LOFT CONVERSION AND INTERNAL ALTERATIONS (Pages 81 - 86)**
10. **APP/15/01458: LAND EAST OF TARRAN WAY WEST, MORETON, CH46 4TT - CONSTRUCTION OF REPLACEMENT WASTEWATER PUMPING STATION COMPOUND, CONTROL KIOSK AND ASSOCIATED NEW ACCESS. (Pages 87 - 92)**
11. **APP/15/01475: ALDI SUPERMARKET, 9 MAY ROAD, HESWALL, CH60 5RA - REFURBISHMENT PROJECT COMPRISING OF; REPLACEMENT PLANT EQUIPMENT, RENEWAL OF EXTERNAL CLADDING AND ROOF COVERING, INSTALLATION OF NEW SHOP FRONTAGE AND RENEWAL OF TROLLEY BAY CANOPY. RENDER TO LOADING BAY WALLS AND ALTERATION OF CAR PARK LAYOUT. (Pages 93 - 98)**
12. **ADV/15/01476: ALDI SUPERMARKET, 9 MAY ROAD, HESWALL, CH60 5RA - NEW FASCIA TO FRONT AND SIDE ELEVATIONS. ERECTION OF VINYL SIGNAGE TO ENTRANCE, DUEL POSTER DISPLAY AND TOTEM SIGN. (Pages 99 - 104)**
13. **APP/15/01482: 34 GREENVILLE CLOSE, BEBINGTON, WIRRAL, CH63 7SD - TWO STOREY SIDE EXTENSION AND REAR/SIDE SINGLE STOREY EXTENSION TO HOUSE. (Pages 105 - 110)**
14. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/12/2015 AND 10/01/2016 (Pages 111 - 134)**
15. **PLANNING APPEALS DECIDED BETWEEN 01/10/2015 AND 31/12/2015 (Pages 135 - 138)**
16. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

# Public Document Pack Agenda Item 1

## PLANNING COMMITTEE

Thursday, 17 December 2015

Present:

Councillor

Councillors

D Realey  
P Brightmore  
S Foulkes  
J Walsh  
I Williams

D Elderton  
E Boulton  
K Hodson  
P Cleary

Deputies:

Councillors

M Sullivan ( for A Leech)  
G Watt (for P Hayes)  
P Gilchrist (for D Mitchell)

Apologies:

Councillors

T Johnson

### 120 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 26 November 2015.

**Resolved – That the minutes be approved**

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

Members were asked to declare any disclosable pecuniary and non pecuniary interests in connection with any items on the agenda and to state the nature of the interest.

Councillor M Sullivan declared a prejudicial interest in connection with item 13 by virtue of his previous involvement with the application.

### 122 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

**APP/15/01143 : 78 DAWSTONE ROAD, GAYTON, CH60 8ND : Demolition of existing dwelling and construction of two detached dwellings. Amendment to previously withdrawn application ref APP/15/00061.**

**APP/15/01375 : Cuckoos Flight, 45 CROFT DRIVE EAST, CALDY, CH48 1LX : Remodelling of existing dwelling including, extension, with front dormers and remodelled entrance, loft conversion and internal alterations.**

**123 ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

**124 APP/15/00515 : LAND TO THE NORTH OF COPPER BEECH, 99 ELEANOR ROAD, BIDSTON, CH43 7QW : ERECTION OF 2 NO. FOUR-BEDROOM HOUSES AND 2 NO. FIVE-BEDROOM HOUSES**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee.

On a motion by Councillor Foulkes and seconded by Councillor Walsh it was:

**Resolved (10:2) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 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 25th November 2015 and listed as follows: 2383/02/03 rev A (Dated 23/11/15), 2383/02/02, 2383-02-03, 2383-02-04, 2383-02-05, 2383-02-06, 2383-02-07, 2383-02-07, 2383-02-08, 2383-02-09, 2383-02-10, 2383-02-11,2383-02-12, 2383-02-13,2383-02-18, 2383-02-19, 2383-02-20,2383-02-21,2383-02-22,2383-02-23, 2383-02-24, 2383-02-25, 2383-02-26 and 2383-02-27**
- 3. 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.**
- 4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in**

writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. the approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

6. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

7. No works or development shall take place until a specification of all proposed tree planting has been approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS 3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces). The approved tree planting scheme shall be implemented in full in accordance with a timetable to be agreed by the Local

**Planning Authority and it shall be retained as such thereafter**

**8. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.**

**9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.**

**The Statement shall provide for:**

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of dust and dirt during construction;**
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.**

**10. No development shall commence on site until full details of the estate road and access onto Eleanor Road, including but not restricted to footways, footpaths, verges, junctions, sewers, drains, service water outfall, visibility splays, carriageway gradients, drive gradients and a timetable for provision of such works, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the details have been constructed and laid out in accordance with the details as approved.**

**125 APP/15/01087 : BEBINGTON SERVICE STATION, 152 KINGS ROAD, HIGHER BEBINGTON, CH63 8PZ : DEMOLITION OF THE EXISTING SERVICE STATION, AND REDEVELOPMENT TO PROVIDE A NEW PETROL FILLING STATION FACILITY, COMPRISING OF CANOPY/FORECOURT, SALES BUILDING WITH ATM, UNDERGROUND STORAGE TANKS, ASSOCIATED PARKING, LANDSCAPING AND OTHER ANCILLARY WORKS.**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee.

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

**Resolved (11:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6th October 2015 and listed as follows: 150515\_PL4C (Dated 09/15), 150515\_PL3D (Dated 09/15) & 150515\_PL5A (Dated 07/15)**
- 3. 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.**
- 4. A scheme of planting to provide a screen along the northern boundary of the site consisting predominantly of evergreens or other suitable plants capable of growth to a height of 5 metres shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any work is commenced and the screen to be provided shall be subsequently maintained to the satisfaction of the Local Planning Authority. The approved scheme shall be fully implemented in the first planting season following commencement of any part of the approved development, and replacement planting shall be provided as necessary until the screen is fully established.**
- 5. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.**

**The detailed landscaping plans shall include:**

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

6. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

7. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

8. Prior to the commencement of development arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made for inclusion within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full before the development hereby approved is brought into use unless otherwise agreed in writing with the Local Planning Authority.

9. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 (or any subsequent re-enactment) there shall be no creation of additional floor space, including any additional mezzanine floor space, within the building hereby permitted as shown on the approved plans plan referenced 150515\_PL3D (Dated 09/15). The retail unit, hereby approved, shall have gross internal floor space no greater than 369 sq.m with a net retail floor space no greater than 240sq.m as shown in the approved drawings. Sub division of the unit to form smaller retail outlets is not permitted.

10. Notwithstanding the provisions of Class A1 of the schedule to the Town and Country Planning (Use Classes Order) 1987 (or any subsequent re-

enactment), only convenience goods (other than those ancillary to the principal use of the premises) shall be sold from the premises hereby approved. For the purposes of this condition, "ancillary" is defined as not exceeding 15% of the net retail floor space for unit.

11. No trading shall take place at the premises between the hours of 00:00 midnight - 06:00 hours

12. Servicing and deliveries shall not take place between the hours of 23.00 hours and 07.00 hours Monday to Friday, 23.00 hours and 7.30 hours Saturday, and 23.00 hours and 08.00 on Sunday.

13. Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt this site must be drained on a separate system combining just prior to connection to the public combined sewerage system. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 10 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

14. Notwithstanding the approved plans details of the vehicle crossings onto Kings Road shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of the development. The approved plan shall be implemented in full prior to first use and retained as such thereafter.

- 126    **APP/15/01143 : 78 DAWSTONE ROAD, GAYTON, CH60 8ND : DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO DETACHED DWELLINGS. AMENDMENT TO PREVIOUSLY WITHDRAWN APPLICATION REF APP/15/00061.**

**Resolved** – That consideration of this item be deferred for a formal site visit.

- 127    **APP/15/01166 : DALESIDE NURSING HOME, 136-138 BEBINGTON ROAD, ROCK FERRY, CH42 4QB : FIRST FLOOR EXTENSION TO PROVIDE THREE BEDROOMS (AMENDED PROPOSAL).**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion by Councillor Foulkes and seconded by Councillor Hodson it was:

**Resolved (11:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16 October 2015 and listed as follows: 2889/2 A.**
- 3. On insertion the windows hereby approved at first floor to the west and south facing elevations shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.**
- 4. Before any construction commences, samples of the facing, windows and roof 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.**

128    **APP/15/01174 : AMENITY OPEN SPACE, ST NICHOLAS ROAD, WALLASEY VILLAGE : CHANGE OF USE TO RESIDENTIAL GARDEN.**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor Boulton and seconded by Councillor Walsh it was:

**Resolved (12:0) 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 29 October 2015 and listed as follows: EL1/PL1 Proposed Boundary Wall Treatment and Location Plan LP1

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) no garages, outbuildings or enclosure shall be constructed within the applications site without the prior written approval of the Local Planning Authority.

4. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

129    **APP/15/01242 : 32 BERYL ROAD, NOCTORUM, CH43 9RT :  
RETROSPECTIVE CONSENT FOR A FRONT BOUNDARY WALL WITH  
PROPOSED EXTERNAL VISUAL CHANGES.**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee.

It was moved by Councillor Walsh and seconded by Councillor Foulkes

“That the application be approved”

The motion was put and lost (3:9)

It was then moved by Councillor Sullivan and seconded by Councillor Hodson that the application be refused on the following grounds:

“Having regard to the appearance, scale and siting of the wall, it is the Council's view that the development is inappropriate as it considers the wall dominates the street scene and has a harmful impact on the character and appearance of the character of the area.”

**Resolved (9:3) That the application be refused on the following grounds:**

**Having regard to the appearance, scale and siting of the wall, it is the Council's view that the development is inappropriate as it considers the**

wall dominates the street scene and has a harmful impact on the character and appearance of the character of the area.

- 130     **APP/15/01261 : LAND OFF ARROWE PARK ROAD, UPTON, CH49 0UE : RESIDENTIAL-LED MIXED USE DEVELOPMENT COMPRISING THE DEMOLITION OF THE EXISTING RFCA BUILDINGS AND ERECTION OF A NEW PURPOSE BUILT RFCA FACILITY (USE CLASS D1) TOGETHER WITH A RESIDENTIAL DEVELOPMENT (USE CLASS C3) WITH ASSOCIATED LANDSCAPING, OPEN SPACE PROVISION TOGETHER WITH PEDESTRIAN LINKAGES AND ASSOCIATED CAR PARKING; ACCESS ARRANGEMENTS OFF ARROWE PARK ROAD AND THE CONSTRUCTION OF A NEW UNCONTROLLED PEDESTRIAN CROSSING ON ARROWE PARK ROAD.**

The Assistant Chief Executive submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Walsh it was:

**Resolved (11:1) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans listed as follows: 15071-001,15071-007,15071-101-A,15071-102,15071-103, PB3036/SK008, SK219/001 Rev B,14132-001-C, 14J147/001 A Sheet 1, 14J147/002 Sheet 2, SK219/Block A / 02, SK219/Block B / 02, SK219/Block C / 02, S14/82/3ET/S-600, HFB-105-4MT-34, 14-70(AT)-2MT-601, SK219/501, S14-90-3ET-600, S14-101A-4D-600, S14-90-3D-600, S14-97-3ET-600, S14-97-3D-600, S14-111-4D-600, S14-117-4D-600, SK219/SS/UPU/101, SK219/SS/UPU/102, SK219/SS/UPU/103, W0999-2FG-02, W0999-2FG-01, S14-126-4D-600, S14-130-4D-600, S14-140-4D-610, S14-140-4D-600, S14-148-5D-610, S14-148-5D-600, S14-150-5D-610, S14-150-5D-600, S14-110, S14-SD-05-32, S14-SD-05-36, S14-SD-05-38, S14-SD-05-100, E11-108-4D9SA)-36, PB4103/SK003 Rev A, K219/001 Rev C**
- 3. 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.**
- 4. Detailed drawings shall be submitted to and approved by the Local**

Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. (Note: The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40).

5. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

6. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment, including acoustic fencing, to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwellings hereby approved are occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

7. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

8. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows

constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

- C. 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, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

- D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 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.
- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).
- K. 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 (section 7.4 BS 5837)
- L. 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.

- M. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- N. the timing of the various phases of the works or development in the context of the tree protection measures.

9. The new Reserve Forces and Cadets Association training building and car parking area, detailed in drawing 15071-101-A shall be completed and available for use before any of the dwellings hereby approved are occupied.

10. Foul and surface water shall be drained on separate systems.

11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details

12. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- A. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- B. The drainage strategy should demonstrate that the surface water run-off

must not exceed the pre-development greenfield runoff rate which has been calculated at 25 litres per second in the submitted Flood Risk Assessment. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- C. Any works required off-site to ensure adequate discharge of surface water without causing flooding or;
- D. Flood water exceedance routes, both on and off site;
- E. A timetable for implementation, including phasing as applicable.

The scheme shall be implemented in accordance with the approved details prior to occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

13. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

14. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted to the local planning authority which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
  - i. on-going inspections relating to performance and asset condition assessments
  - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior

to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

15. The Flood Risk Assessment identifies that attenuation will be provided through the construction of swales and ponds / basins. All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.

16. If, during development, contamination not previously identified 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

17. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

18. No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are subsequently identified to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

19. No development shall commence on site until full details of works relating to the access onto Arrowe Park Road together with the estate road(s) has

been submitted to and approved in writing by the Local Planning Authority. Such details shall include, but not be restricted to, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including a timetable for the provision of such works. No part of the development shall be first occupied until the details have all been constructed and laid out in accordance with the approved details.

20. No development shall commence on site until a full scheme of works for the construction of details shown on Drawing No SK219/001 Rev C has been submitted to and approved in writing by the Local Planning Authority. Such a scheme of works shall include for:

- i. the provision of a pedestrian refuge island on Arrowe Park Road and any associated works as may be required;
- ii. details of traffic calming measures/features and road widths as appropriate; and
- iii. details of the proposed emergency access facility between the site and Sainsbury's service road.

No part of the development shall be first occupied until the works have been constructed and laid out in accordance with the approved details.

21. No development shall commence on site until a full scheme of works to include for the upgrading of the existing bus stop on the west side of Arrowe Park Road adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first occupied until the works have been constructed and laid out in accordance with the approved details.

22. No development shall take place until full details of arrangements for a cycle route within the site and secure cycle parking provision to serve the self-contained flats have been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented in full before the buildings to which it relates are occupied and shall be maintained as such, unless agreed otherwise in writing by the Local Planning Authority.

23. No development shall take place until full details of arrangements for the storage and disposal of refuse, and vehicle access thereto to serve the

development have been submitted to and agreed in writing by the Local Planning Authority. The approved arrangements shall be implemented in full before the buildings to which it related are occupied and shall be maintained as such, unless agreed otherwise in writing by the Local Planning Authority.

24. No tree felling, scrub clearance, hedgerow removal, vegetation management or ground clearance shall take place during the period of 1 March to 31 August inclusive unless otherwise agreed in writing by the Local Planning Authority. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows shall be checked by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected shall be submitted to and agreed in writing by the Local Planning Authority.

25. A scheme for the provision of bird boxes on site to mitigate for the potential loss of breeding bird habitat, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The boxes shall be installed before the first dwelling is occupied.

26. A survey of potential foraging habitat for badgers and appropriate mitigation measures shall be submitted to and agreed with the Local Planning Authority before any development commences. The development shall be carried out in accordance with the agreed measures.

27. No development shall take place until a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the remodelling and construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan. The scheme shall in particular include:-

1. locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development;
2. details of all bunds, fences and other physical protective measures to be placed on the Site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the

- case may be);
- 3. provision for the on-going maintenance of any such bunds, fences and other measures;
- 4. the control and removal of spoil and wastes;
- 5. measures to prevent the pollution of surface and ground water arising from the storage of plant and materials.

The code of practice shall indicate:

- a. the proposed hours of operation of remodelling and construction activities;
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development. The development shall only be implemented in accordance with the Construction Environment Management Plan, provided that this may be amended in accordance with details expressly submitted to and approved in writing by the Local Planning Authority for such purpose

- 131     **APP/15/01267 : 336 HOYLAKES ROAD, MORETON, CH46 6DF : ERECTION OF A SINGLE STOREY EXTENSION TO THE EXISTING GARAGE AND CHANGE OF USE TO A PHYSIOTHERAPY TREATMENT ROOM AND HOME OFFICE FACILITY.**

Councillor J Walsh was not present for consideration of this item

The Assistant Chief Executive submitted the above application for consideration.

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

**Resolved (11:0) That the application be resolved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 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 6th October 2015 and listed as follows: 191\_2015\_01 (dated 04.09.2015)

3. The physiotherapy business hereby approved shall be closed between 20:00 hours and 08:30 hours Monday to Friday, between 14:00 hours and 09:00 hours on Saturdays and closed on a Sunday and Bank Holidays.

4. There shall be no more than one customer at any given time and the use shall be operated on an appointments basis only.

5. The use hereby permitted shall be used as a physiotherapy business only and for no other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

6. The use hereby permitted shall be carried on only by Miss G Dabek (the applicant) for the period during which the premises are occupied by the applicant. When the premises cease to be occupied by Miss G Dabek (the applicant), the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

132     **APP/15/01270 : LAND AT BEAUFORT ROAD ADJOINING TO CORPORATION ROAD, BIRKENHEAD, WIRRAL : ERECTION OF AN INDUSTRIAL UNIT CONSISTING OF TWO SMALL WORKSHOPS ON THE GROUND FLOOR WITH RESIDENTIAL ACCOMMODATION ABOVE.**

Councillor J Walsh was not present for consideration of this item.

The Assistant Chief Executive submitted the above application for consideration.

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

**Resolved (11:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 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 25th September 2015 and listed as follows: SG/CR/2/A (Dated 29/07/15), SG/CR/3/A (Dated 29/07/15), SG/CR/4/A (Dated 29/07/15), SG/CR/5/A (Dated 29/07/15), SG/CR/6/A (Dated 29/07/15) & SG/CR/7/A (Dated 29/07/15).

3. 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.

4. The occupation of the first floor residential apartment hereby approved shall be limited to persons solely or mainly employed in or own/occupy the industrial premises allowed on the lower ground floor of the building hereby approved.

5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. the approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

6. No doors on the external elevations of the development hereby permitted shall open outwards onto the public pavement.

7. Prior to commencement a suitable noise insulation scheme between ground floor and the residential accommodation above should 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.

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

133 OUT/15/01287 : FARM COTTAGE, 33 DOWNHAM ROAD NORTH,  
HESWALL, CH61 6UN : OUTLINE CONSENT FOR THE ERECTION OF 2

**NO. DWELLINGS WITH SOME MATTERS RESERVED (AMENDED DESCRIPTION).**

Having previously declared a prejudicial interest, Councillor Sullivan left the room during consideration of this item.

Councillor Walsh was not present for consideration of this item.

The Assistant Chief Executive submitted the above application for consideration.

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

**Resolved (10:0) That the application be approved subject to the following conditions:**

**1. The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**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) Scale**
- (b) Appearance**
- (c) 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.**

**3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17 September 2015, 5 November 2015 and 24 November 2015 and listed as follows: 01 Preliminary Tree Constraints Plan, L(80)001 Existing Site Plan, SCP/15049/F01 Rev B Access Design & Swept Path Analysis, 111 Rev B Site Layout Street Elevation and Site Location Plan**

**4. Before any construction commences, samples of the facing and roofing 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.

5. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property. The ground levels across the site and finished slab levels for each property shall be as per the approved plans.

6. The detailed landscaping plans submitted as reserved matters shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

7. Prior to commencement of development details of a surface water management plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in full in accordance with the agreed plan and retained as such thereafter.

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

9. No part of the development shall be brought into use until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

11. Notwithstanding the provisions of the Town and Country Planning

(General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) no garages, outbuildings or enclosure shall be constructed within the applications site without the prior written approval of the Local Planning Authority.

12. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made for inclusion within the curtilage of the site, in accordance with details to be submitted with the detailed planning application for reserved matter. The approved details shall be implemented in full before the development hereby approved is brought into use unless otherwise agreed in writing with the Local Planning Authority.

13. No development shall commence until a scheme of works containing details of modifications required to the public highway adjacent to the development site along its boundary with Downham Road North has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for footway improvements, tactile paving and pedestrian dropped kerbs and the relocation and/or renewal of street furniture as may be required. No part of the development shall be first occupied until the details have been constructed and laid out in accordance with the approved details.

134     **APP/15/01288 : 10 WHEATLAND ROAD, BARNSTON, CH60 1XY : REDEVELOPMENT OF HOUSE TO INCLUDE GROUND AND FIRST FLOOR EXTENSIONS, DORMER WINDOWS AND A BALCONY.**

The Assistant Chief Executive submitted the above application for consideration.

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

**Resolved (11:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 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 17 November 2015 and listed as follows: 166\_2015\_02 Revision B (16.11.2015).

135     **APP/15/01317 : ELECTRONIC SURGERY, 12A THE VILLAGE, BEBINGTON, CH63 7PW : CONSTRUCTION OF A FIRST FLOOR REAR**

**EXTENSION ABOVE EXISTING GROUND FLOOR SHOPS TO CREATE TWO RESIDENTIAL UNITS.**

Councillor Walsh was not present during consideration of this item.

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee

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

**Resolved (11:0) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 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 23rd September 2015 and listed as follows: LB151/01; LB151/02; LB151/03; LB151/04**
- 4. Prior to commencement of development, a suitable noise insulation scheme between the ground floor and residential accommodation (adhering to 'Building Regulations Approved Document E - Resistance to the passage of sound') shall be submitted in writing to and approved by the Local Planning Authority, and the approved scheme shall be implemented in full prior to first occupation of the accommodation hereby permitted.**

136 **APP/15/01318 : SHELL PETROL STATION, 157 HOYLAKES ROAD, MORETON, CH46 9PZ : APPLICATION TO VARY CONDITION 2 ATTACHED TO PLANNING APPROVAL APP/92/05293 TO ALLOW 24 HOUR OPENING.**

Councillor Walsh was not present during consideration of this item.

The Assistant Chief Executive submitted the above application for consideration.

On a motion by Councillor Sullivan and seconded by Councillor Hodson it was:

**Resolved (8:3) – That the application be approved subject to the following condition:**

The amplified tannoy system shall not be used between the hours of 23:00 and 07:00.

- 137 **APP/15/01349 : 26 CAULFIELD DRIVE, GREASBY, CH49 1SN : DOUBLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION.**

The Assistant Chief Executive submitted the above application for consideration.

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

**Resolved (11:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 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 09/10/2015 and listed as follows: Amended plan 207\_2015\_01 revision C, 09.10.2015, Amended plan 207\_2015\_02 revision E, 05.11.2015.

- 138 **APP/15/01375 : CUCKOOS FLIGHT, 45 CROFT DRIVE EAST, CALDY, CH48 1LX : REMODELLING OF EXISTING DWELLING INCLUDING, EXTENSION, WITH FRONT DORMERS AND REMODELLED ENTRANCE, LOFT CONVERSION AND INTERNAL ALTERATIONS.**

**Resolved – That consideration of this item be deferred for a formal site visit.**

- 139 **APP/15/01467 : 12 ENNERDALE ROAD, NEW BRIGHTON, CH45 0LY : LOFT CONVERSION FOR AN ADDITIONAL SELF-CONTAINED FLAT WITH ASSOCIATED OFF STREET PARKING.**

The Assistant Chief Executive submitted the above application for consideration.

A Lead Petitioner addressed the Committee

The Applicant addressed the Committee.

On a motion by Councillor Walsh and seconded by Councillor Hodson it was:

**Resolved (12:0):** That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 4 November 2015 and listed as follows: 2346/1a and Site Location Plan 1:1250
3. Prior to first occupation the second floor side elevation window(s) shown on drawing No. 2346/1a shall not be glazed otherwise than with obscured glass and non-opening up to 1.7 metres from the internal finished floor level and thereafter be permanently retained as such.
4. 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.

140     **COMX/15/01470 : THORNDALE BUSINESS CENTRE, 182 WALLASEY ROAD, LISCARD, CH44 2AG : NOTIFICATION FOR PRIOR APPROVAL FOR A CHANGE OF USE FROM STORAGE OR DISTRIBUTION BUILDINGS (CLASS B8) AND ANY LAND WITHIN ITS CURTILAGE TO 6 FLATS (CLASS C3).**

The Assistant Chief Executive submitted the above application for consideration.

Members were advised that late representations had been received from Environmental Health to advise that it was their contention that development (if approved) would contribute to noise and disturbance for future occupiers of the proposed flats. Having regard to this representation, Members were further advised that the Local Planning Authority could not be satisfied that the development would have no impact in terms of noise and disturbance for future occupiers, therefore, the Local Planning Authority recommended that the application be refused

It was moved by Councillor Elderton and seconded by Councillor Foulkes it was:

**Resolved (12:0)** That the application be refused on the following grounds:

Having regards to the proposed developments close proximity to commercial premises that have unrestricted hours of operation and immediately adjoin the application proposals, the Local Planning Authority is not satisfied that the development would have no impact in terms of noise and disturbance on future occupiers of the proposed flats and insufficient information has been provided by the applicant(s) to enable the Local Planning Authority to establish that no such impact(s) would arise.

141 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS  
BETWEEN 13/11/2015 AND 06/12/2015.**

The Assistant Chief Executive submitted a report detailing planning applications decided under Delegated Powers between 13/11/2015 and 06/12/2015.

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

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## Planning Committee

20 January 2016

**Reference:**  
**OUT/14/00407**

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

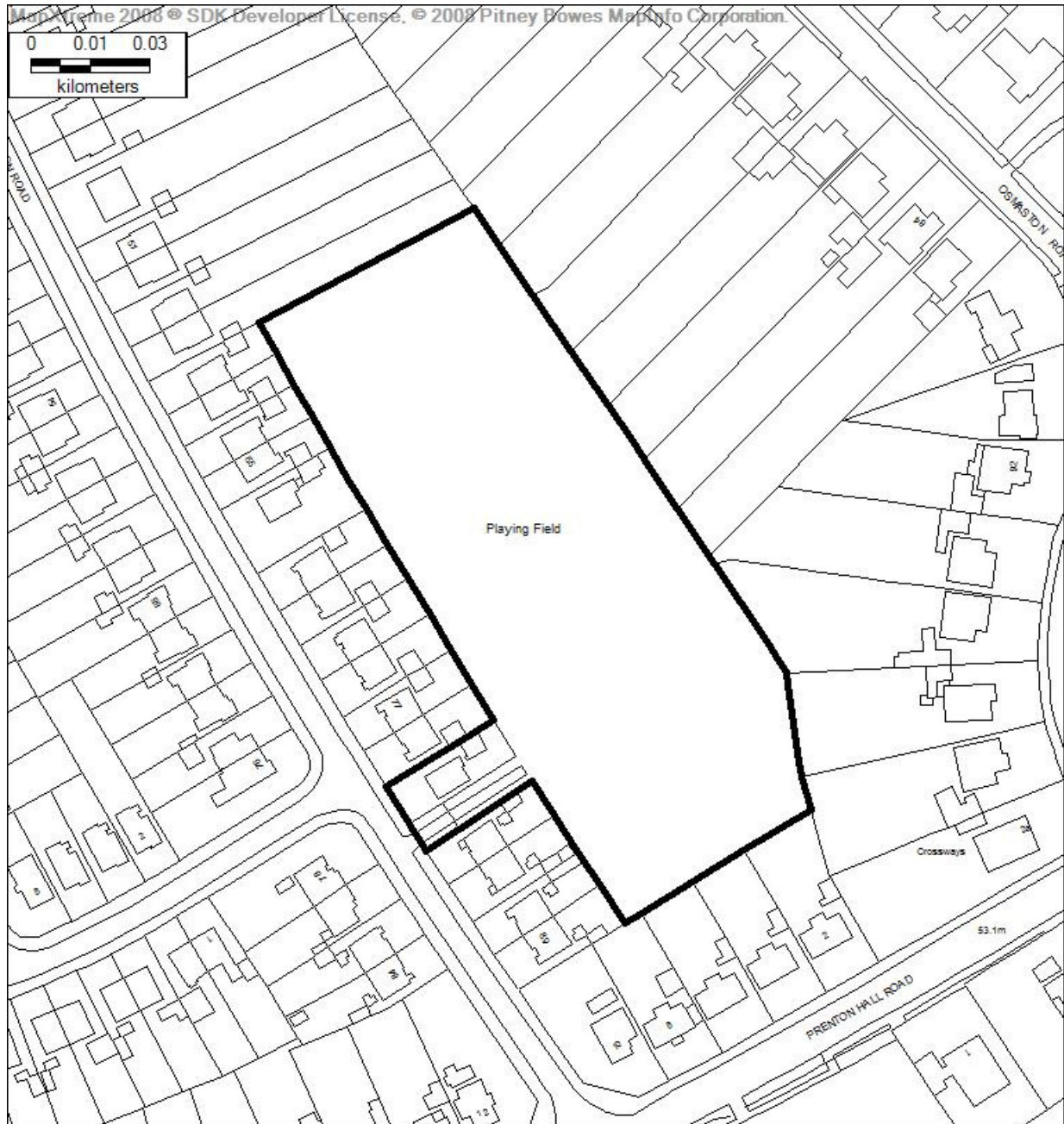
**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Prenton**

**Location:** Pershore House School Playing Fields, GLENAVON ROAD, PRENTON  
**Proposal:** Change of use to a residential development (Outline application with all matters reserved) (amended description).

**Applicant:** Design Planning Ltd  
**Agent :** N/A

### Site Plan:



**Development Plan allocation and policies:**

Primarily Residential Area  
Sports Ground

**Planning History:**

Location: Pershore House School Playing Fields Glenavon Road and 81 Glenavon Road Prenton, Wirral, CH43 0RD (amended location)  
Application Type: Outline Planning Permission  
Proposal: Residential development.  
Application No: OUT/05/05633  
Decision Date: 03/06/2005  
Decision Type: Refuse

Location: South-east end of playing fields, rear of 83-89, Glenavon Road, Prenton.  
L43 0R  
Application Type: Outline Planning Permission  
Proposal: Erection of three detached dwellings and relocation of existing pavilion.  
Application No: OUT/89/07584  
Decision Date: 16/01/1990  
Decision Type: Refuse

Location: South east end of playing fields, rear of 83-89, Glenavon Road, Prenton.  
L43 0R  
Application Type: Outline Planning Permission  
Proposal: Erection of three detached bungalows with garages, (outline).  
Application No: OUT/91/06902  
Decision Date: 13/12/1991  
Decision Type: Refuse

Location: Playing fields east 59-89 Glenavon Road, Prenton, L43 0RD  
Application Type: Full Planning Permission  
Proposal: Change of use from Local Authority playing fields to private tennis club  
Application No: APP/80/16743  
Decision Date: 27/11/1980  
Decision Type: Refuse

Location: 81 GLENAVON ROAD, PRENTON, CH43 0RD  
Application Type: Full Planning Permission  
Proposal: Change of use from former playing field to land for a nursing home.  
Application No: OUT/10/01080  
Decision Date: 25/02/2011  
Decision Type: Refuse

Location: 81 Glenavon Road and land rear of 59-89 Glenavon Road Prenton, Wirral, CH43 0RD  
Application Type: Outline Planning Permission  
Proposal: Erection of a single storey 40 bed nursing home (outline)  
Application No: OUT/07/06013  
Decision Date: 18/12/2007  
Decision Type: Withdrawn

**Appeal Details**

Application No	OUT/91/06902
Appeal Decision	Dismissed
Appeal Decision Date	17/09/1992

Application No	OUT/91/06902
Appeal Decision	Dismissed
Appeal Decision Date	17/09/1992

Application No	OUT/10/01080
Appeal Decision	Dismissed
Appeal Decision Date	02/09/2011

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

#### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 63 representations have been received as well as a qualifying petition of objection. The objections are summarised as follows:

1. The land is protected by a covenant and cannot be built on
2. Previous plans have been rejected on the site, why allow this?
3. It would be dangerous to build on the land due to the lack of access for emergency vehicles
4. Disruption to wildlife and residents
5. Who is the affordable housing for and will it devalue our property.
6. It is scary what is happening to our urban greenspace.
7. The field should be used for local children (local football teams)
8. Loss of outlook from surrounding dwellings
9. The development would lead to increased traffic congestion
10. What profit will the owner make from the development? The development may drive people from the area.
11. Increase in noise
12. Why not build on brownfield land?
13. Overlooking introduced to surrounding properties.
14. The findings of the applicant's surveys are questioned.
15. The development will be out of character with the area.
16. The application is contrary to PPG17
17. The land has been left to become overgrown and unusable by the owner.
18. The access road would be within close proximity to adjacent dwellings
19. Inconvenience to the road by way of parking restrictions
20. Safety hazard caused by new road
21. Impact upon drainage system
22. Security risk?
23. Restrictive covenant on land prevents this development
24. Loss of council profits
25. Impact of wildlife (bats, birds, foxes and Great Crested newts)
26. Loss of value to surrounding properties
27. Impact of shared ownership on character of area
28. The development is contrary to policy
29. How can residents make comments on an outline application with all matters reserved?
30. The field is the only place for Glenavon Junior football club to play?

#### **CONSULTATIONS:**

**Head of Environment & Regulation (Traffic & Transportation Division)** - No Objections

**Head of Environment & Regulation (Pollution Control Division)** - No Objections

**Sport England** - No Objection subject to condition

**Merseyside Environmental Advisory Service** - No Objection

**Lead Local Flood Authority (LLFA)** - No Objection subject to conditions

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

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

A qualifying petition signed by 169 people and more than 15 separate letters of objection have been

received and as such, under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

## **INTRODUCTION**

The proposal is an outline application for a residential development with all matters reserved for subsequent approval. The indicative plans indicate the erection of up to 32 dwelling houses at the former Pershore House School Playing Field. The title of the development was amended at the request of the applicant and as such neighbours were renotified of the development.

## **PRINCIPLE OF DEVELOPMENT**

The proposed development is a departure from the Wirral Unitary Development Plan (UDP), as the site is identified as a sports ground on the UDP Proposals Map and in UDP Proposal RE6 'Sports Grounds for Protection from Development'. Material considerations must be identified to outweigh the provisions of the statutory development plan in favour of the application before planning permission could be granted.

## **SITE AND SURROUNDINGS**

The site is a land locked field surrounded by on all sides by houses. Access to the site would be gained from between 81 and 83 Glenavon Road which are large two storey dwelling houses. 81 is a detached dwelling and as part of the permission would be demolished to ensure adequate access is provided into the site.

## **POLICY CONTEXT**

The proposal for the erection of a residential development on a former private school playing field is a departure from the Wirral Unitary Development Plan because the site is identified as a sports ground on the UDP Proposals Map and in UDP Proposal RE6. The aim of Proposal RE6 is to protect the provision of playing fields within the urban area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Material considerations that could weigh in favour of the proposal in this particular case include:

- i. the extent of conformity with the National Planning Policy Framework (NPPF);
- ii. the emerging Core Strategy for Wirral;
- iii. future prospects of the site being used as a sports ground;
- iv. the provision to be made for replacement facilities, including the availability of an alternative site;
- v. the suitability of the site for new housing development; and
- vi. the need for affordable housing.

## **Material Policy Considerations**

NPPF, which is a significant material consideration in relation to this proposal, sets a presumption in favour of sustainable development and states that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:

- a. an assessment clearly shows the land to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location (paragraphs 14 and 74 refer).

The Core Strategy Proposed Submission Draft, which has been approved the Council as material consideration in the determination of planning applications could carry some limited weight, insofar as it conforms with NPPF. Draft Policy CS31 would protect land use for sport unless it can be demonstrated:

- i. the site is genuinely surplus and not required for required for another recreational purpose;
- ii. it has been continuously marketed at realistic prices and there is no reasonable prospect of re-use for recreational purposes;
- iii. it is not needed for other purposes such as landscape character, biodiversity, drainage of flood defence;
- iv. it would be replaced with an equivalent or better facility to serve the same community.

Evidence in the Wirral Playing Pitch Strategy (April 2004), indicates a shortage of good quality junior playing pitches in the area and recommends that additional junior pitches should be identified. The Strategy also recommends that the loss of any existing playing field should not be permitted unless replaced, on a one-for-one basis, at another site within the catchment area. A shortfall in outdoor sports facilities is also identified in the Council's Wirral Open Space Assessment 2012. A more up to date playing pitch assessment is due to be commissioned by the Council, but is not scheduled for publication until the end of 2016.

### **Material Site Considerations**

Glenavon Road Playing Field is a former private school playing field, which is now in separate private ownership and is vacant. The former school ceased to exist following the grant of planning permission on 25 Jan 2002 for the construction of flats at 9 Prenton Lane (ref: 01/07005). It is understood that the playing field has previously been used for junior football by Glenavon JFC, which has since grown to become one of the largest clubs in Wirral and now uses larger alternative facilities at Woodchurch Road as well as other sites elsewhere. The applicant states that the school closed in 2000 and that the playing fields at Glenavon Rd have not been used since then.

The site has a history of planning refusals, some of which have been upheld at appeal, on the basis of the loss of playing fields, for proposals that would not have secured a replacement facility.

The applicant has now offered funding with the current application that could be secured through a legal agreement to cover the cost of alternative provision to cover the loss of the land at Glenavon Rd that is physically capable of accommodating two junior pitches.

The applicant has undertaken pre-application consultation within the local community and has sought to negotiate with the Council with an offer to provide alternative pitches on a site of the Council's choice. There is divided local public opinion over the use of the nearest available site at Walker Park, which has no existing formal provision, with the Friends of Walker Park opposed and Prenton Tenants and Residents Association in support. No other suitable local site has yet been able to be identified.

The Council's Parks and Countryside Service consider that it is not appropriate to commit significant funds to any particular site prior to the completion of a more up to date strategic playing pitch assessment, which is scheduled for publication by the end 2016. The Head of Service would, however, agree to receive and hold any proposed funding, with a commitment to use it for two additional replacement junior pitches on a suitable site, in agreement Sport England, following this strategic review.

Sport England has indicated that its original objection would be withdrawn if a planning condition was applied to secure a scheme for the replacement of the playing field.

The existing site is entirely surrounded by the adjoining Primarily Residential Area as shown on the UDP Proposal Map. UDP Policy HS4 (New Housing Development) would be relevant to the assessment of the proposed dwellings. Any residential proposal should be of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development, the proposal should not result in a detrimental change in the character of the area. All proposals whose main elevations that are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

The National Planning Policy Framework states that good design is a key aspect of sustainable development, but decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness

UDP Policy HSG4 enables the Local Planning Authority to negotiate for affordable housing, where appropriate. To address this, the Council normally requires schemes of this size to provide affordable housing at rate of 20% on site, unless it can be demonstrated that the site is not viable. No viability study has been submitted as it is currently proposed to provide 100% affordable housing at the site.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also

applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting, which can be secured through planning conditions.

### **APPEARANCE AND AMENITY ISSUES**

At the time of writing this report 63 objections have been received in addition to a qualifying petition of objection. A number of the objections are from the same household as the Local Planning Authority renotified neighbours following a change of the description of development.

The proposal would remove the potential for noise and disturbance from sports activities on land immediately behind the housing along Glenavon Road, Prenton Hall Road and Osmaston Road.

The indicative plan with the outline application for the proposed development shows the footprints of 32 dwellings each with front parking/amenity space and a rear garden comparable with the dwellings located on Glenavon Road. Visually the siting of the dwellings on this site maintains the character of the area with semi-detached dwellings evenly spaced on either side of the new access road and provides sufficient spacing to secure appropriate living standards and separation distances. It is considered that dwellings could therefore be accommodated within the site without detriment to neighbouring properties, offering sufficient amenity space without detriment to the existing neighbouring properties.

Following the receipt of the representation stating that there was wildlife on the land the applicant was asked to prepare an Ecological Survey. This was forwarded to Merseyside Environmental Advisory Service (MEAS) for assessment. MEAS have responded that they consider the Ecological Survey is acceptable. The report concludes that there will be no impact on Great Crested Newt as the site is isolated from the nearest records for the species by housing and roads. There are no ponds within the zone of influence of the site. MEAS advise that no further consideration with regards to the proposals and any impact on Great Crested Newts is required. The Ecological Report recommends bat activity surveys to assess the level of bat use within the site as potential bat roosting opportunities exist adjacent to the site in mature trees. However, advice from MEAS is that it is unlikely the development (and therefore the loss of) the grass playing field would have a significant effect on the local bat population.

As the planning application is for all matters reserved, any subsequent planning application will include layout, scale, access, appearance and landscaping. Whilst the development will need to be refined in order to ensure that all of the dwellings meet the required policies, at outline stage the overall principle of dwelling houses in this location is considered acceptable in terms of the criteria set out in UDP Policy HS4.

### **SEPARATION DISTANCES**

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. 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 site levels are consistent in this area with no differences. As discussed above, a future submission of reserved matters will consider the scale and appearance to prevent any overlooking.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted as part of the application and has raised no objections to the scheme with regards to the capacity of the highway, traffic safety and parking.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no environmental/sustainability implications relating to the proposed development.

### **HEALTH ISSUES**

Provision for usable junior playing pitches could have positive health benefits.

### **CONCLUSION**

Whilst the proposal is contrary to the intended land use in the Unitary Development Plan, the prospects of bringing the site back into use as a sports ground under private ownership without backing from an official club are considered limited. Funding to provide usable junior playing pitches once a strategic assessment has been made in consultation with Sport England is a material consideration to be weighed in favour of the proposed development. The proposed housing would make a contribution to the affordable housing supply and is capable of compliance with UDP Policy HS4 and the National Planning Policy Framework subject to approval of reserved matters in a future detailed planning application. The application is therefore recommended for approval subject to a Section 106 Agreement securing funds for the replacement of the application site's 1.1ha of playing field and 20% 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Whilst the proposal is contrary to the intended land use in the Unitary Development Plan, the prospects of bringing the site back into use as a sports ground under private ownership without backing from an official club are considered limited. Funding to provide usable junior playing pitches once a strategic assessment has been made in consultation with Sport England is a material consideration to be weighed in favour of the proposed development. The proposed housing would make a contribution to the affordable housing supply and is capable of compliance with UDP Policy HS4 and the National Planning Policy Framework subject to approval of reserved matters in a future detailed planning application. The application is therefore recommended for approval subject to a section 106 agreement securing funds for the replacement of the application site's 1.1ha of playing field and 20% affordable housing.

**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. 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.

4. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

5. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

**Reason:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land, to ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees and hedgerows and the amenities of neighbouring properties, having regard to Policy HS4 and GR7 of the adopted Wirral Unitary Development Plan.

6. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

7. Full details of the arrangements for the storage and disposal of refuse, and vehicle access thereto, within the curtilage of the site, shall be submitted as part of the reserved matters application for approval by the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy WM9.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

**Reason:** In the interests of the amenities of adjoining residents and having regard to Policy HS4 of the Wirral Unitary Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the

dwellings shall be erected unless expressly authorised by the Local Planning Authority.

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

**Reason:** In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

11. No development shall commence until a scheme for the replacement of the application site's 1.1ha of playing field has been agreed in writing with the Council and Sport England. The scheme will show the type and size of pitches to be set out on the replacement playing field and will include timetable with a project plan for their implementation. The approved scheme shall be completed and made available for use in accordance with the agreed timetable.

**Reason:** To ensure the provision of replacement playing fields in accordance with the National Planning Policy Framework (paragraph 74) and Sport England Playing Field Policy E4

12. Notwithstanding the indicative site plan submitted with the application, construction of the development hereby approved shall not commence until the Local Planning Authority has approved in writing details and a timetable of works to provide an access road within the site. The work shall be implemented in accordance with the approved plans prior to the first occupation and retained as such thereafter.

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

13. As part an application for the approval of the reserved matters for layout, appearance, landscaping and access, full details a scheme for a sustainable drainage system to serve the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include for, but not be restricted to, the following:

- a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for the existing greenfield site;
- c) Include details of a site investigation and test results to confirm infiltrations rates, where appropriate;
- f) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
- g) Secure arrangements, through an appropriate legal agreement, for appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
  - i. on-going inspections relating to performance and asset condition

- assessments
- ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime; and

- h) Secure means of access for maintenance and easements, where applicable.

The approved scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

**Reason:**

To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 102 and 103 of the National Planning Policy Framework, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

**Last Comments By:** 30/06/2015 15:32:32  
**Expiry Date:** 14/07/2014

## Planning Committee

20 January 2016

**Reference:**  
**APP/14/01198**

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

**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Bromborough**

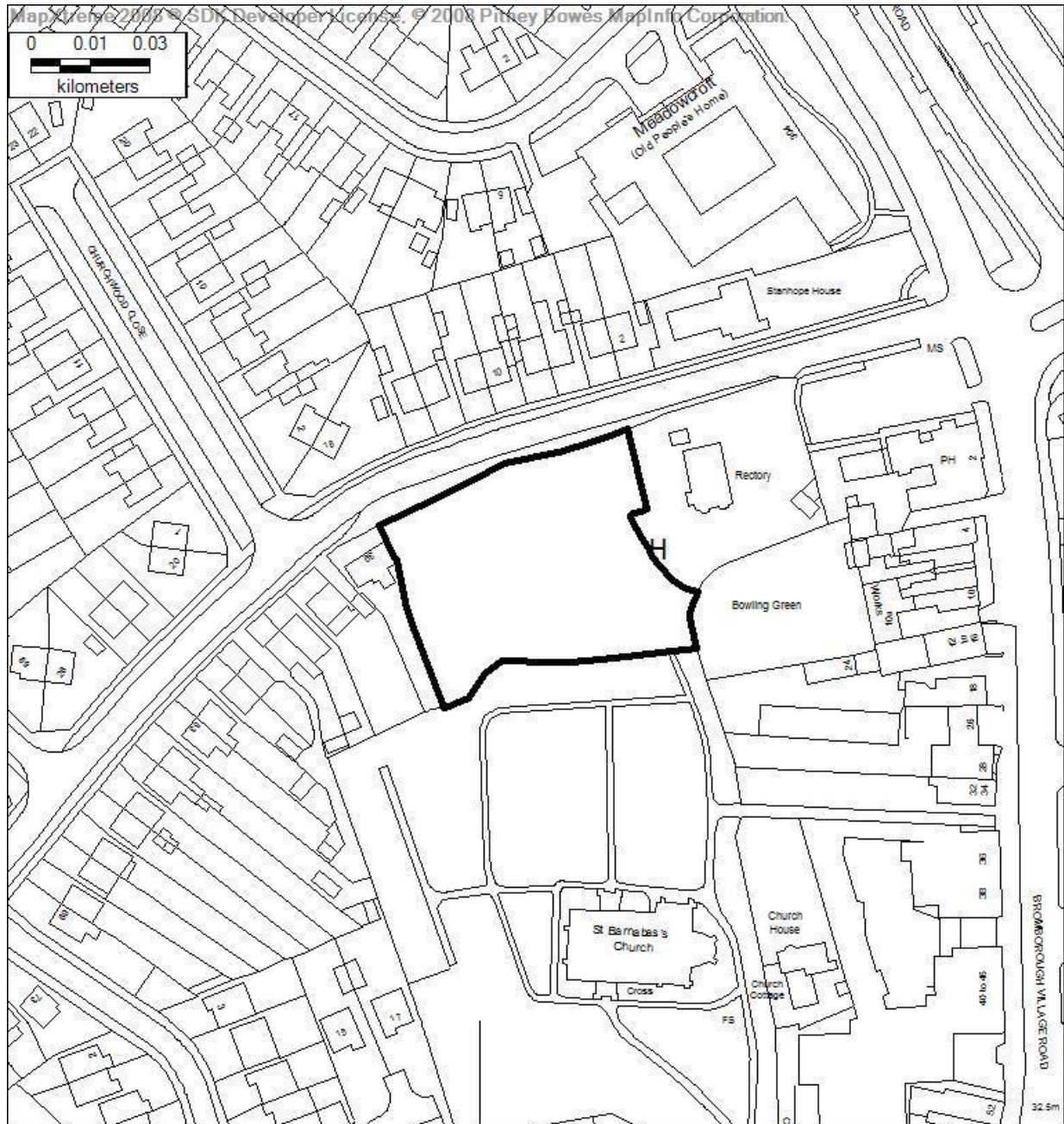
**Location:** Land adjacent to The Rectory, MARK RAKE, BROMBOROUGH, CH62 2DH  
**Proposal:** Erection of 10 Dwellings including Construction of Access- Additional

information received

**Applicant:** Hawk Homes Limited

**Agent :** Nigel Thorns Planning Consultancy

### Site Plan:



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**Development Plan allocation and policies:**

Conservation Area (for illustrative purposes)  
Primarily Residential Area

**Planning History:**

There is no planning history relating to this site.

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

Having regard to the Council Guidance on Publicity for applications, 30 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 22 objections have been received and a qualifying petition of objection containing 86 signatures listing the following grounds:

1. Increased issues with regards to access and off road parking
2. Increased flood risk and drainage issues
3. Mark Rake becoming a construction site
4. Negative impacts on the aesthetics of Mark Rake
5. Further impacts on the disrepair of pavements
6. Negative impacts on flora and fauna
7. Removal of part of the sandstone wall for access point impact on the character of the Conservation area
8. Lack of clarity as to the remainder of the sandstone wall
9. Loss of wildlife
10. Increase in the volume of traffic and highway safety issues
11. Loss of privacy
12. Area is mentioned in the Domesday book
13. Do not need houses there
14. Access onto Mark Rake would be dangerous
15. Loss of outlook
16. Loss of trees
17. Increase in on street parking and congestion
18. Why not access via the rectory
19. Loss of value to house
20. Light pollution from cars
21. Entrance would have to slope from higher ground
22. Test pits have been excavated and show that the sandstone wall sits on an earlier medieval wall and the earlier church stood nearer this boundary than the current church meaning this development would destroy the archaeological integrity of the church
23. Some graves in the conservation are marked as unsafe, any disruption from the construction of the development could further destabilise them
24. There is evidence of continued occupational activity in the area from the Roman period onwards and no archaeological survey had been completed by the developer.

**CONSULTATIONS**

**Head of Environment & Regulation (Traffic & Transport Division)** - No objection

**Head of Environment & Regulation (Pollution Control Division)** - No objection

**The Bromborough Society** - cannot support the application on any grounds as it would not accord with the setting of the Bromborough Village Conservation Area, the effect on local drainage, traffic on Mark Rake and the amenity of residents. The 2008 Management Plan highlights both the churchyard and the rectory garden and wall as having very positive effects enhancing the value of the Conservation Area and recommending that both be included within it. Sufficient sites are available for housing and these proposals look cramped. Any desk based assessment would lead to suggest a professional excavation programme particularly as it's such a sensitive area and early settlements tended to be just outside the churchyard walls. The proposals would have unfortunate consequences which would be unacceptable.

**Lead Local Flood Advice** - No objection subject to conditions

**United Utilities** - No objections

**Historic England** - The application should be determined in accordance with national and local policy guidance and on the basis of your conservation advice

**Wirral Wildlife** - Consider that the new layout is better, but because of the poor amenity value of the very shaded gardens, which leads to demands to fell trees, it would be better to have 8 houses not 10. However, if this layout is allowed, then all mature trees should be protected by a TPO before the development starts, and the usual standard conditions applied. No clearance during the bird breeding season and protection to all retained trees during construction.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of objection signed by 87 people has been received together with 22 separate letters of objection. As such, this application is required to be considered and determined by the Planning Committee under the provisions of the Council's Scheme of Delegation for Determining Planning Applications (March 2014). In addition, Councillor Irene Williams asked that this application be removed from delegation and reported to Planning Committee on the grounds that the site is a key historical site in Bromborough and consideration of the impacts of the development on the heritage of the area needs to be considered.

**INTRODUCTION**

This is a full application for the construction of 5 pairs of two storey, semi-detached dwellings within the garden of the rectory to . The site will be served via a new access from Mark Rake to the north of the site.

**PRINCIPLE OF DEVELOPMENT**

The application site is designated Primarily Residential Area and is immediately adjacent to the Bromborough Village Conservation Area (although the site itself sits outside of the conservation area). The application will be assessed against both National and Local Plan Policy set out below.

**SITE AND SURROUNDINGS**

The application site forms part of the garden area to the rear of the rectory. The area contains a number of trees and shrubs. The site is located at a slightly elevated level to those residential properties located to the north of the site. St Barnabas Church and yard is located to the south of the site. The west of the site contains further two storey detached dwellings. The site is bounded to the north by a sandstone wall fronting The Rake.

**POLICY CONTEXT**

The following National and Local Plan Policy advice is relevant to this proposal:-

Policy HS4 - Criteria for New Housing Development states that proposals on allocated site and within Primarily Residential Areas will be permitted subject to the following criteria:-

- i.* the proposal is of a scale which relates well to surrounding properties in particular, with regards to existing form and density of development
- ii.* the proposal does not result in a detrimental change in the character of the area
- iii.* access and servicing are capable of satisfactory provision
- iv.* the provision of appropriate landscaping and boundary treatment
- v.* appropriate provision of design features which contribute to a secure environment

National Planning Policy Framework (NPPF) states that the purpose of planning is to achieve sustainable development and that good design is a key aspect which should contribute positively for making places better for people. Sustainable housing should encompass good design, widen the choice of quality homes and make a positive contribution to an area and use opportunities to improve the character of the area

The proposed scheme for 10 houses on a plot that measures approximately 0.30 hectares equates to a density of 34 dwellings per hectare. This is commensurate to the density of the surrounding area. The application site is fairly substantial in size and can accommodate the proposed new dwellings. The new houses would all be set within good sized plots that are similar in size to the surrounding houses.

Development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted subject to the provisions of Policy CH2 Development Affecting Conservation Areas where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

- i. the distinctive characteristics of the Area, including important views into and out of the designated Area;
- ii. the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and
- iii. the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

Despite being located adjacent to Bromborough Village Conservation Area, the topography of the land, positioning of the site within the garden of the rectory, and the presence of existing buildings ensures that the proposed extension will not be intrusive to views both into and out of the Conservation area.

The proposals are therefore considered to be in line with Policy CH2.

Having regards to Policy CH1 Development Affecting Listed Buildings and structures, proposals for new residential development may be supported where:

- i. the proposal is of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and
- ii. adequate provision is made for the preservation of the special architectural or historic features of the building or structure. When granting consent, special regard will be had to matters of detailed design

The site is located within close proximity to a number of Listed Buildings, the nearest being the Sundial to the north of St Barnabas Church some 50m away and St Barnabas Church approximately 60m from the site boundary. The development is however removed from this building and other heritage assets. The construction of these dwellings is fully internal to the site, and will not impact on the setting or enjoyment of any listed building to the public. Furthermore, the proposal will have no physical impact on any listed building.

Within UDP Policy CH20 - Bromborough Village Conservation Area, the main objective for the area is the preservation of the historic character of the village core based around the landmarks of St Barnabas Church and Bromborough Cross, the character and setting of the church and to retain unifying features such as stone walls, narrow lanes and shared elements of building design and materials.

The southern part of the site is located adjacent to the Bromborough Village Conservation Area. Regard has been given to how the impact of the development is mitigated by the following factors:

- i. the application site is only viewed from the conservation area from within the Churchyard immediately to the south of the site.
- ii. the site is screened from the churchyard by mature trees and dense low level vegetation screen
- iii. the site is screened from the churchyard by a stone wall
- iv. the buildings are set at a lower level than the graveyard with only the rooftops visible from the Conservation Area.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of

resources. Policy WM9 also requires development to provide measures for waste collection and recycling.

### **APPEARANCE AND AMENITY ISSUES**

The majority of the dwellings within the area are traditional two storey dwellings, the proposed dwellings are considered to be comparable in height to those surrounding the site, respecting the scale and context of the adjacent dwellings.

In terms of the design of the area and the dwellings proposed The wider area includes a mix of traditional and modern houses with a wide pallet of materials and designs. The design of the proposed new houses picks up elements from surrounding properties including steeply pitched roof, traditional window designs, including brick headers and cills, chimneys and open eaves. In terms of layout, scale, design and height, it is considered that the buildings, will sit comfortably within the context of the existing development within the area.

In terms of layout, the proposed scheme has been amended slightly and contains an internal courtyard with the houses fronting onto this area. Plots 1 and 10 have gables onto the road which replicates the relationship of the Rectory and Stanhope House to the east. Plots 1 & 2 back onto the rectory and achieve the required interface distance of 21m between the rear elevations of both existing and proposed properties. Plots 9 & 10 back onto the blank gable of no 39 and will be located over 12m from that elevation.

With regards to the internal layout, the amended scheme has re-located plots 9 and 10 to allow for a 14m distance to the gable of no 39 Bromborough Village Road. In addition, the amended layout also ensures that plot 7 has no habitable room windows looking directly towards the gable of plot 6. Plots 7 and 8 have been moved further away from the trees in the south west corner of the site.

The land within the application site is at a higher level than those properties facing the site along Mark Rake. There are two properties within the site that face directly onto the existing properties along this road, the interface distances between these and the existing properties will be 53m, while two properties will have gabled elevations containing a landing window to be located some 26m away. A Heritage Assessment was submitted with the application in order to provide an assessment of the heritage significance of assets close to and at the proposed development site. The Assessment revealed that the study area contained 145 heritage assets dating from the prehistoric period onwards, 59 of these are protected by statutory designation. The report concludes that the historic environment features identified in the study area typically reflect the residential development of the area since the middle of the 18th century. Activity from earlier periods is also present but scarce. The Bromborough Society have concerns regarding the proposal in relation to the impact of the proposal on geological, historical and amenity value for all the surrounding properties. Many heritage assets are no longer extant reflecting the expansion housing and the industrialization of the Merseyside landscape during the 19th and 20th centuries. However, it is considered to be expedient to attach a condition that requires a watching brief during ground works.

### **SEPARATION DISTANCES**

The land within the application site is at a higher level than those properties facing the site along Mark Rake. There are two properties within the site that face directly onto the existing properties along this road, the interface distances between these and the existing properties will be 53m, while two properties will have gabled elevations containing a landing window to be located some 26m away. It is therefore considered that the proposal meets the Local Authorities required interface distances.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no objections on highway ground subject to the attached conditions.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are a number of mature trees within the site. The trees in the south west corner are predominately Leyland Cypress, Sycamore and Scots pine. A tree report has been submitted as part of this application. The Council's Arboricultural Officer has been involved in the scheme from the pre-application stage and has raised no objections to the proposal subject to conditions which provides for a scheme of landscaping and planting. The Bat Survey submitted as part of this application concludes that the site is not currently used by roosting bats, but may of the trees do offer potential

summer/day/opportunistic roosting opportunities. The site appears to be a key foraging site for Soprano and Common Pipistrelle bats which arrive on site from the south approximately 15-20 minutes after sunset. This timing indicates that a roost is located adjacent to the site. The boundaries function as a commuting corridor for these bats to navigate away from their roost and to the wider habitat beyond the site.

The scheme will result in the loss of some of the existing mature trees and all of the scrub and shrubs currently on site. The new scheme will replace these semi-natural habitats with hard standing, garden areas and replacement planting around the site boundaries. The report advises that the impacts on bats are the risk of harm during tree felling, the permanent loss in foraging habitat and potentially permanent and significant impacts on the nearby pipistrelle roost through the short-term disturbance impacts caused by construction, site clearance and tree removal.

A number of mitigation measures are proposed to ensure that there should be no significant residual impact on the value of the site to Pipistrelle bats as a result of the proposed scheme which can be secured through suitably worded condition(s). These measures include:

- A method statement for tree-felling under the supervision of a licensed bat worker
- The removal of existing boundary tree lines at the start of the construction programme and immediate planting of replacement semi-mature specimens before any further development activities take place.
- The replacement of existing trees with semi-mature specimens of a minimum 5m height
- The provision of bat boxes on new buildings and existing/retained mature trees
- The installation of swift boxes in the eaves of each new property as a genuine biodiversity enhancement.

## **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The proposal development is considered acceptable having regards to the number of units proposed, the size of the site and surrounding land uses. The proposals are not considered to be detrimental to character of the area nor would they have any detrimental impact or harm on the adjacent Bromborough Village Conservation Area. Furthermore, it is considered that the proposed development will not have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy as adequate interface distances are achieved both in relation to existing neighbouring properties and within the site itself. Safe access to and from the site can be achieved. The proposed new dwellings will have adequate levels of amenity space and off street parking. The proposal therefore accords with the provisions of the relevant National and Local Plan policies and is recommended for approval subject to a Section 106 Agreement for the provision of affordable housing which will require 2 of the 10 houses proposed to be affordable.

## **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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal development is considered acceptable having regards to the number of units proposed, the size of the site and surrounding land uses. The proposals are not considered to be detrimental to character of the area nor would they have any detrimental impact or harm on the adjacent Bromborough Village Conservation Area. Furthermore, it is considered that the proposed development will not have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy as adequate interface distances are achieved both in relation to existing neighbouring properties and within the site itself. Safe access to and from the site can be achieved. The proposed new dwellings will have adequate levels of amenity space and off street parking. The proposal therefore accords with the provisions of the relevant National and Local Plan policies and is recommended for approval subject to a Section 106 Agreement for the provision of affordable housing which will require 2 of the 10 houses proposed to be affordable.

**Recommended  
Decision:**

**Approve subject to a Section 106 Legal Agreement**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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 Policies of the Wirral Unitary Development Plan.

3. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- C. 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, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

- D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 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.
- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- J. 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 (section 7.4 BS 5837)

- K. 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.
- L. 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.
- M. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
- N. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- O. the timing of the various phases of the works or development in the context of the tree protection measures.

**Reason:** To protect the character of the area and to comply with Policy GR7 of the Wirral Unitary Development plan

4. 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 Root Protection Area (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 protect the character of the area and to accord with Policy GR7 of the Wirral Unitary Development Plan

5. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

**Reason:** To safeguard the appearance of the locality.

6. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Reason:** To ensure that the proposed development does not prejudice the appearance of the locality.

7. No development shall commence until full details of a sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the local planning authority.

Such a scheme shall include for, but not be restricted to, the following:

- a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre

and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;

- b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for the existing greenfield site;
- c) Include details of a site investigation and test results to confirm infiltrations rates, where appropriate;
- f) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
- g) Secure arrangements, through an appropriate legal agreement, for appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
  - i. on-going inspections relating to performance and asset condition assessments
  - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime; and
- h) Secure means of access for maintenance and easements, where applicable.

The approved scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

**Reason:**

To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 102 and 103 of the National Planning Policy Framework, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

8. Prior to the development commencing, an archaeological evaluation or watching brief shall be submitted and approved in writing by the Local Planning Authority. This must be undertaken by a professionally qualified archaeologist who is a member of the Institute of Archaeologists at Practitioner grade or above. The approved programme of works shall subsequently be implemented and where appropriate, completed in accordance with the approved details. The programme shall include written schemes of investigation for evaluation and watching briefs.

**Reason:** In the interests of protecting the site of archaeological importance and to comply with Policy CH25 of Wirral's Unitary Development Plan.

9. Prior to the commencement of development details of the works to the sandstone wall shall be submitted to and agreed in writing with the local planning Authority. The approved scheme shall be implemented in full.

**Reason:** In the interest of the character of the area and to comply with policies contained within the Wirral Unitary Development Plan.

10. Details of the new vehicular access onto Mark Rake shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of the development. The approved plan shall be implemented in full prior to first occupation and retained as such

thereafter.

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

11. Prior to the commencement of development details of the required flush kerbs to be provided at accesses on Mark Rake between the site and Bromborough Village Road shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be completed to the satisfaction of the Local Planning Authority prior to the first occupation of the dwellings.

**Reason:** To ensure a satisfactory form of development

12. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with Policy [5] of the Wirral Unitary Development Plan.

13. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1<sup>st</sup> March to 31<sup>st</sup> August inclusive.

**Reason:** To protect birds during their breeding season and to comply with Policies in the Wirral Unitary Development Plan.

14. No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To safeguard any archaeological interest of the site and to accord with Policies of the Wirral Unitary Development Plan.

15. No development shall take place until a site waste management plan confirming how construction waste will be recovered and re-used on the site or at any other site has been submitted to and approved in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the waste Local Plan.

16. Prior to the commencement of development arrangements for the storage and disposal of refuse, and vehicular access thereto, shall be made for inclusion within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full before the development hereby approved is brought into use unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policy WM9 of the waste Local Plan

17. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the October 2014 and listed as follows: W12/2238/03 & W12/2238/01 AND W12/2238/03 received by the Local Planning Authority on 11th November 2015

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

18. Prior to any works commencing on site, details of the installation of bat boxes and bat bricks,

including their locations, shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to protect the biodiversity of the area and having regard to Policy NC7 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 18/11/2015 11:08:07

**Expiry Date:** 05/01/2015

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## Planning Committee

20 January 2016

**Reference:**  
**OUT/15/01129**

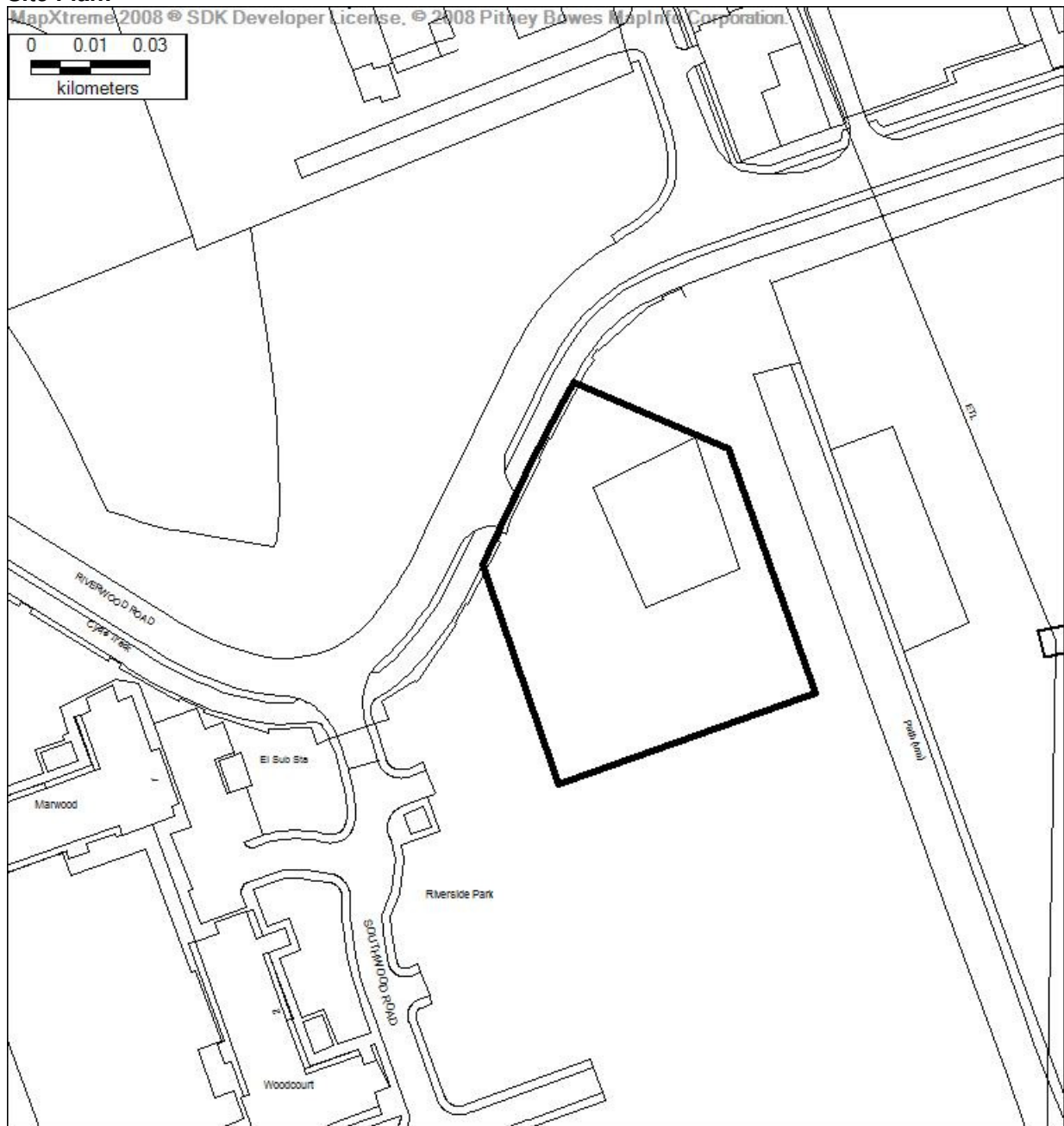
**Area Team:**  
**South Team**

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

**Ward:**  
**Bromborough**

**Location:** Riverside Park, Riverwood Road, Bromborough, CH62 3QT  
**Proposal:** Outline application (access only) for a residential development of up to 75 apartments with landscaping, parking and associated works  
**Applicant:** Riverside Park Limited  
**Agent :** How Planning LLP

### Site Plan:



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**Development Plan designation:**

Primarily Industrial Area

**Planning History:**

- Location: From roundabout south of 1408 New Chester Road, Eastham to Pump House, Commercial Road, Bromborough, Wirral, CH62 3NL  
Application Type: Full Planning Permission  
Proposal: Installation of 2no. cross country parallel pipelines from roundabout at junction 4 of M53 motorway to Commercial Road, Bromborough  
Application No: APP/08/05472  
Decision Date: 19/08/2009  
Decision Type: Approve
- Location: Oracle Business Park, South of Riverwood Road, Bromborough, Wirral, CH62 3RL  
Application Type: Full Planning Permission  
Proposal: Erection of an electricity substation  
Application No: APP/06/05235  
Decision Date: 24/03/2006  
Decision Type: Approve
- Location: Land to the South of Riverwood Road, Bromborough, Wirral, CH62 3NX  
Application Type: Full Planning Permission  
Proposal: Erection of one 3 storey offices with associated roads, car park and chiller compounds  
Application No: APP/06/05056  
Decision Date: 12/05/2006  
Decision Type: Approve
- Location: Riverside Park, Riverwood Road, Bromborough, Wirral, CH62 3NX  
Application Type: Full Planning Permission  
Proposal: Erection of new fence and gates to Riverwood Road boundary.  
Application No: APP/07/07562  
Decision Date: 15/02/2008  
Decision Type: Approve
- Location: Land to the south of Riverwood Road, Bromborough, Wirral, CH62 3NX  
Application Type: Full Planning Permission  
Proposal: Removal of condition 8 on planning application DLS/2001/6525/E  
Application No: APP/06/06121  
Decision Date: 06/06/2007  
Decision Type: Approve
- Location: Building 8, Riverside Park, Riverwood Road, Bromborough, Wirral, CH62 3QX  
Application Type: Outline Planning Permission  
Proposal: Erection of four-storey office building and associated works (Outline)  
Application No: OUT/08/05880  
Decision Date: 30/01/2009  
Decision Type: Approve
- Location: Land south of Epichem, Power Road and north east of Oil Storage Depot, Old Hall  
Application Type: Full Planning Permission  
Proposal: Construction of a new roundabout and highway.  
Application No: APP/94/06438  
Decision Date: 14/10/1994  
Decision Type: Approve

Location: Old Hall Road, Bromborough. L62 3NX  
Application Type: Outline Planning Permission  
Proposal: Variation of condition 02 of OUT/93/6403/E to read 'Application for approval of reserved matters must be made no later than the expiration of six years beginning with the date of this permission.'  
Application No: OUT/96/06613  
Decision Date: 13/12/1996  
Decision Type: Approve

Location: Old Hall Road, Bromborough. L62 3NX  
Application Type: Outline Planning Permission  
Proposal: Renewal of planning permission OUT/93/6403/E for erection of buildings for use within classes B1, B2 and B8 (business, general industrial and storage/ distribution.)  
Application No: OUT/96/06612  
Decision Date: 13/12/1996  
Decision Type: Approve

Location: Old Hall Road, Bromborough. L62 3NX  
Application Type: Outline Planning Permission  
Proposal: Erection of buildings for use within classes B1, B2 and B8 (business, general industrial and storage/ distribution).  
Application No: OUT/93/06403  
Decision Date: 23/12/1993  
Decision Type: Approve

Location: Land to the south of Riverwood Road, Bromborough, Wirral, CH62 3NX  
Application Type: Reserved Matters  
Proposal: Erection of two office buildings (B1 Use Class), security and associated infrastructure works.  
Application No: DLS/01/06525  
Decision Date: 28/09/2001  
Decision Type: Approve

Location: Land to the south of Riverwood Road, Bromborough, Wirral, CH62 3NX  
Application Type: Outline Planning Permission  
Proposal: Erection of Use Class B1 office accommodation (outline)  
Application No: OUT/01/05862  
Decision Date: 09/07/2001  
Decision Type: Approve

Location: Vacant land north east of Unilever Sports Club, Old Hall Road, Bromborough. L62  
Application Type: Outline Planning Permission  
Proposal: Erection of industrial development, use classes B1, B2 and B8.  
Application No: OUT/89/07538  
Decision Date: 15/01/1990  
Decision Type: Approve

Location: East of (adj) Oil Storage Depot, Old Hall Road and south of (adj) Epichem, Power  
Application Type: Outline Planning Permission  
Proposal: Erection of residential development (dwelling houses Class C3 Use) (Outline).  
Application No: OUT/97/05324  
Decision Date: 19/06/1997  
Decision Type: Refuse

**Appeal Details**

Application No: OUT/97/05324 residential  
development

Appeal Decision: Dismissed

Appeal Decision Date: 21/01/1999

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

Having regard to the Council Guidance on Publicity for Applications, 48 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report three letters of objection has been received from the Eastham Village Preservation Society, The Bromborough Society and Councillor Gilchrist. The objections are summarised as follows:

1. Inappropriate use of the site
2. Potential harm to ecology and the environment
3. Impact on Eastham Country Park
4. Similar applications have been refused at the site
5. The indicative design is out of character with the surrounding area
6. Insufficient buffer between the site and the woodland

Councillor Niblock supports the application and has asked for it to be determined by the Planning Committee.

**CONSULTATIONS:**

**Head of Environment & Regulation (Traffic & Transportation Division)** – No Objections

**Head of Environment & Regulation (Pollution Control Division)** - No Objections

**United Utilities** - No objection, conditions required

**Health and Safety Executive Hazardous Installations Directorate** - Objection

**Environment Agency** - No comment

**Wirral Wildlife** - Objection

**MEAS** - No requirement for Habitats Regulation assessment, Wirral Wildlife should also be consulted

**Wirral Chamber of Commerce** – Notes that the number of private sector jobs and new businesses has been increasing. The Chamber endorses the Council's Growth Plan, but the lack of developable employment sites causes concern when looking at where new or existing businesses could locate.

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

The application has been taken out of delegation by Councillor Niblock on the grounds that this site is unlikely to be used commercially/industrially and the requirement to provide more housing. It would therefore seem appropriate to use it for housing (including 15 affordable properties).

**INTRODUCTION**

The purpose of this report is to assist members in the determination of an outline application for a residential development of up to 75 apartments at the Wirral International Business Park in Bromborough. All matters relating to appearance, landscaping, layout and scale have been reserved for subsequent approval in a future detailed application. Full details on access for the development have been submitted for consideration at this stage.

## **PRINCIPLE OF DEVELOPMENT**

The site is designated as a Primarily Industrial Area in the Unitary Development Plan and located within a Health & Safety Executive (HSE) consultation zone for development near notifiable hazards. There is no provision for residential development within Use Class C3 under UDP Policy EM8 and planning permission should not normally be granted where the HSE indicates that development should be refused in the interests of safety under UDP Policy PO9. The site was previously refused outline permission for housing development by the Local Planning Authority and at appeal before the surrounding office park was constructed (now immediately adjacent).

## **SITE AND SURROUNDINGS**

The site is part of a large vacant plot of land (0.49ha) located at the southern end of the Wirral International Business Park. It is covered in dense vegetation, small trees and shrubs sporadically spread across the site. Eastham Country Park (Oak Woods/Eastham woods) lies to the east of the site with the Mersey Estuary beyond. Mature trees line the eastern boundary of the site that forms the beginning of the Country Park. To the West is a purpose built office development and associated parking area and a purpose built security office. Access to the site is gained via Riverwood Road to the north of the site. The areas to the north of the site and to the west of the site are characterised by a range of business and industrial uses which form part of the wider Wirral International Business Park.

## **POLICY CONTEXT**

### **Development Plan Policies**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP adopted February 2000 and saved by Direction of the Secretary State on 18 September 2007) and the Joint Waste Local Plan (adopted 18 July 2013).

UDP policies relevant to this application include:

Policy URN1	Development and Urban Regeneration
Policy EM8	Development within Primarily Industrial Areas
Policy EM6	Criteria for New Employment Development
Policy EM7	Environmental Criteria for New Employment      Development
Policy HS4	Criteria for New Housing Development
Policy HSG2	Affordable Housing
Policy GR5	Landscaping and New Development
Policy NC1	Protection of Sites of International Importance for Nature Conservation
Policy NC5	Protection of Sites of Local Importance for Nature Conservation
Policy NC7	Species Protection
Policy TRT3	Transport and the Environment
Policy TR8	Criteria for the Design of Highway Schemes
Policy TRT1	Provision for Public Transport
Policy TRT3	Transport and the Environment
Policy TR8	Criteria for the Design of Highway Schemes
Policy TR9	Requirements for Off-Street Parking
Policy TR11	Provision for Cyclists in Highway and Development Schemes
Policy WA2	Development and Land Drainage
Policy WA5	Protecting Surface Waters
Policy POL1	Restrictions for Polluting & Hazardous Uses
Policy PO4	Noise Sensitive Development.
Policy PO9	Criteria for Development Near Notifiable Hazards

Relevant Policies in the Joint Waste Local Plan (adopted 18 July 2013) include:

Policy WM8	Waste Prevention and Resource Management
Policy WM 9	Sustainable Waste Management Design and Layout for New Development,

The site is designated as part of a Primarily Industrial Area shown on the Unitary Development Plan (UDP) Proposals Map. UDP Policy URN1 seeks to ensure full and effective use of land is made within urban areas. This should be read in conjunction with UDP Policy EM8, which makes provision for uses within Use Classes B1, B2 and B8 and proposals for the reconstruction, extension or expansion of

existing business. Thus the proposal for residential development is a departure from the UDP and has been advertised as such.

Section 38 of the Planning and Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

The National Planning Policy Framework (NPPF) became a material planning consideration on 27th March 2012. This indicates that the purpose of the planning system is to contribute to the achievement of sustainable development and that paragraphs 18 to 219 taken a whole constitute the Government's view of what this means in practice for the planning system. Due weight should be given to the relevant policies in the Wirral Unitary Development Plan according to their degree of consistency with NPPF (paragraph 215 refers).

The Council has also resolved that the Core Strategy Local Plan - Proposed Submission Draft (December 2012) and its supporting documents including the Wirral Employment Land and Premises Study Update (BE Group, 2012) and the Wirral Strategic Housing Land Availability Assessment Update 2012 (Wirral Council and A.P. Sheehan 2012) will be material considerations for the purpose of determining planning applications.

Wirral International Business Park is identified as a primary focus for new jobs to support the economic revitalisation of the Borough in the Broad Spatial Strategy of the emerging Core Strategy (Policy CS2) and for large and medium scale business, manufacturing, digital, bio-medical, advanced technology, research and development and storage and distribution (Policy CS7). It has also previously been identified as a Regional Investment Site.

The Council published a series of initial proposed modifications to the Proposed Submission Draft in July 2013, which should also be considered, although these have not yet been confirmed as Council policy.

Weight can be given to the emerging Core Strategy according to its stage of preparation, the significance of unresolved objections and the degree of consistency with NPPF (paragraph 216 refers).

Whilst full or significant weight cannot yet be accorded to the Core Strategy, insofar as the Proposed Submission Draft Core Strategy has been prepared in accordance with the NPPF and is at the final stage of public consultation before submission for examination in public, it should be given some weight as material consideration in the determination of this application, including the continued focus on Wirral International Business Park.

The need for residential development set against the need for industrial development, potential impacts on the character of the area and compatibility with neighbouring uses, nature conservation, and any benefits that might be accrued in context with the National Planning Policy Framework (NPPF) and the emerging Core Strategy Local Plan are the principal material considerations in this particular case.

## **The Need for Housing and Employment Land**

### *Housing Land*

The NPPF expects local planning authorities to deliver a wide choice of high quality homes by meeting objectively assessed needs for market and affordable housing and maintaining a five-year supply of specific developable housing sites, with a buffer of between 5% and 20% (NPPF paragraph 47). As a specific requirement for Wirral has not yet been identified the terms of NPPF paragraphs 14 and 49 are applicable. Absence of a 5 year housing land supply does not mean that housing development should be permitted anywhere; it should be permitted only where it amounts to sustainable development taking account of other issues.

The Council's statutory monitoring report for December 2015 shows that there is a 3.4 year supply with a 5% buffer or a 3.1 year supply with a 20% buffer based on the latest 2012 household projections produced by the Government. An update to Strategic Housing Market Assessment (SHMA) is still in progress to identify objectively assessed housing need and the subsequent housing requirement for the

emerging Core Strategy Local Plan. The Council's Strategic Housing Land Availability Assessment, which will be published alongside the AMR, has been updated to April 2015.

The Council's statutory monitoring report also shows that planning permission was in place for 1,932 dwellings in April 2015, of which 1,534 units were on sites awaiting implementation. In addition to this, there is sufficient land within the Borough to accommodate up to 1,093 units on Category One sites without planning permission at April 2015 (which have been assessed as available, suitable and achievable within the next 5 years).

Both calculations do not include the potential extra capacity for up to 15,193 dwelling at Wirral Waters.

Therefore, while the proposal could make a limited contribution to the housing supply, there are alternative more compatible sites capable of accommodating the amount of housing proposed elsewhere within the urban area.

### *Employment Land*

In terms of building a strong competitive economy the Government wants the planning system to do all that it can to support sustainable economic growth, and recognise that businesses should not have unreasonable restrictions put on them because of changes in nearby land use, but expects planning policies to avoid long term protection of employment premises where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect, applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable communities (NPPF paragraphs 18-22 & 123 refer).

Although UDP Policy EM8 only makes provision for industrial uses within Use Classes B1, B2 and B8, draft Core Strategy Policy CS17, as amended following representations, proposes, in line with current national policy, to continue to safeguard designated employment areas, with provision for compatible alternative uses only where:

- the site is not suitable for one of the priority sectors identified in Policy CS14; and
- there has been 12 months continuous marketing of the site for employment purposes at realistic prices and there is no reasonable prospect of the site being re-used for employment purposes;
- the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses, contribute to more sustainable patterns of development and meet Development Management Policy CS42; and
- an ongoing supply of available, suitable, developable employment land would be retained; and
- the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses, contribute to more sustainable patterns of development and meet Development Management Policy CS42; and
- additional housing is needed to demonstrate a 5 year supply of housing land; or
- the development is necessary to secure employment development that would not be otherwise viable.

Priority is to be given to protecting high scoring sites capable of providing employment and training for people in areas of greatest need. The application site scored 21 (out of 50) under market the led criteria with a total score of 50 (out of 100) through assessment in the Council's Employment Land and Premises Study based on the attractiveness of 115 sites. The site received high marks for its planning status; services availability, flexibility and environmental setting. Lower marks were attributed due to public transport accessibility; proximity to the M53 Motorway; availability, prominence; population density and other constraints.

The Government is currently consulting on proposed changes to the NPPF. A legal opinion submitted by the applicant suggests that Policy CS17 may need re-drafting to be consistent with proposed changes to NPPF paragraph 22, which would indicate that unviable or underused employment land should be released unless there is significant and compelling evidence to justify why such land should be retained, including an up to date needs assessment and significant evidence of market demand (paragraph 37 of the Government's Consultation Document refers).

Whilst, in theory, weight could be given to the Government's intentions for future national policy, Planning Committee should note that the Government's proposals for a change to paragraph 22:

- only relate to alterations for implementing an exception site policy for 'Starter Homes' (Consultation Paper, paragraph 37);
- the planning system will still be expected to continue to support sustainable economic growth and meet the business development needs (Consultation Paper, paragraph 35);
- the Government is also consulting on the level and type of evidence which would justify the retention of employment and commercial land (Consultation Paper, paragraph 38);
- the Government is also considering the merits of expecting local planning authorities to adopt a policy with a clear limit on the length of time (such as 3 years) that commercial or employment land should be protected if unused and there is not significant and compelling evidence of market interest of it coming forward within a 2 year timeframe. (Consultation Paper, paragraph 35); and
- the precise requirements have not been published in draft form to indicate how they might appear in a revised NPPF.

The current planning application does not include a proposal for starter homes and how they might be secured, and no reference has been made to the time limit and evidence which would be needed to justify retention of employment land as referred to in paragraph 38 of the Government's Consultation Document. Paragraph 35 also makes it clear that a balance will need to be struck between making land available to meet commercial and economic needs, and not reserving land which has little likelihood of being taken up for these uses. The proposed changes which relate to 'Starter Homes' should not, therefore, carry any significant weight in the determination of the planning application as presented. The deadline for comments on the Government's consultation is 22<sup>nd</sup> February 2016, which can be viewed [here](#).

One of the main priorities in draft Policy CS17 is to maximise the economic contribution of the Wirral International Business Park for large and medium scale businesses. It is also a key priority of the Council's Investment Strategy to increase the number of jobs and employment opportunities for Wirral residents.

The Council's Employment Land and Premises Study found a serious shortage of immediately available, serviced, developable employment land with utilities and road access already in place and found that a large proportion of the existing potential supply was already being considered for alternative uses, which could seriously affect the Borough's ability to maintain a credible future supply of employment land.

The applicant has challenged the findings of the Council's Employment Land and Premises Study and suggests there is sufficient supply of land for 48 years based on average annual take-up rates of 3.6ha between 2004/5 and 2013/4. The Council's monitoring shows that 71.95ha of employment land was developed over this period at an annual average of 7.2 ha per annum. The most up to date take-up rates, at April 2015, have averaged 7.05 hectares over the last 10 years throughout the Borough. A substantial proportion of this has been developed in Wirral International Business Park - 31.48ha over the past 10 years, which equates to an annual average take-up rate of 3.15 ha within the Business Park alone.

The Council's statutory monitoring report for December 2015 shows a gross employment land supply in the region of 167.2ha. Making allowances for land with serious physical constraints and with planning permission for other uses, a take-up rate of 7.05ha per annum over a 15 year plan period would give a supply of 14.4 years. A take up-rate of 8.3ha per annum, based on the annual average the last 15 years, would provide a supply equivalent to 12.3 years. This does not include allowances to maintain a 5 year buffer as recommended in the Employment Land and Premises Study or provide for additional growth to meet the objectives of the Council's Investment Strategy. Approving this application could therefore lead to insufficient land to accommodate new employment within the Borough over the next 15 years. Issues related to the size type and location of a suitable supply would need to be addressed through the Core Strategy Local Plan public examination later in the year.

The applicant has only submitted details on marketing based on discussions with an estate agent. This indicates that:

- Marketing of the existing offices has taken place from 2004 to the present day during which some letting activity has taken place. Although the two buildings were almost fully occupied in

2008, the 3 office buildings now remain under occupied as between 30% to 42% of the floorspace is still vacant.

- Marketing of the remaining development land including the application site has taken place through the applicant and their agent's connections in the market place and by speaking to potential developers and end users.

No further details to demonstrate that the land at the application site has been actively marketed at a realistic price over the past 12 months, for its intended purpose, has been submitted. Despite officer's requests during pre-application discussions and correspondence from the applicant's agent, no more convincing evidence has been put forward, particularly in the light of continued development elsewhere within the Business Park.

An additional study, provided by the applicant after the application was submitted, identifies a number of abnormal costs to tackle matters such as Japanese Knotweed, ground conditions etc.; alongside an aspirational profit of 20% and an assumption that there would be no value for the land before finding that new industrial development would generate a loss in the region of £1.4 million. Whilst it could be claimed that the calculation is based on achieving higher than average end profits, the findings in the Council's Local Plan & Community Infrastructure Levy Economic Viability Study also suggests that substantive speculative industrial development is unlikely to take place anywhere in the Borough without grant assistance, unless there is a significant upturn in demand or in market values over the next 15 years.

The process for any marketing of the site would have been undertaken during one of the country's worst recessions. This is evident in the applicant's submission where they confirm that their "approach has been tempered by demand which is poor given the recession and the availability of bank financing".

The latest market signals indicate that the country and Wirral is now coming through the worst excess of the recession. Official statistics indicate that the number of private sector jobs and new businesses are increasing within Wirral. Therefore it is considered premature to determine that the site would not be of interest to any future employment operators. Alongside the limitations set out in the marketing details, the information provided by the applicant does not, therefore, provide convincing evidence that there is no reasonable prospect of the site being used for employment purposes and that it should be released for other uses.

Because of its quality and location, the Wirral International Business Park is still a strategically important part of the Borough's employment land portfolio. The Council's Employment Land and Premises Study notes that the Wirral International Business Park is a premier business park with good access to the A41 and M53 Motorway. It has a good range of modern industrial and warehouse buildings. It is fit-for-purpose and will have a clear economic role now and over the next 20 years. It is near to a cluster of businesses and is within an Assisted Area qualifying for state aid to encourage employment in an area with consistently high unemployment; and eligibility for grant assistance is expected to remain in place up to 2020.

The Council's statutory monitoring reports also show that the ratio of total jobs to the working-age population in Wirral (job density) remains considerably lower than national, regional and sub-regional averages. The national Indices of Multiple Deprivation indicate that a number of residential areas to the north, which can provide a source of labour for the employment area, are amongst some of the most deprived in England.

The applicant has contended that:

- Up to 100 FTE jobs are expected to be created during construction.
- A further 5 indirect jobs are anticipated, as a result of the purchase of local goods and services for the construction process and the additional spending from construction staff.
- The development would be home to approximately 150 residents, approximately 75 of which are anticipated to be of working age who would add to the labour supply.
- The scheme would deliver £550,000 through the Government's new home bonus over six years.

However, it is considered that the potential benefits claimed by the applicant would not outweigh the

loss of the site for employment uses. Its loss could undermine the objective of increasing job opportunities for people living in the existing residential areas. This may be exacerbated if the precedent that could be set by this proposal were to be followed by other businesses nearby. Introduction of the proposed residential flats in this particular location could also prejudice the prospects for comprehensive employment development that could utilise the remaining land within the Riverside Park complex.

The Council's Employment Land and Premises Study, undertaken by independent consultants, found that the Wirral International Business Park is in a location that can attract employers to Wirral and that there would be a need to provide a replacement in the medium to longer term through the future Local Plan.

#### *Health & Safety*

The site is located in close proximity to industrial premises on Power Road, where hazardous substance consent is place for the storage and use of a variety of chemicals. This places the application site within an inner zone of the Health and Safety Executive's (HSE) notification area.

A representative of the company 'Sigma Aldrich' has indicated that the site closed in May 2015, the hazardous substances have been removed, de-notification of its COMAH status has been approved by HSE and that it wishes to revoke the hazardous substances consents (HSC/2003/6255/E, HSC/2008/6256). However, the company has no power to voluntarily revoke these consents and have indicated that the site is to be advertised for sale on the open market.

The Local Planning Authority has powers under s14 of the Planning (Hazardous Substances) Act 1990 to revoke the consent if expedient to do so having regard to any material considerations. However, this would require confirmation by the Secretary of State, and the authority would be liable to pay compensation if the consent is revoked within 5 years of when the substances were last present on the site. Officers have made an initial approach to ascertain if the company would be willing to waive its rights to compensation in the event of revocation, however, a response on behalf of the company indicates that at this stage they are not looking to revoke but leave as it is.

Revocation could also take place if there was a change in the person in control or a material change use in the land take place. Currently the hazardous substances consent is still in place and the prospects of the consent being taken up by another occupier could not be ruled out until an end user is identified in the future.

After checking results of initial online consultation through the PADHI+ web based system, which advised that there are sufficient reasons on safety grounds against granting planning permission, HSE have confirmed in writing that until the hazardous substances consent has been revoked that the advice remains in place.

As indicated above NPPF, paragraph 123 indicates that business should not have unreasonable restrictions put on them because of changes in nearby land use. Whilst the finalised scheme is yet to be determined, it would be reasonable in this particular case to conclude that the construction of new dwellings near to existing businesses could place unreasonable restrictions on future industrial development and operations. This is directly contrary to the policies of the NPPF which seeks to build a strong, responsive and competitive economy and making it easier for jobs to be created.

It is, therefore, considered that the pressing need to promote employment, social inclusion and economic competitiveness and to safeguard the employment land resource, and the regard to be given to health safety issues in this area of the Borough weighs on balance against the benefits of the proposed residential apartments in this particular location.

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

The indicative master plan shows a large 'L' shaped block of flats running along the southern and eastern boundary of the site. There is a large area of car parking in front of the site fronting onto Riverwood Road and relatively small areas for private amenity space around the perimeter of the site.

UDP Policy HS4 and Supplementary Planning Document SPD2 indicate that adequate landscaped garden space should be provided for the exclusive use of residents. The SPD makes it clear that this

should be accessible to each flat and have a size, shape and location to be useful to occupiers. As a general guide, developers are expected to ensure that at least one third of the whole site remains available as private landscaped communal areas and that driveways, garages, parking, servicing bin and cycle stores will not be considered to be part of this amenity area. Whilst the development is outline with appearance, landscaping, layout and scale all reserved for subsequent approval, the indicative proposals clearly shows that these requirements cannot be achieved through the current plans. The development would, therefore, be contrary to UDP Policy HS4 and SPD2.

The design and access statement suggests the development will comprise a five storey building with eastern facing balconies to make best advantage of the views across the river Mersey. The statement goes on to say that the building incorporates a mix of 2 and 3 bedroom apartments. The Planning Statement suggests that the developer wishes to work with the Local Planning Authority to provide affordable housing, however there is no mention that a registered provider has been engaged to ensure that the development complies with Policy HSG2 of the Wirral Unitary Development Plan or Policy CS22 of the Core Strategy.

As stated above, the surrounding area is industrial in nature and as such the introduction of a residential development within this location of the industrial area would result in a detrimental change in the character of the area. The residents could be subjected to the day to day impacts of living within the industrial estate and any new or existing business would need to operate with the amenity of a new residential development in mind.

#### *Separation Distances*

SPD2 makes it clear that the development should not result in a significant loss of privacy, daylight or sunlight for neighbouring properties, nor be visually overbearing or dominant when viewed from adjoining property. 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 properties, 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.

Due to the intended design for the proposed development within an 'L' shape block as shown on the indicative plan, concern can be raised over the potential for overlooking between habitable room windows in the two wings which could result in a development that would not meet the requirements set out in Policy HS4 of the UDP and SPD2. In addition, due to the close proximity of the two wings apartments within the inner corner of the building facing in towards the site would liable to overshadowing with an overbearing impact on each of the affected apartments caused by the scale, bulk and height of the building. This would be detrimental to the residential amenity of future occupiers, contrary to UDP Policy HS4 and SPD2.

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

The Head of Environment & Regulation (Traffic & Transportation Division) has assessed the scheme having regards to highway safety and has no objection. The proposal would utilise an existing access on Riverwood Road that currently serves a 75 space car park. Particular regard has been had to forward visibility at the bend in front of the site and also for links to nearby cycle routes and pedestrian crossing points etc. Lines of sight were measured at between 41 metres to 46.5 metres, guidance in Manual for Street's indicates that a stopping distance of 43 metres should be visible where 85% of the traffic is expected to travel at a speed of 30mph. Information provided by the agent for applicant indicates that speeds along the straight stretch of road just after the bend have been recorded within these limits.. Speeds on the bend are likely to be lower. Additionally, although there is adequate cycle and footway in front of the site, these do not link to the cycle and footways on New Chester Road and anyone walking or cycling in that direction would be forced to share the carriageway with commercial traffic. However, it is possible to extend existing footways and cycle ways to meet up with those on New Chester Road and the applicant(s) have indicated that they are agreeable to carrying out these works, which could be secured by a suitably worded planning condition.

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

The applicant has submitted a sustainability appraisal in relation to the social role of housing, which refers to a number of community activities in Bromborough. The site is, however relatively isolated from

the existing residential community due to its position in the Wirral International Business Park.

In terms of ecology the proposed development is located within close proximity to the Mersey Estuary SPA and the Mersey Estuary Ramsar. These sites are protected under Habitat Regulations 2010 (as amended) and under UDP Policies NC1 and NC2.

Merseyside Environmental Advisory Service (MEAS) have, however, indicated that there is no pathway that could give rise to likely significant effects on European sites and as such it does not warrant a detailed Habitats Regulations Assessment. However, vegetation on the site may provide nesting opportunity for breeding birds that are protected.

In terms of the preliminary Ecology Appraisal report (Urban Green, June 2015) submitted by the applicant, Wirral Wildlife have objected to the outline application on the grounds of the potential damaging effect this development may have on bats and other wildlife. They state; although the ecology report identifies the adjacent SBIs (Eastham Woods B50 and Old Hall Road Copse B51), the report has not mentioned the citations, in particular the citation for Old Hall Road Copse which is only 70m from the proposed development and has been designated SBI status as it contains several bat roosts. Pipistrelle and Long Eared bats roost there and feed on the surrounding land, particularly along the edges of Long Plantation and Eastham Woods where they are joined by feeding Noctule bats. Bats are a protected species under European legislation therefore a bat activity survey is necessary before the application is determined in order to assess what effects the proposed development may have. Bats enter hibernation soon and this may be hastened in response to the cool year we have experienced which in turn has affected the activity of insects causing early hibernation. Therefore it would be best practice to wait until spring for a bat survey to be carried out as this would yield the most accurate findings. Until a suitable bat survey is carried out and mitigation proposed Wirral Wildlife object to the application.

The proposed development could have implications for bats and other nocturnal wildlife as this is currently a quiet industrial location and development would introduce night time disturbance and more lighting. The ecology report states "avoid light spill during condition and use" yet this is insufficient guidance as bats fly from their roosts over surrounding land and would be directly affected by light from the residential development and indirectly via its effects on the local invertebrate populations. It is known that insects are attracted to lit areas from further afield which could result in adjacent habitats supporting reduced numbers of insects, causing an impact on feeding of the light- avoiding bats. In addition there may be a need for mitigation for loss of feeding habitat as bats feed over the existing scrub and grassland.

Birds are expected to be nesting in the extensive gorse scrub. Replacement habitat should be created before this is destroyed, or a significant area of the gorse should be retained.

The Design and Access Statement shows a lack of understanding of the land proposed for development and the claim that the land is of "low ecological value due to its lack of soil over the sandstone rock" is refuted. Some of Wirral's best habitats (Thurstaston Common and Heswall Dales SSSIs, as well as several SBIs) grow on very thin soil layers over the sandstone – which is necessary for their heathland communities, which include varying amounts of woodland. Infertile soils are in fact essential for many high value ecological habitats. It is also claimed that "the sandstone outcrop has prevented the woods spreading westwards". This is also claimed to be factually inaccurate as Wirral Wildlife have known this site since the 1980s. It was a playing field for a former factory in the past. Then unused and developed neutral grassland, gradually becoming scrub including young ash/sycamore during the 1990s, until it eventually gained planning permission for offices.

## **CONCLUSION**

The development would result in the loss of designated employment land, which is strategically important, in an area where such a loss would cause significant harm to the need for employment land to maximise job opportunities in the Borough. This may be exacerbated if the precedent that could be set by this proposal were to be followed by other businesses nearby. Given the orientation of the site, the proposal could also prejudice employment development on adjoining land within the Riverside Park complex.

Whilst the applicant has sought to demonstrate that there is no interest in the site for employment

development, the evidence submitted is insufficiently robust to support the site's loss to residential apartments.

Although all matters apart from access to the site are held in reserve, this application, if approved, would enable up to 75 residential apartments dwelling to be built within a Primarily Industrial Area. The submitted indicative master-plan suggests that this could result in a sub-standard scheme without satisfactory usable open space. The design of the layout presented, whilst illustrative, does not make the best of the site's context and would not contribute to achieving a high quality distinctive place.

It can be acknowledged that short term temporary benefits can be accrued from the development for housing in terms of potential employment in construction and maintenance and through the New Homes Bonus. However, it is considered that any benefits that may be accrued would not outweigh the greater impacts of the long term loss of the site for employment uses.

There is a lack information provided by the applicant on the effect of the development upon protected species including bats and birds the application, thus it cannot be established whether there would be no adverse impact on wildlife or its habitat both within the site and within surrounding Sites of Biological Importance, any adverse effect that could not be addressed would be contrary to UDP Policies NC5 and NC7.

On balance it is considered that the need to protect the safety of future residents, wildlife, achieve high quality development, support economic growth and improve social conditions by retaining this site for employment purposes outweighs any advantages that might be accrued from the proposed development.

It is, therefore, considered reasonable to conclude that the proposed development would not constitute sustainable development.

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

**Reasons:**

1. The proposal would result in residential development on a site within the Wirral International Business Park, a designated Primarily Industrial Area which has been identified as an employment area of strategic importance for uses in Use Class B1, B2 or B8 and reconstruction, extension or expansion of existing businesses and the submitted evidence does not demonstrate that there is no reasonable prospect of the site being used for employment purposes. Therefore, the development would conflict with the provisions of Policy URN1: Development & Urban Regeneration; Policy EM8 in the Wirral Unitary Development Plan, and is contrary to the National Planning Policy Framework (1. Building and strong and competitive environment in particular), as well as Policy CS2: Broad Spatial Strategy; Policy CS7: Priorities for Bebington, Bromborough & Eastham and Policy CS17 'Protection of Employment Land' in the Proposed Submission Draft Core Strategy for Wirral.
2. The proposal would be detrimental to the purpose and character of the area and could set an undesirable precedent that could undermine future sustainable economic growth and employment opportunities if replicated elsewhere within the Primarily Industrial Area. This is contrary to the intentions of Policy URN1: Development & Urban Regeneration; Policy EM8: Development within Primarily Industrial Areas and Policy EM6: General Criteria for New Employment Development in the Wirral Unitary Development Plan; the National Planning Policy Framework (1. Building and strong and competitive environment in particular); as well as Policy CS2: Broad Spatial Strategy; Policy CS7: Priorities for Bebington, Bromborough & Eastham and Policy CS17 'Protection of Employment Land' in the Proposed Submission Draft Core Strategy for Wirral.
3. The proposal would undermine the prospects of comprehensive and sustainable employment development on the adjoining land within the Primarily Industrial Area. . This is contrary to the intentions of Policy URN1: Development & Urban Regeneration; Policy EM8: Development within Primarily Industrial Areas and Policy EM6: General Criteria for New

Employment Development in the Wirral Unitary Development Plan; the National Planning Policy Framework (1. Building a strong and competitive environment in particular); as well as Policy CS2: Broad Spatial Strategy and Policy CS7: Priorities for Bebington, Bromborough & Eastham and Policy CS17 'Protection of Employment Land' in the Proposed Submission Draft Core Strategy for Wirral.

4. Notwithstanding that matters of appearance, landscaping, layout and scale are reserved, the residential development within the scope of the indicative plans would result in an unacceptable form of development that would appear over developed with a lack of amenity space and inadequate outlook that would be detrimental to the character of the area and the amenities which the future occupiers could reasonably expect to enjoy. The development would therefore be contrary to the intentions of Policy HS4 - Criteria for New Housing Development in the Wirral Unitary Development Plan and Supplementary Planning Document SPD 2 - Designing For Self Contained Flat Development and Conversions, the National Planning Policy Framework (7. Requiring Good Design in particular) as well as Policy CS43: Design, Heritage and Amenity in the Proposed Submission Draft Core Strategy for Wirral.
5. The site is within a Health & Safety Executive (HSE) consultation zone for development near notifiable hazards at a vacant property in Power Road subject to a hazardous substances consent that has not been revoked and could put the safety of future occupiers and visitors at unacceptable risk if re-used. This is contrary to the advice of the Health & Safety Executive and to Policy PO9: Criteria for Development Near Notifiable Hazards in the Wirral Unitary Development Plan, as well as Policy CS36 Pollution and Risk in the Proposed Submission Draft Core Strategy for Wirral.
6. Insufficient information has been submitted to ascertain the effect of the development on the Old Hall Road Woods and Eastham Woods Sites of Biological Importance and on any species protected by law. Consequently, the Local Planning Authority is unable to determine whether or not significant harm to local wildlife and habitat would occur and if so how this would be mitigated contrary to the intentions of Policy EM7: Environmental Criteria for New Employment Development, Policy NC5: The Protection of Sites of Local Importance for Nature Conservation; Policy NC7: Species Protection in the Wirral Unitary Development Plan, as well as Policy CS33: Biodiversity and Geodiversity in the Proposed Submission Draft Core Strategy for Wirral.

**Further Notes for Committee:**

**Last Comments By:** 01/10/2015 10:47:12

**Expiry Date:** 18/11/2015

## Planning Committee

20 January 2016

**Reference:**  
**APP/15/01143**

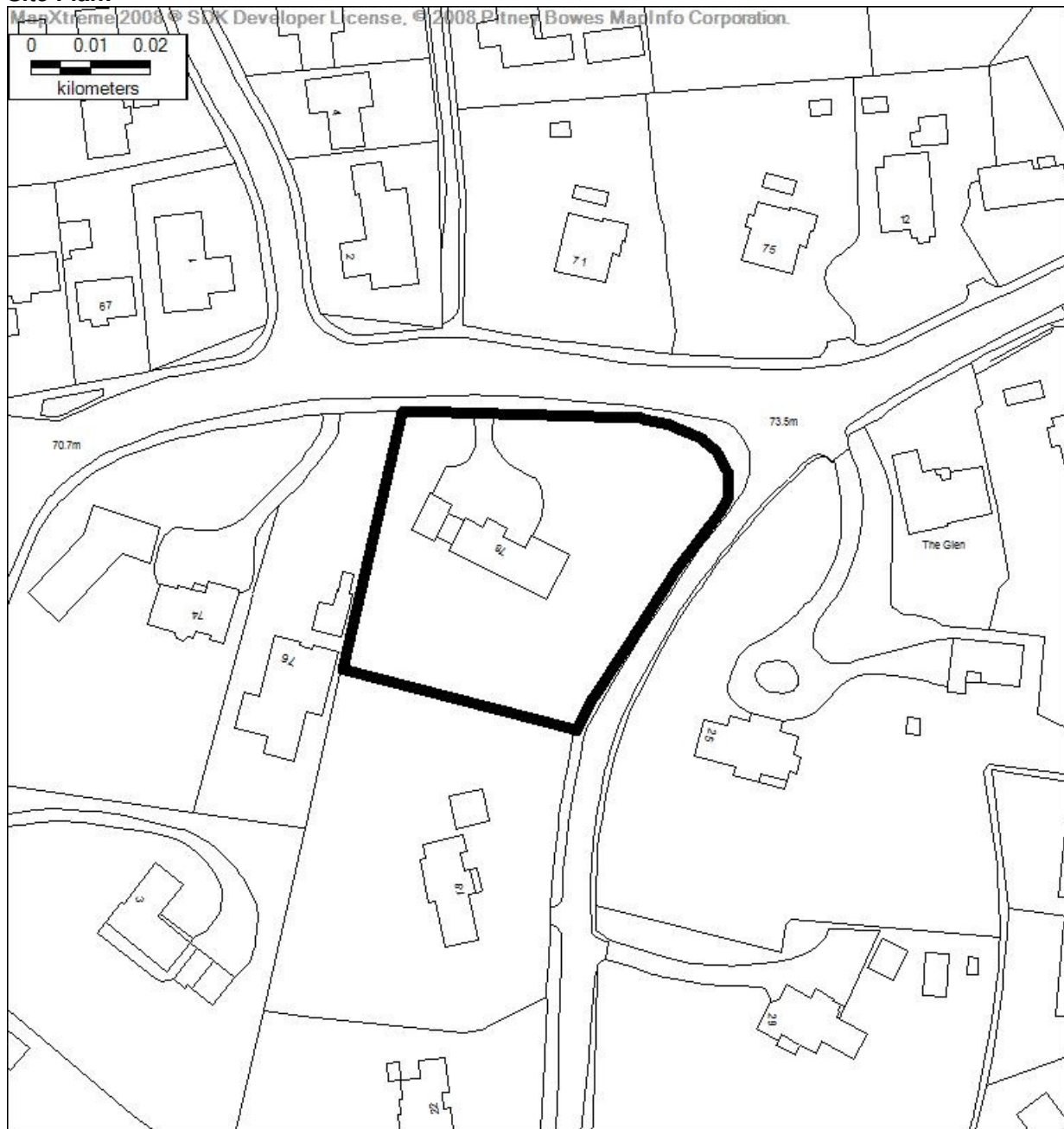
**Area Team:**  
**South Team**

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

**Ward:**  
**Heswall**

**Location:** 78 DAWSTONE ROAD, GAYTON, CH60 8ND  
**Proposal:** Demolition of existing dwelling and construction of two detached dwellings.  
Amendment to previously withdrawn application ref APP/15/00061  
**Applicant:** Mr & Mrs Ball  
**Agent :** SHACK Architecture Ltd

### Site Plan:



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**Development Plan allocation and policies:**

Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

Location: 78 DAWSTONE ROAD, GAYTON, CH60 8ND  
Application Type: Full Planning Permission  
Proposal: Demolition of existing dwelling and construction of two detached dwellings  
Application No: APP/15/00061  
Decision Date: 02/04/2015  
Decision Type: Withdrawn by Applicant

Location: 78, Dawstone Road, Gayton. L60 8ND  
Application Type: Full Planning Permission  
Proposal: Rear dormer windows.  
Application No: APP/93/06472  
Decision Date: 23/09/1993  
Decision Type: Permitted development

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

Having regards to the Council's Guidance on Publicity of Applications, 6 letters were sent to neighbouring properties. A Site Notice was also displayed on site. 5 letters of support have been received and 32 letters of objection. The grounds of objection can be summarised as follows:

1. Replacement of a smaller dwelling with larger ones will set a precedent.
2. Rear balconies will lead to overlooking and loss of privacy
3. Loss of trees and greenery will harm the sylvan character of the area
4. The two houses are close together and will have the appearance of one large dwelling
5. Potential increase in on street parking on a blind bend
6. Increase in traffic will lead to an increase in noise and congestion
7. Proposal constitutes garden grabbing which is contrary to planning policy
8. Contrary to Unitary Development Plan policies

CONSULTATIONS:

**Head of Environment and Regulation (Traffic and Transport Division )** - No objection subject to vehicle crossing informative

**Welsh Water** - No objection subject to drainage conditions

**Heswall Society** - Object to the proposals - Size and cumulative massing of the dwellings will be out of character with the surrounding area. Development will result in a loss of trees and will constitute overdevelopment.

**Director's Comments:**

Consideration of this application was deferred from Planning Committee on 17 December 2015 to allow for a formal Member's Site Visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application has received 32 individual letters of objection. The Scheme of Delegation for Determining Planning Applications (March 2014) requires applications which receive 15 or more individual objections to be considered and determined by the Planning Committee

**INTRODUCTION**

The proposal is for a full application for the demolition of the existing property and the erection of two detached dwellings. A previous application for a similar proposal (APP/15/00061) was withdrawn by the applicant. This current application seeks permission for two dwellings of a reduced scale.

## **PRINCIPLE OF DEVELOPMENT**

The site lies within a Primarily Residential Area which is also included in the Gayton Density and Design Guidelines Area in the Unitary Development Plan.

Any proposals for redevelopment would be considered primarily under Unitary Development Plan Policies HS4 - Criteria for new housing development, HS5 - Density and Design Guidelines 5. Gayton and Policy GR5 Landscaping and new development and GR7 - Trees and New Development. In addition the National Planning Policy Framework will form a material consideration.

## **SITE AND SURROUNDINGS**

The application site is currently occupied by a detached bungalow. The existing building is a long linear building with a steep Arts and Crafts style roof. The footprint of the building runs east to west across the site and is setback some 22m from the Dawstone Road frontage. Access to the site is from Dawstone Road. The site is located at the corner of Dawstone Road and Well Lane. Views into the site and of the existing bungalow are limited due to the mature trees and hedges on the boundary of the site. Well lane to the rear of the site falls away to the south. The surrounding area is a mixture of house types and sizes with no one prevailing size or design. A number of the trees on site are covered by a Tree Preservation Order.

## **POLICY CONTEXT**

Policy HS4 of the Unitary Development Plan UDP requires new housing developments be of a scale and form which relates well to surrounding properties and does not result in a detrimental change in the character of the area, to make satisfactory provision for off street parking and access and to provide appropriate boundary treatment and landscaping.

UDP Policy HS5 sets out the density and design guidelines for new development in the Gayton Area. The site falls within zone 2 where new development is permitted providing it does not exceed 3 dwellings per acre, has plot widths of 30m and is set back 19m from the front of the plot. Existing trees, hedges and banking should be disturbed as little as possible. Thus, new development is not ruled out as a matter of principle, so long as it maintains the characteristics of the area.

UDP Policies GR5 and GR7 aim to retain existing landscaped features that make a positive contribution to the area, whilst supporting and enhancing this with appropriate new landscaping.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, and Policy WM9 also requires development to provide measures for waste collection and recycling.

The NPPF supports well designed sustainable development which promotes the choice of high quality homes and takes the opportunities to improve the quality and character of the area.

## **APPEARANCE AND AMENITY ISSUES**

The erection of two dwellings on this site is acceptable in principle, so long as the dwellings do not detract from the character of the area and do not harm the amenities of existing properties. A previous application for two dwellings was withdrawn by the applicant to address concerns over size, siting and impact on trees.

The current proposals are for 2 detached dwellings set between 19 and 20m back from the Dawstone Road frontage. The houses have the appearance of two storeys at the front, with traditional style dormers set into the rear roof elevation. The houses are of a traditional design with proposed materials of brick, render and tile roof. As there are a mix of houses in the vicinity of the site, ranging from bungalows to three storeys, the size and style of building is not out of character with the area.

Whilst the size and design of dwellings varies, the screening of properties provided by existing mature landscaping is a strong feature of the area. Houses are generally set well back from the road, with glimpses afforded through trees and hedges. The application site is no exception to this with a number of mature trees around the boundary of the site with Well Lane and Dawstone Road. Since the submission of the previous application the most significant trees on site have become protected by a Tree Preservation Order. The Guidelines under Policy HS5 seeks to retain this characteristic of mature

boundary landscaping through generous building lines and plot frontages.

The application site has a plot frontage of over 60m which is divided between the two plots and the houses would be set back over 19m into the plot. The original application brought plot 2 close to the boundary with Well Lane. This dwelling has been significantly reduced in size so that it is now at least 10m from the boundary with Well Lane. As such the proposals retain the important landscaping around the site, which in turn softens the appearance of the dwelling. The amended position of the dwellings on site ensures that root protection areas around protected trees are outside the footprint of the building.

The height of the buildings has been reduced by approximately 1m since the previous approval. This is combined with a reduction in the width of plot 2, significantly reduces the bulk of the buildings. The roof to each house is hipped which means that there is a strong visual break in the middle of the properties which improves the mass and appearance. Whilst the proposed new houses are no doubt larger than the existing bungalow, they are well designed and will make a positive visual impact on this corner site.

### **SEPARATION DISTANCES**

The proposed houses have a rear garden depth of over 20m which will ensure privacy to 18 Well Lane to the rear. The rear first floor balconies are set in from the sides of the plot to ensure that privacy to 76 Dawstone Road is retained. Distances to properties on the north side of Dawstone Road are over 40m.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway objections 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 proposed development will provide a positive visual feature on this corner site whilst retaining the existing landscaped characteristics of the area. The proposals are not in conflict with Unitary Development Plan Policies HS4, HS5 GR5 and GR7 or 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development will provide a positive visual feature on this corner site whilst retaining the existing landscaped characteristics of the area. The proposals are not in conflict with Unitary Development Plan Policies HS4, HS5(5), GR5 and GR7 or the National Planning Policy Framework.

**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 August 13th 2015 and listed as follows: A102, A100, A106, A105, A103 and A104

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

3. Before any construction commences, samples of the facing and roofing 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.

4. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. (Note: The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40).

**Reason:** To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and that satisfactory gradients are achieved.

5. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

6. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made for inclusion within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full before the development hereby approved is brought into use unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policy WM9 of the Waste Local Plan.

7. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

8. Before the demolition commences a dusk emergence survey shall be carried out during the appropriate season and the results, together with a scheme of protection measures, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in full in a timescale to be agreed in writing with the Local Planning Authority.

**Reason:** To safeguard the conservation of species/habitats and to accord with Policy NC7 of the Wirral Unitary Development Plan.

9. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around

the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

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

**Further Notes for Committee:**

1. You are advised that consent is required under the Highways Act for the construction of a new or the amendment/removal of an existing vehicular access. Such works shall be undertaken at the applicant/developers expense, including the relocation/ replacement/ removal of any street furniture and/or landscaping as may be required. You are advised to contact the Council's Highway Management Team on 0151 606 2004 for further information and details.

**Last Comments By:** 24/12/2015 09:04:08

**Expiry Date:** 08/10/2015

## Planning Committee

20 January 2016

**Reference:**  
**DLS/15/01306**

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

**Case Officer:**  
**Mrs C Parker**

**Ward:**  
**Bromborough**

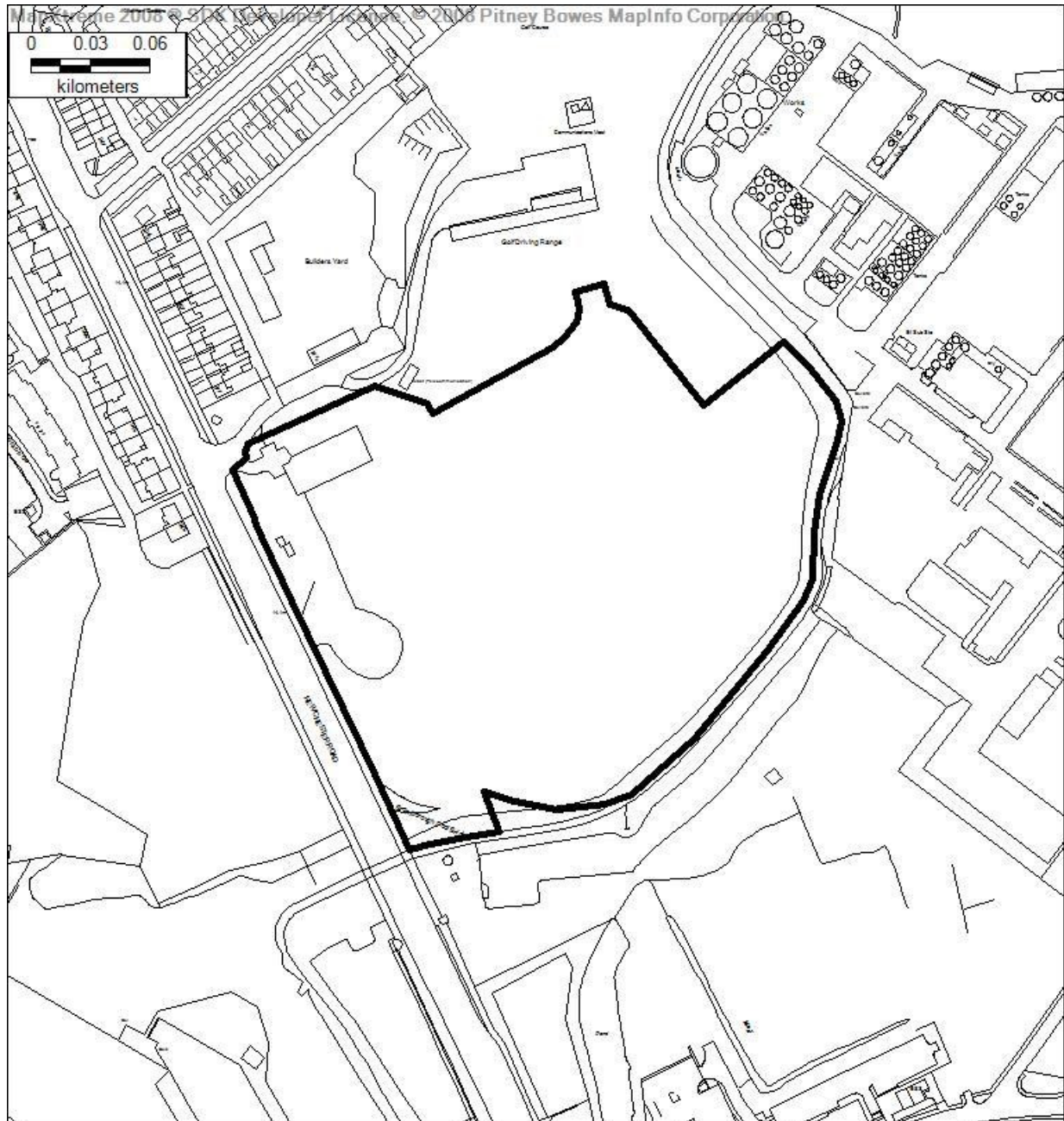
**Location:**  
**Proposal:**

LAND AT NEW CHESTER ROAD, NEW FERRY, CH62 4RE  
Details of reserved matters application for the access, appearance, landscaping, layout and scale for the erection of 98 dwellings, laying out of public open space and associated works, pursuant to outline planning permission OUT/12/00002.

**Applicant:**  
**Agent :**

Bellway Homes Ltd (North West Division)  
Nathaniel Lichfield & Partners

### Site Plan:



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**Development Plan allocation and policies:**

Road Corridor subject to Environmental Improvement

Primarily Residential Area

Primarily Industrial Area

**Planning History:**

Location: A41 Bromborough, Port Sunlight Driving Range Junction, Wirral.

Application Type: Full Planning Permission

Proposal: Upgrades to existing vehicular access and junction, new pedestrian crossing facility on Chester New Road, replacement car parking and new access arrangements for builders merchants and other associated highways works as necessary.

Application No: APP/11/00106

Decision Date: 28/03/2011

Decision Type: Approve

Location: A41 New Chester Road, Bromborough, Wirral.

Application Type: Full Planning Permission

Proposal: Closure of existing highways access point and creation of new highways access point incorporating controlled junction, new pedestrian crossing facility on Chester New Road, replacement car parking, new access arrangements and frontage boundary treatments for builders merchants and other associated highways works as necessary

Application No: APP/11/00585

Decision Date: 15/09/2011

Decision Type: Approve

Location: Port Sunlight Golf Range and Pitch and Putt, NEW CHESTER ROAD, NEW FERRY, CH62 4RE

Application Type: Outline Planning Permission

Proposal: Outline application for redevelopment of the Port Sunlight Golf Centre site for residential development including means of access with all other matters reserved and demolition of existing Golf Centre buildings and associated structures.

Application No: OUT/12/00002

Decision Date: 01/11/2012

Decision Type: Approve

Location: Land off New Chester Road, Bromborough, Wirral

Application Type: Reserved Matters

Proposal: Reserved matters application for phase A for redevelopment of the Port Sunlight Golf Centre site for residential development and demolition of existing Golf centre buildings and associated structures.

Application No: DLS/12/01315

Decision Date: 19/12/2012

Decision Type: Approve

Location: Port Sunlight Golf Driving Range, New Chester Road, New Ferry, Wirral, L62 4RE

Application Type: Full Planning Permission

Proposal: Proposed earth mounding.

Application No: APP/98/05036

Decision Date: 06/03/1998

Decision Type: Approve

Location: Port Sunlight Golf Driving Range, New Chester Road, New Ferry. L62 4RE

Application Type: Full Planning Permission

Proposal: Proposed earth mounding around perimeter of site and erecting a fence around the perimeter.

Application No: APP/97/05675  
Decision Date: 30/06/1997  
Decision Type: Approve

Location: On Par Golf Driving Range, New Chester Road, Bromborough. L62 4R  
Application Type: Full Planning Permission  
Proposal: Variation of condition 6 on APP/91/6880/E to extend opening from 9am-9pm to 9am-10pm.  
Application No: APP/97/05153  
Decision Date: 14/03/1997  
Decision Type: Approve

Location: On Par Golf, Bromborough Pool, New Chester Road, New Ferry. L62 4SY  
Application Type: Advertisement Consent  
Proposal: Erection of two non-illuminated signs.  
Application No: ADV/93/06314  
Decision Date: 24/09/1993  
Decision Type: Approve

Location: Port Sunlight Golf Range, New Chester Road, New Ferry, Wirral, L62 4RE  
Application Type: Full Planning Permission  
Proposal: Erection of a 30 metre lattice tower and ancillary cabin.  
Application No: APP/97/06918  
Decision Date: 30/01/1998  
Decision Type: Approve

Location: Port Sunlight Golf Driving Range, New Chester Road, New Ferry, Wirral, L62 4RE  
Application Type: Full Planning Permission  
Proposal: Proposed earth mounding (amendment to APP/98/5036/E).  
Application No: APP/98/06254  
Decision Date: 01/10/1998  
Decision Type: Approve

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

##### REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 44 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing this report no representations have been received.

**Bromborough Society** - The site is an artificial mound due to dumping waste materials and was used for storage of tanks during World War II. Careful consideration should be taken if piling is necessary due to land instability and subsidence; contamination and land drainage should be considered; a single access may be a restriction and result in a hold-up on New Chester Road; the loss of vegetation and boundary hedge should be replaced.

##### CONSULTATIONS

**Head of Environment & Regulation (Pollution Control Division)** - No objection

**Head of Environment & Regulation (Traffic & Transportation Division)** - No objection

**Head of Environment & Regulation (Lead Local Flood Authority)** - No objection subject to the surface water drainage not being located underneath any residential properties.

**Environment Agency** - No objection and state that the prior written consent of the Agency remains a requirement for any proposed works or structure in, under, over or within 8 metres of the top of the bank of the main river Dibbinsdale Brook - this is a separate requirement from planning permission.

**Merseyside Environmental Advisory Service (MEAS)** - No objection

**United Utilities** - No objection

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is defined as Major Development and as such, under the provisions of the Council's adopted Scheme of Delegation for Determining Planning Applications, is required to be considered by the Planning Committee.

**INTRODUCTION**

The proposal is a reserved matters application for the access, appearance, landscaping, layout and scale for the erection of 98 dwellings, laying out of public open space and associated works, pursuant to outline planning permission OUT/12/00002 on the site of the former Golf Driving Range, New Chester Road, Bromborough. The proposal is the first phase of the proposed development and will front onto New Chester Road.

**SITE AND SURROUNDINGS**

The site comprises land at the former Port Sunlight Golf Centre and along the frontage to New Chester Road in Bromborough. Access is from New Chester Road, which also serves the builders' merchants immediately adjacent to the site. Adjacent to this access are houses along New Chester Road to the north. The site is well screened when viewed from the road, with various trees and landscaping along this boundary and the A41 frontage. Part of the A41 frontage includes the 'white' bridge across the River Dibbin, which bounds the site to the east and separates the site from the industrial areas associated with the Wirral International Business Park, which is accessed separately from Pool Lane and Dock Road South. There are houses on Shore Drive along the northern boundary of the site separated by landscape bunding.

The site is classed as previously developed land and historically has comprised uses that have resulted in tipping and extensive earthwork, associated with the reclamation of former tank farm on the site. As a result the topography of the site comprises varying levels effectively made up of mounds and bunding. Extensive site clearance has taken place over recent months with remediation works completed in order to comply with the conditions attached to the outline planning permission. Levels within the site remain relatively flat albeit raised up from the road and fall along the areas leading down to the river. The south western part of the site drops significantly towards the bridge fronting New Chester Road and the eastern and southern boundaries also slope steeply leading down to the river. The remainder of the site to the north levels out and lies between 3 and 5 metres above the houses on Shore Drive. There is extensive landscaped bunding along this boundary.

The wider area consists of a mix of uses including houses within Port Sunlight Conservation Area across New Chester Road and employment/commercial uses located at the gateway of Wirral International Business Park.

**PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT**

The site is within a Primarily Industrial Area, however, the principle of a residential development on the site has been established by the grant of outline approval under reference OUT/12/00002.

Wirral Unitary Development Plan

Policy URN1 – Development and Urban Regeneration outlines that in considering development proposals, the local planning authority will be concerned to ensure that full and effective use is made of land within the urban areas; whilst sites currently required for recreational purposes should be protected from inappropriate development.

Policy HSG2 - Affordable Housing makes provision to negotiate with developers and housing associations to encourage affordable housing units within proposal. The issue of affordable housing provision was considered at the outline stage where a Viability Assessment was carried out and the findings included within the Section 106 Agreement.

Policy HS4 - Criteria for New Housing Development states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of

development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.

Policy GR7 -Trees and New Development states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area and provide for the protection of trees of greatest visual or wildlife value.

Policy EM8 - Development within Primarily Industrial Areas states that uses falling within classes B1, B2 and B8 will be permitted in addition to proposals for the extension or expansion of existing businesses.

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

Policy NC7 - Species Protection states that development that may have an adverse effect on wildlife species protected by law will not be permitted unless means of their protection can be secured through the use of planning conditions.

#### National Planning Policy Framework (NPPF)

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

#### Waste Local Plan

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. This can be addressed through the use of relevant planning conditions.

### **APPEARANCE AND AMENITY ISSUES**

The proposal is for the first phase of the residential development and seeks approval for all matters reserved following outline approval in 2012. There has been a previous approval of reserved matters for the same part of the site described as the first phase (DLS/12/01315). However, this reserved matters application is submitted by Bellway who will be carrying out the development and have amended the proposal in terms of layout, with different house types. As such this proposal seeks approval for the detail of layout, appearance, scale and landscaping. The matter of access has been approved as part of the outline approval and some works to the access have been carried out. All the conditions attached to the outline planning permission remain valid albeit the majority of pre-commencement conditions have been discharged. This is a concern that the Bromborough Society have raised, with particular concern over land contamination and land stability. Specific conditions were attached to the outline approval to address these issues and have subsequently been discharged.

The proposed dwellings comprise a mix of 61 three bed and 37 four bed detached properties all of which are two storey in height (although some dwellings have rooms within the roof space). The density is appropriate and is a similar density to the other existing residential development in the immediate area. As such the layout of the proposed dwellings is in keeping with the general pattern of development in the area. The layout and scale show that the heights of proposed buildings will respect surrounding development and that separation distances can be achieved.

The layout of the development is influenced by its location close to the River Dibbin and when completed the development will provide green linkages to the river corridor. The differences in site levels and gradients along the boundary will also be used to provide green corridors around the periphery of the site with pedestrian and cycle linkages to the riverside.

The existing vehicular access from New Chester Road will be utilised with improvements to serve the

proposed development and will serve all of the proposed dwellings via a network of new estate roads. The majority of dwellings will direct road frontage onto these roads. An active frontage is also proposed with New Chester Road, which is a key transport route. Parking will be provided within each curtilage with all properties having at least two parking spaces.

Rear gardens will be enclosed primarily with 1.8m high timber fences, except in more open locations where the gardens are adjacent to an internal road where brick walls will typically be utilised. This provides a good level of security to those properties with defensible space within the street scene.

Careful consideration has been given to landscape design providing tree lined streets and planting which defines private and public space. The proposed new housing development is within an accessible location and will deliver environmental improvement through the redevelopment of a vacant brownfield site. The proposal will provide quality family housing that incorporates attractive landscaping and has regard to local character in the layout and design of the scheme. There is no detriment to highway safety, including pedestrian safety, or free flow of traffic. The layout and scale of the new dwellings will not result in any harm to the residential amenity of neighbouring properties. The ecology of the site has been considered by the submission of up to date surveys following the outline approval and has found that the first phase of the development will have no adverse impact on any protected species.

### **SEPARATION DISTANCES**

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. 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.

No adjacent houses will be affected by this first phase. The plots within the site as proposed achieve the usual separation distances as set out above.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway implications.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The site is defined as previously developed land, on which filling and land raising has already taken place. The re-development of the site would provide an opportunity to remediate the site whilst providing a sustainable development on a main transport route with good access to public transport.

Following the grant of outline planning permission an updated ecology report has been submitted and assessed by Merseyside Environmental Advisory Service. The report considers protected species and is acceptable and will be forwarded to Cheshire rECOrd via Merseyside BioBank.

The report states that no opportunities for roosting bats were present within the site. This conclusion is accepted and the Council does not need to consider the proposals against the three tests (Habitats Regulations) or consult Natural England with regards to bats.

The site provides nesting opportunities for breeding birds, which are protected. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected would be required and this can be secured by a suitably worded planning condition.

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

It is considered that the reserved matters for the first phase of the residential development incorporates a mix of residential units of varying scale and design that are acceptable, in accordance with Policy HS4 and the principles set out in the National Planning Policy Framework and is recommended accordingly.

**Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Reserved Matters Approval 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed new housing development is within a sustainable and accessible location and will deliver environmental improvement through the redevelopment of a vacant brownfield site. It is considered that the reserved matters for the first phase of the residential development incorporates a mix of residential units of varying scale and design that are acceptable. There will be no detrimental impact to the character of the area or to the occupiers of nearby properties. The proposal is therefore in accordance with Policy HS4 and the principles set out in the National Planning Policy Framework

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

**Recommended Conditions and Reasons:**

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

A) The expiration of three years from the date of this permission.

OR

B) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 23 September 2015 listed as follows: BHNW041/PL01 (Rev G), BHNW041/PL03, BHNW041/11 (Rev B), BHNW041/12 (Rev B), BW/NW/MS-VR-S/001, BH/WL/SD/FD001 (Rev A), BH/WL/SD/FD051, BH/WL/SD/FD014, BH/WL/SD/FD023 (Rev B), BH/WL/SD/FD035, 09110-T-01, 09110-T-02, 09110-T-03, 09110-T-04, 09110-T-05, ENDSS0016C, LDS357-01 (Rev A) and LDS357-02 (Rev A) dated September 2015.

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

3. Before any construction commences, samples of the facing and roofing 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.

4. Prior to the commencement of development details of the type of barrier, for example, bollards to restrict vehicular access to the rear of the houses on New Chester Road shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the number and position of the barrier and shall be constructed and retained as such at all times in accordance with the approved details, prior to the occupation of the properties hereby approved.

**Reason:** In the interests of residential amenity having regard to Policy HS4 of the adopted Wirral Unitary Development Plan.

5. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking

and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

6. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, cycle route, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the Local Planning Authority written approval prior to occupation of the development.

**Reason:** In the interest of highway safety and to comply with UDP Policy HS4

7. Prior to the first occupation of the residential units, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. the approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy WM9 of the Waste Local Plan

8. No development shall take place until a Site Waste Management Plan, confirming how construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM8 of the Waste Local Plan.

9. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1<sup>st</sup> March to 31<sup>st</sup> August inclusive unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

10. Having regard to the sites location adjacent to the A41, NO DEVELOPMENT SHALL COMMENCE UNTIL a noise survey in relation to the impact of road traffic noise on the proposed dwellings has been submitted to and approved in writing by the Local Planning Authority. If such a survey identifies dwellings being in Noise Exposure Categories B or C (between 55 and 72 LAeqT dB between 0700 and 2300 and between 45 and 66 LAeqT dB between 2300 and 0700) then details of a scheme of works to minimise noise pollution and disturbance to the new dwellings, including details of acoustic glazing, shall be submitted to and approved in writing by the Local Planning Authority and once approved shall only be carried out in full accordance with such details and all implemented measures (including any acoustic glazing) shall be permanently retained thereafter.

**Reason:** In the interests of the amenities of future occupiers and having regard to Policy HS4 of the Wirral Unitary Development Plan.

11. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Green Travel Plan shall be implemented upon commencement of the development hereby approved and operated in accordance with the provisions and timescales contained therein unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To promote sustainable transport measures for visitors and residents and to ensure that the impact of the development on the free and safe flow of traffic on the highway is kept to a minimum.

**Further Notes for Committee:**

1. In order to fulfil the highway condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit monitoring.

**Last Comments By:** 30/11/2015 09:58:17

**Expiry Date:** 23/12/2015

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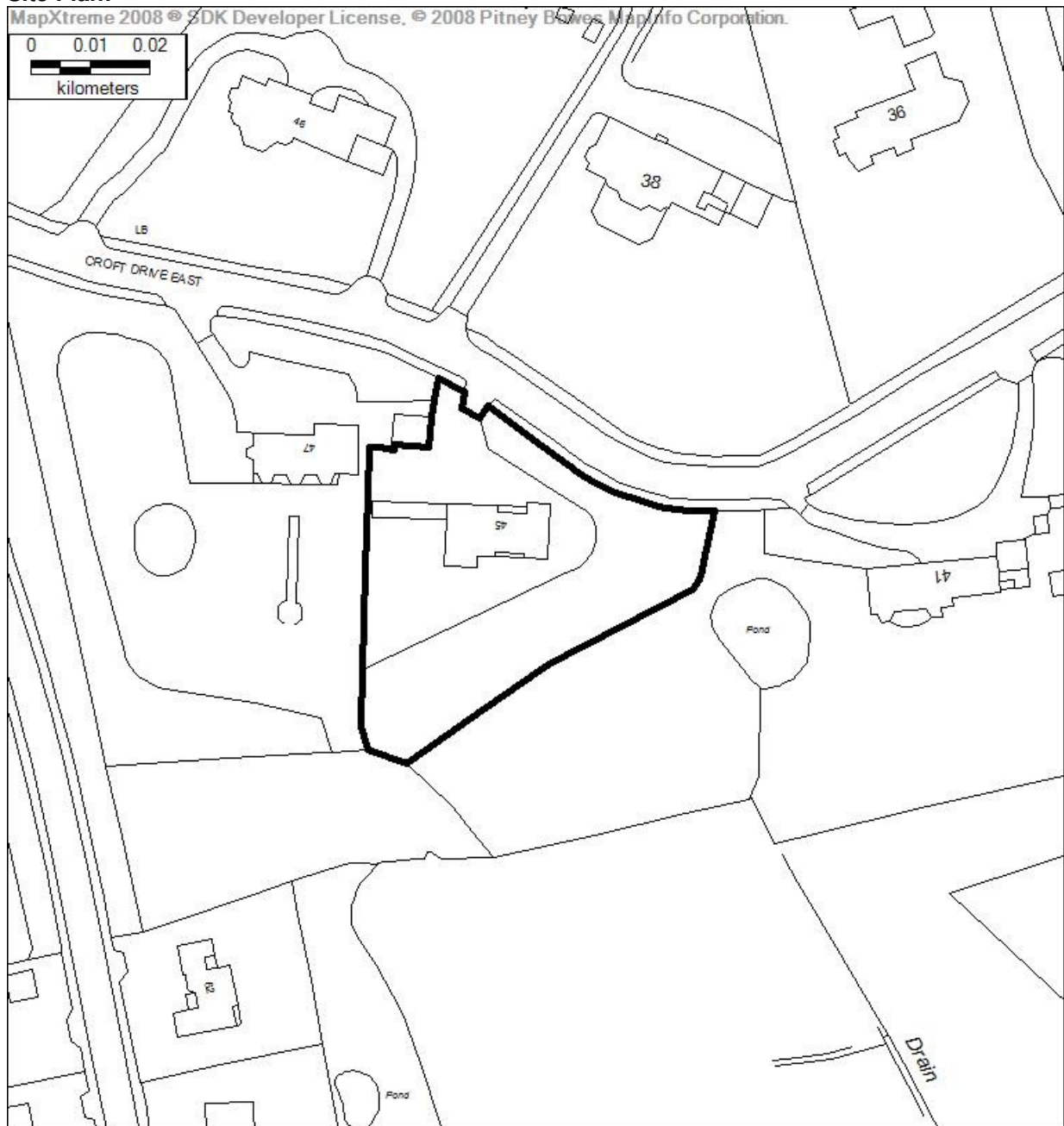
## Planning Committee

20 January 2016

**Reference:** APP/15/01375    **Area Team:** North Team    **Case Officer:** Miss A McDougall    **Ward:** West Kirby and Thurstaston

**Location:** Cuckoos Flight, 45 CROFT DRIVE EAST, CALDY, CH48 1LX  
**Proposal:** Remodelling of existing dwelling including, extension, with front dormers and remodelled entrance, loft conversion and internal alterations  
**Applicant:** Mr & Mrs Jacobie  
**Agent :** Kettle Design

### Site Plan:



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**Development Plan allocation and policies:**

Conservation Area (for illustrative purposes)  
Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

No planning history

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

Having regard to the Council Guidance on Publicity for Applications, 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection has been received from 38 Croft Drive East, listing the following grounds:

1. reduce privacy
2. scale of the extension
3. proximity to no.47

CONSULTATIONS:

**Head of Environment & Regulation (Traffic & Transportation Division)** - No Objections

**Caldy Conservation Advisory Committee** - Scale of the extension is excessive having regard to the plot

**Director's Comments:**

Consideration of this application was deferred from Planning Committee on 17 December 2015 to allow for a formal Member's Site Visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Watt has requested the application be taken out of delegation due to the size, scale and overdevelopment of the plot.

**INTRODUCTION**

The proposal is for the remodelling of the existing dwelling to include extension, front dormer windows, remodelled entrance, loft conversion and associated internal alterations.

The planning application has been amended following consultation with the agent in order to improve outlook and protect privacy.

**PRINCIPLE OF DEVELOPMENT**

The property is an existing house of no architectural merit located within Caldy Conservation Area, the principle of extending and remodelling the house is acceptable.

**SITE AND SURROUNDINGS**

The property is a detached house set on a substantial plot, the existing property is two storey and has a swimming pool development to the side along the boundary with no.47, the plots have large frontages and the houses are set good distanced from one another, with the exception of no.45 and 47, no.47 has recently had an approval to replace the building including large sections that adjoin the boundary with no.45.

The plots are well screened from the highway of Croft Drive East due to the mature boundary treatment and the set back from the front boundary, no.45 is set at an angle and approximately 20m back. The proposed extension seeks to redevelop the existing house and utilise the built up area around the existing swimming pool.

**POLICY CONTEXT**

The property is a detached house located within the designated Conservation Area, Caldy Village Density and Design Guidelines Area Zone 1 and the designated Primarily Residential Area and will be assessed in accordance with Policies CH11, HS11 and SPG8 (Zone 1).

Policy CH11 states; In relation to Caldy Conservation Area the principal planning objectives for the area will be to:

- (i) retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds;
- (ii) retain the unifying features of design, layout and building materials within the old village core;
- (iii) preserve the unity of strongly enclosed boundary treatment incorporating high walls, dense landscaping or dark-stained, close-boarded, timber fences in the area outside the old village core; and
- (iv) preserve, wherever practicable, views of the Dee Estuary and of the North Wales coast beyond.

Only primarily residential uses will be permitted within this Area.

Policy HS11 states; 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.

SPG8 Zone 1 states; The core of the village, its character is best protected by limiting densities to 2.5 dwellings per hectare.

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

The proposed remodelling of the dwelling will alter the external appearance of the dwelling, to the front the dwelling will retain the angle and the majority of the footprint, with the exception of the extensions, the front will include a central entrance feature that will improve the frontage design of the house and allow for additional internal floor space. The roof will be raised from 9.2m to 9.5m and will be pitched from the front with the rooms at first floor utilising dormer windows, to the rear the extensions on the

main portion of the house will be three-storey and the central section will include covered balconies. This section of the remodelled dwelling will have a minimal impact onto the character of the street scene or the neighbouring properties, subject to the right finish and materials the house when viewed at this point will not have an adverse impact onto the character of the conservation area or its continued preservation.

The main additional bulk of building work that is to be introduced is the removal of the boat house, outbuildings, covered area and pool and its replacement with a two-storey extension that will provide an indoor pool, associated facilities and two guest bedrooms to the front. In terms of Policy CH11, the siting of the extension follows the established built relationship with the neighbouring house. The extension has been designed to include a low sloping roof to the rear, this reduces the mass of the extension in relation to the boundary of no.47, the main pitch of the roof is 7.8m sloping down to the rear, the eaves height is 2.3m, the bulk of the extension roof is set relatively low and is the majority of the roof mass.

The extension projects further forward than the main building line of the house however the extension has a lower height and due to the curve of the road and the vehicle entrance point the structure will be well screened and set at an angle to the road. This section of the plans has been amended, no.47 has a large detached garage fronting the proposed extension, the windows proposed would therefore not meet the separation distances, the revised plans now include oriel windows with outlook set to the north east, the glazing panel to the north-west will be fixed and obscurely glazed. This element of the building is sited within close proximity to no.47 however the low sloping design of the roof (eaves height is 2.3m), the scale of the building at no.47 and the mature boundary will lessen any harmful impact.

Concerns have been raised regarding the proximity of the property to neighbouring houses, the properties opposite are located approximately 50m away, to the rear is garden and then land forming part of the Golf Course. Concerns have also been raised with regards to density, having regard to SPG8 the proposal is not for an additional dwelling, the plot is an existing residential plot and the proposal is for extensions to this plot in terms of the criteria set out in SPG8 Zone 1, the application complies.

The plot is of a scale and orientation that can withstand a building of this scale, the remodelled dwelling will improve a building that currently has a neutral impact onto the conservation area.

#### **SEPARATION DISTANCES**

Due to the scale of the plot and the oriel windows proposed, the proposed development as amended meets the Council's separation distances of 21m window to window.

#### **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**

It is considered that the plot can withstand an extension of this scale without having an adverse impact onto the character of the conservation area, the street scene or existing neighbouring residential amenity having regard to Wirral's UDP Policies CH11, HS11 and SPG8.

#### **Summary of Decision:**

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

It is considered that the plot can withstand an extension of this scale without having an adverse impact onto the character of the conservation area, the street scene or existing neighbouring residential amenity having regard to Wirral's UDP Policies CH11, HS11 and SPG8.

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

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1 December 2015.

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

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

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH11 of the Wirral Unitary Development Plan.

4. On insertion, the three oriel windows as shown on the hereby approved plans shall contain fixed and obscure glazing to the north-west panel and retained as such thereafter.

**Reason:** Having regard to residential amenity and outlook.

5. NO DEVELOPMENT SHALL COMMENCE ON SITE until details of the stopping up of all existing accesses rendered obsolete by the development hereby approved, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. Such stopping up shall include for all footways to be reinstated to standard footway levels. The stopping up shall take place in accordance with the approved details within three months of the first occupation of the development.

**Reason:** In the interests of highway and pedestrian safety having regards to Policy HS11 of the Wirral Unitary Development Plan.

**Last Comments By:** 29/11/2015 17:19:23

**Expiry Date:** 21/12/2015

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## Planning Committee

20 January 2016

**Reference:**  
**APP/15/01458**

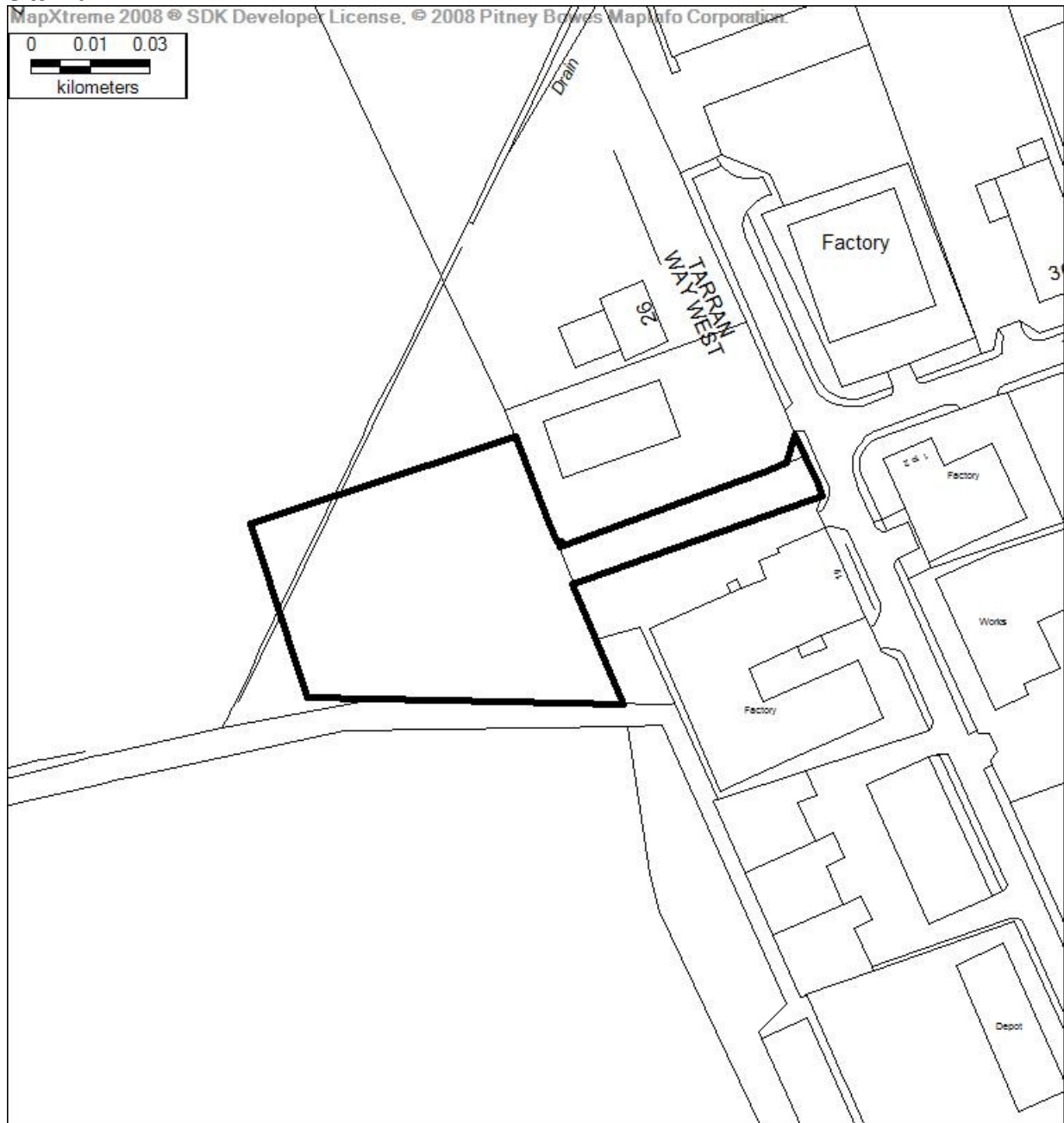
**Area Team:**  
**North Team**

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

**Ward:**  
**Moreton West and  
Saughall Massie**

**Location:** Land East of TARRAN WAY WEST, MORETON, CH46 4TT  
**Proposal:** Construction of replacement wastewater pumping station compound, control kiosk and associated new access.  
**Applicant:** United Utilities  
**Agent :** United Utilities

### Site Plan:



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**Development Plan allocation and policies:**

Green Belt  
Primarily Industrial Area  
Area Requiring Landscape Renewal

**Planning History:**

Location: Moreton Waste Pumping Station, Land off Tarran Way West, Moreton, CH46 4TT  
Application Type: Full Planning Permission  
Proposal: Construction of replacement Wastewater pumping station compound, control kiosk and associated works.  
Application No: APP/13/01081  
Decision Date: 01/11/2013  
Decision Type: Approve

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

Having regards to the Council's Guidance on Publicity of Applications, 7 letters were sent to neighbouring properties. A Site Notice was also displayed on site. Following publicity of this application no representations have been received.

**CONSULTATIONS:**

**Head of Environment & Regulation (Traffic & Transportation Division)** - No Objections subject to details of access

**Wirral Wildlife** - No objection

**Environment Agency** - No objection

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

The application constitutes inappropriate development which is contrary to Green Belt Policy. As the proposals are a departure from the Development Plan and recommended for approval, the application is required to be considered and determined by the Planning Committee under the provisions of the Scheme of Delegation for Determining Applications (March 2014).

**INTRODUCTION**

This design reflects as-built modifications to the original design, approved under application APP/13/01081. The application is part of wider improvements to water quality in the Leasowe area. The works requiring planning permission consist of the construction of a control kiosk and fenced compound. The works have previously been given consent and are nearing completion, the current proposal includes a number of minor changes.

**PRINCIPLE OF DEVELOPMENT**

The site is located within the green belt, within flood zone 3a and close to a site of biological importance designated by the Wirral Unitary Development Plan. The proposal constitutes inappropriate development which can be acceptable if very special circumstances can be demonstrated and if issues relating to flooding can be satisfactorily resolved.

**SITE AND SURROUNDINGS**

The site consists of a triangle of open land immediately to the west of the Tarran Industrial Estate. The land is located within the adopted green belt. To the north of the site is the Meols Field Site of Biological importance and to the south of the site the Golf Driving range. the existing pumping station is located some 660 m to the west of the application site .

**POLICY CONTEXT**

The application must be considered against advice given in NPPF in relation to development within the

green belt and a flood zone. The relevant Unitary development plan policies are; GB2 - Guidelines for Development in the Green Belt, NC5, The Protection of Sites of Local Importance for Nature Conservation and NC6, Sites of Biological Importance.

Policy GB2 specifies which types of development are appropriate in the green belt and advises that where proposals are inappropriate, very special circumstances must be demonstrated which would overcome the presumption against approval. This approach is reiterated in the NPPF.

Policy NC6 identifies sites of Biological Importance and NC5 sets out the criteria for evaluating proposals which may impact on such sites. This includes an assessment of the scale and nature of the development, long term impact on the viability of the protected species and measures which could be taken to minimise damage to species and habitat.

NPPF advises that a sequential test is applied to development within areas identified as flood zones to consider the availability of other reasonably available sites. Where development cannot locate elsewhere, the exception test must be applied which will indicate if the wider benefits of the development outweigh the flood risk and that a site specific flood risk assessments in place which should include mitigation measures.

### **APPEARANCE AND AMENITY ISSUES**

The proposals for a submersible pumping station and associated kiosk and compound are part of the larger Water Quality Programme between OFWAT, the Environment Agency and United Utilities. The project seeks to resolve problems of flooding and water quality in the area. The pumping station itself is permitted development and does not require planning permission, thus the proposals which are to be considered as part of this application are the control kiosk and the fenced compound.

The changes to the previous approval include a new access onto the industrial estate, changes to the surface of the turning area and a reduced footprint. The existing pumping station was built in 1934 and is located considerably further into the open land and green belt. The structure is in need of significant repair and is accessed by a long unmade path which frequently floods.

The proposed development, whilst also in the green belt, is located closer to the existing built up industrial estate and as such does not require a long access road and involves only one above ground structure (the control kiosk) which is smaller and less intrusive than the existing pumping station. Thus the impact on the openness of the green belt is less significant than the existing pumping station. This together with the benefits to flood control in the area would constitute the very special circumstances necessary to overcome the presumption against inappropriate development.

The application is accompanied by a flood risk assessment and an ecological survey. The flood risk assessment concludes that the site will be at risk from fluvial flooding, however this risk currently exists and the proposals will help to deal with flood risk in the area. In addition the removal of the existing pumping station will improve the role of the functional plain. The Environment agency has raised no objection to the proposals.

The Ecological Survey has identified the presence of Great Crested Newts to the north of the site. Whilst the development is unlikely to have any direct impact on the protected species, the applicant has obtained the necessary licenses from Natural England. All biodiversity identified in the original application has been mitigated for.

### **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 objections to this proposal.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The Ecological matters have been identified and mitigated for through an earlier approval.

### **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The proposed development will have minimal visual impact and will result in improvements to water quality and help deal with flood risk in the locality. This constitutes the very special circumstances necessary to support the development. The proposals will not have an adverse impact on the adjacent site of Biological Importance. The proposals, therefore meet the requirements of NPPF and the councils UDP policies GB2 and NC5 and NC6.

### **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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development will have minimal visual impact and will result in improvements to water quality and help deal with flood risk in the locality. This constitutes the very special circumstances necessary to support the development. The proposals will not have an adverse impact on the adjacent site of Biological Importance. The proposals, therefore meet the requirements of National Planning Policy Framework and Policies GB2 and NC5 and NC6 of the Wirral Unitary Development Plan.

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

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3 November 2015 and listed as follows:  
6435/80029465/00/97/2001 D

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

3. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, full details of any mitigation measures relating to the protection of Great Crested Newt(s) during construction, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and the mitigation measures shall be carried out in accordance with the approved scheme.

**Reason:** To protect the interests of a protected species which may be present on the site and to accord with Policy NC7 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping which shall include details of both hard and soft landscape works and earthworks has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of FIVE years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of a similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

**Reason:** To ensure satisfactory landscape treatment of the site which will enhance the

character and appearance of the site and the area, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

5. NO PART OF THE DEVELOPMENT OR USE HEREBY PERMITTED SHALL BE OCCUPIED OR THE USE COMMENCED UNTIL the vehicular crossover(s) has been installed and the footway has been reinstated in accordance with a scheme of details that shall be submitted to and approved in writing by the Local Planning Authority.

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

**Further Notes for Committee:**

**Last Comments By:** 10/12/2015 13:53:22

**Expiry Date:** 29/12/2015

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## Planning Committee

20 January 2016

**Reference:**  
**APP/15/01475**

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

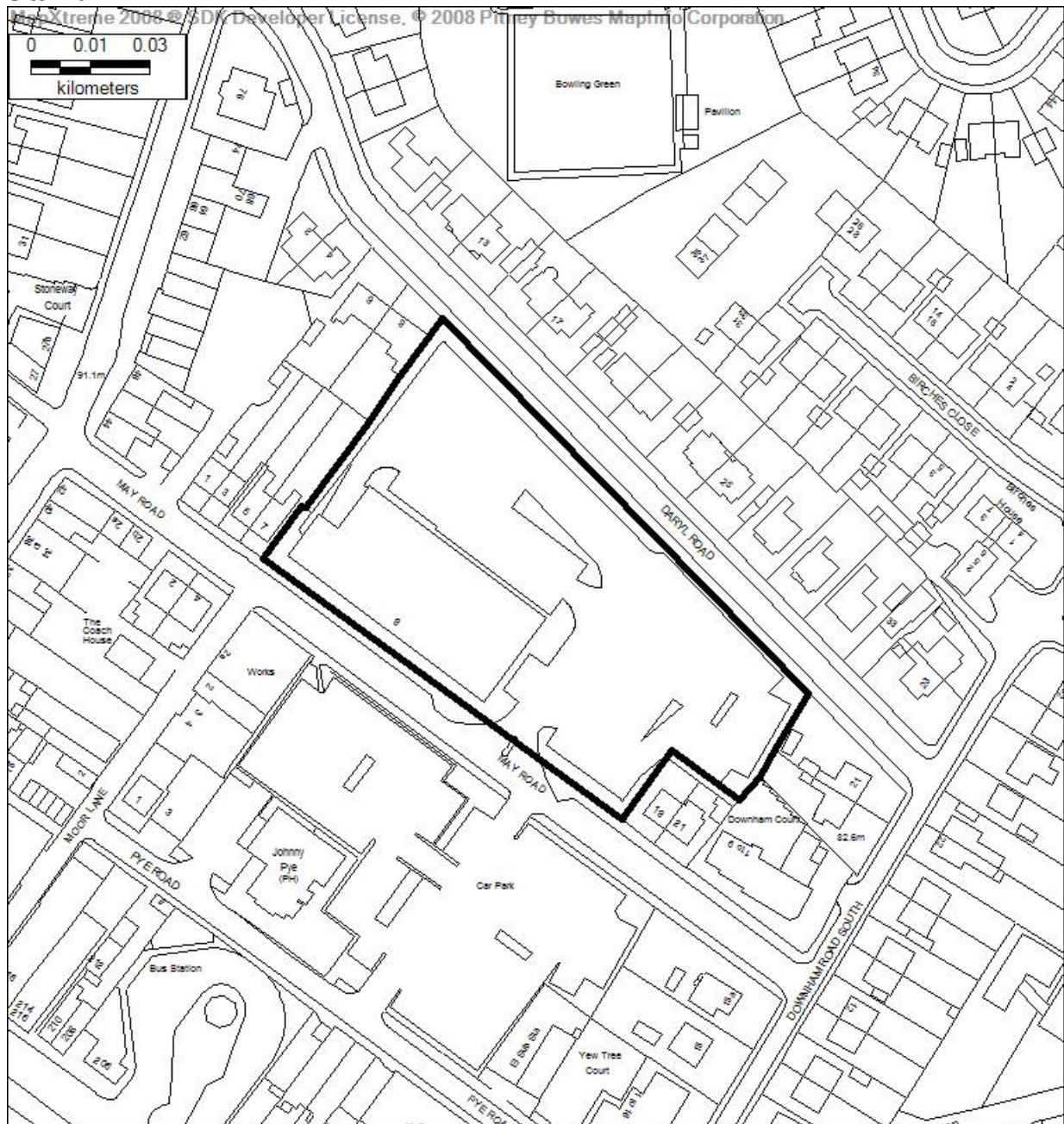
**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Heswall**

**Location:** Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA  
**Proposal:** Refurbishment project comprising of; replacement plant equipment, renewal of external cladding and roof covering, installation of new shop frontage and renewal of trolley bay canopy. Render to loading bay walls and alteration of car park layout.

**Applicant:** Aldi Foodstores Ltd  
**Agent :** Harris PM Ltd

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Commercial Area

Primarily Residential Area

**Planning History:**

- Location: Aldi Store, May Road, Heswall. L60 5S  
Application Type: Advertisement Consent  
Proposal: 1 pole sign and 1 wall mounted sign in May Road.  
Application No: ADV/95/06439  
Decision Date: 13/12/1995  
Decision Type: Approve
- Location: Aldi, Land north of May Road, south west of Daryl Road, Heswall. L60 5  
Application Type: Full Planning Permission  
Proposal: Variation of condition no. 16 on APP/95/5964/D to increase the hours of opening to 0900-1900 Monday to Thursday, 0900-2000 Friday and 0830-1730 Saturday.  
Application No: APP/95/06680  
Decision Date: 22/03/1996  
Decision Type: Approve
- Location: Aldi, Supermarket, 9 May Road, Heswall, Wirral, L60 5RA,  
Application Type: Full Planning Permission  
Proposal: Installation of an atm machine within a 3 metre high tubular structure.  
Application No: APP/99/05227  
Decision Date: 29/03/1999  
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Erection of a rear extension.  
Application No: APP/04/06279  
Decision Date: 10/08/2004  
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Variation of condition 4 on planning permission APP/2004/6279 to extend the permitted delivery hours to include 0800-1800hours on Sundays and Bank Holidays  
Application No: APP/07/05385  
Decision Date: 25/04/2007  
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Erection of front and side extension, elevation alterations and alterations to car park layout  
Application No: APP/07/05333  
Decision Date: 02/05/2007  
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA  
Application Type: Advertisement Consent  
Proposal: Erection of two shop fascia signs & one post mounted sign.  
Application No: ADV/07/07006  
Decision Date: 20/11/2007  
Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Variation of Condition 1 of APP/07/05384 to allow opening of the foodstore on a Sunday between 1000 hours and 1800 hours for a temporary period between 22 July 2012 and 9 September 2012.  
Application No: APP/12/00858  
Decision Date: 31/08/2012  
Decision Type: Refuse

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Variation of condition 2 on planning permission APP/07/5384 to enable the store to open from 0800 to 2200 hours Monday to Saturday. Sundays and Bank Holidays will remain unaltered (amended description).  
Application No: APP/14/01174  
Decision Date: 19/12/2014  
Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Installation of substation  
Application No: APP/14/01351  
Decision Date: 21/01/2015  
Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA  
Application Type: Full Planning Permission  
Proposal: Variation of condition 2 on planning permission APP/14/01174 to allow deliveries between the hours of 07.00 to 22.00 Monday to Sunday and Bank Holidays.  
Application No: APP/15/00527  
Decision Date: 25/06/2015  
Decision Type: Refuse

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

##### REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 34 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing 3 letters of representation have been received objecting to the proposal, which are summarised as follows:

1. No plans for landscaping have been submitted;
2. Increased noise and disruption; and
3. Frontage of the store faces neighbouring properties

##### CONSULTATIONS

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objections

**Head of Environment & Regulation (Environmental Protection)** - No objections

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

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

Councillor Andrew Hodson requested that the application be taken out of delegation for reasons of neighbouring amenity.

#### **INTRODUCTION**

This application seeks consent for the external refurbishment of Aldi Supermarket, No. 9 May Road, Heswall. The works include the replacement of plant machinery, the installation of a new shop frontage and trolley bay canopy, renewal of the external cladding and roof covering and render to the loading bay

walls. The car parking will be reconfigured as part of the refurbishment.

An application for the replacement of fascia signs is being considered under ADV/15/01476.

### **PRINCIPLE OF DEVELOPMENT**

The application seeks consent for the external refurbishment of an existing supermarket within a Primarily Commercial Area which is considered acceptable in principle subject to the provisions of the NPPF and the Wirral UDP.

### **SITE AND SURROUNDINGS**

The application site is situated within a Primarily Commercial Area as per the Wirral UDP Proposals Map 2000. The site in question forms part of a wider complex of commercial properties with areas of associated hardstanding used for vehicle parking. A number of residential dwellings front Daryl Road which runs across the northern axis of the development site.

### **POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy SH6: Development Within Primarily Commercial Areas permits retail development subject to proposals not resulting in detrimental change to the character of the area through the siting, scale, design, choice of materials and landscaping and not causing nuisance to neighbouring uses or leading to loss of amenity particularly in respect of noise and disturbance, on street parking or delivery vehicles – where necessary a conditions can be applied to cover hours of opening and operation.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting, which can be secured through planning conditions.

### **APPEARANCE AND AMENITY ISSUES**

This application essentially comprises of four parts; the replacement of rear plant machinery, installation of a new shop frontage and trolley bay canopy and the renewal of the roof covering, external cladding and finishing render.

The proposed plant machinery would be sited to the rear in situ of the existing and would be enclosed with a galvanised cage and obscured from view by the dense vegetation which forms the boundary of the site and is acceptable in this respect. The application proposes a new shop frontage with wider glazed windows across the front elevation whilst the trolley park would replicate the form and scale of the existing and both elements of the scheme are considered acceptable in this regard. In consideration of the proposed external finish it is considered that the timber cladding within the front and side gables would add interest whilst the areas of render would be similar to what is existing and the proposal is therefore considered acceptable.

In respects of neighbouring amenity, the proposed plant machinery would be sited in situ of existing and would be obscured from view by areas of vegetation and is therefore not anticipated to result in levels of noise and disturbance over and above than what is existing. Furthermore Head of Environment & Regulation (Environmental Protection) has raised no objections to the scheme.

### Other Matters

Over the course of this application three letters of representation have been received objecting to the proposal, summary of comments;

- a) No plans for landscaping have been submitted
- b) Increased noise and disruption
- c) Frontage of the store faces neighbouring properties

The scheme proposes to retain the landscaping which forms the curtilage of the site which would safeguard neighbouring amenity and is acceptable in this respect. It is not anticipated that the proposed

external alterations would result in significant levels of noise and disturbance and is acceptable in this respect.

The Local Planning Authority is aware that the frontage of the supermarket was not built in accordance with the plans approved under APP/07/05333, however after four years the development is immune from enforcement action as such it is not anticipated that the proposed works considered under this application would result in significant materially adverse impacts to warrant refusal.

#### **SEPARATION DISTANCES**

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

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

There are no Highway Implications relating to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or amenity of neighbouring properties. The application is considered to be in accordance with Policies SH6 and HS15 of Wirral's Unitary Development Plan 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or amenity of neighbouring properties. The application is considered to be in accordance with Policy SH6 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

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

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9 November 2015 and listed as follows: M1679NES 101, M1679NES 102, M1679NES 105, M1679NES 106, SD-EX 017 and M1679NES 100

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

3. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees,

shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

5. Prior to first occupation or use of the development, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy WM9.

6. No deliveries shall take place outside the hours of 0800 and 1800 on any day.

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

7. Delivery vehicles entering the site shall ensure that any refrigeration units on-board the vehicle are switched off before arriving at the premises i.e. the car park.

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

8. All engines of all delivery vehicles shall be switched off in the car park whilst loading and unloading.

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

9. There shall be no more than 4 delivery vehicles a day to the premises.

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

10. The premises shall be closed between 2200 hours and 0800 hours Monday to Saturday, between 1700 hours and 1000 hours on Sundays and between 1700 hours and 0900 hours on Bank Holidays.

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

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

**Last Comments By:** 08/12/2015 15:01:27

**Expiry Date:** 04/01/2016

## Agenda Item 12

## Planning Committee

20 January 2016

**Reference:**  
**ADV/15/01476**

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

**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Heswall**

**Location:**

Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA

### Proposal:

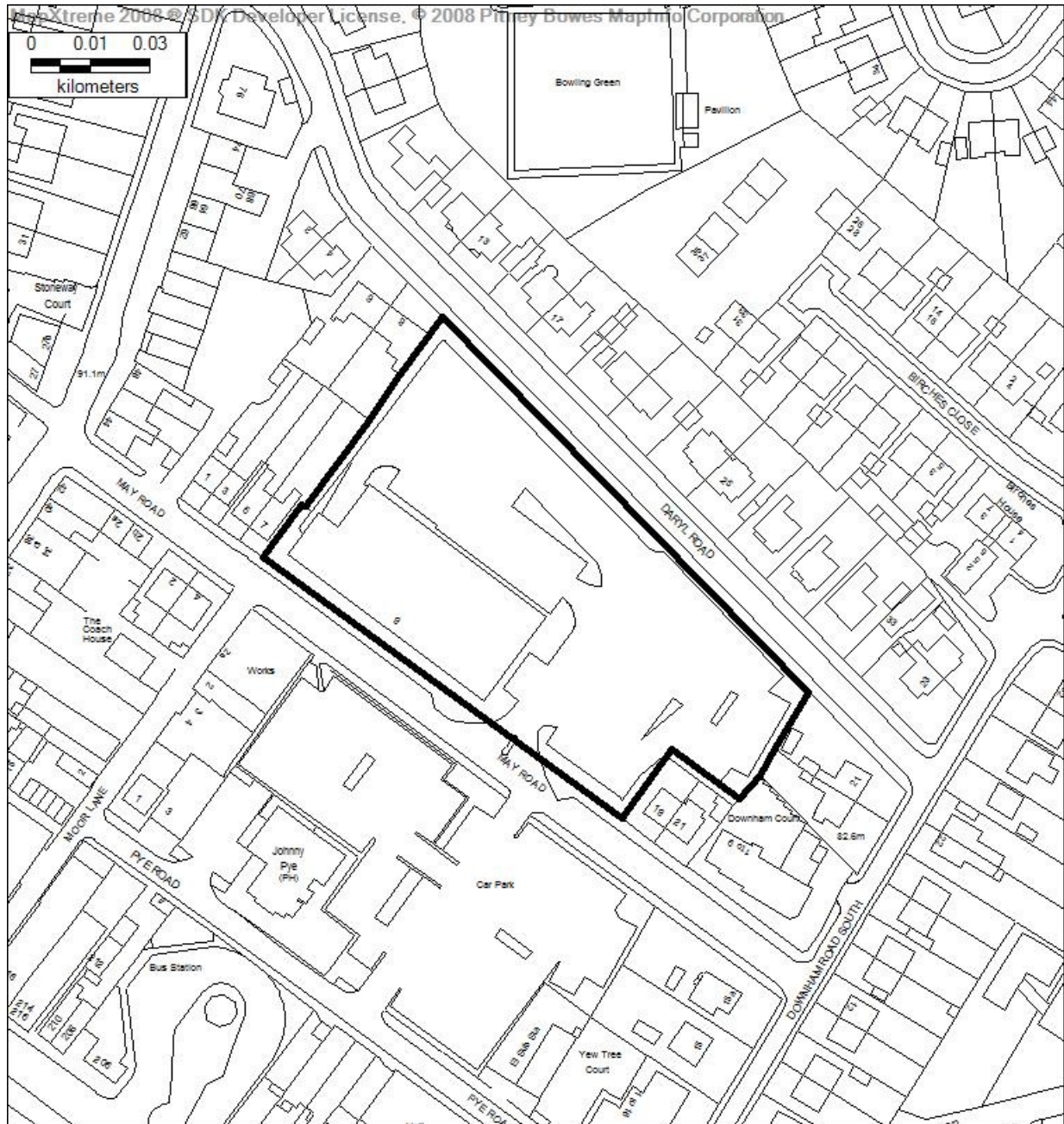
New fascia to front and side elevations. Erection of vinyl signage to entrance, dual poster display and totem sign.

**Applicant:**

Aldi Foodstores Ltd

**Agent :**

Harris PM Ltd

**Site Plan:**

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**Development Plan allocation and policies:**

Primarily Commercial Area

Primarily Residential Area

**Planning History:**

Location: Aldi Store, May Road, Heswall. L60 5S

Application Type: Advertisement Consent

Proposal: 1 pole sign and 1 wall mounted sign in May Road.

Application No: ADV/95/06439

Decision Date: 13/12/1995

Decision Type: Approve

Location: Aldi, Land north of May Road, south west of Daryl Road, Heswall. L60 5

Application Type: Full Planning Permission

Proposal: Variation of condition no. 16 on APP/95/5964/D to increase the hours of opening to 0900-1900 Monday to Thursday, 0900-2000 Friday and 0830-1730 Saturday.

Application No: APP/95/06680

Decision Date: 22/03/1996

Decision Type: Approve

Location: Aldi, Supermarket, 9 May Road, Heswall, Wirral, L60 5RA,

Application Type: Full Planning Permission

Proposal: Installation of an atm machine within a 3 metre high tubular structure.

Application No: APP/99/05227

Decision Date: 29/03/1999

Decision Type: Approve

Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA

Application Type: Full Planning Permission

Proposal: Erection of a rear extension.

Application No: APP/04/06279

Decision Date: 10/08/2004

Decision Type: Approve

Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA

Application Type: Full Planning Permission

Proposal: Variation of condition 4 on planning permission APP/2004/6279 to extend the permitted delivery hours to include 0800-1800hours on Sundays and Bank Holidays

Application No: APP/07/05385

Decision Date: 25/04/2007

Decision Type: Approve

Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA

Application Type: Full Planning Permission

Proposal: Erection of front and side extension, elevation alterations and alterations to car park layout

Application No: APP/07/05333

Decision Date: 02/05/2007

Decision Type: Approve

Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA

Application Type: Advertisement Consent

Proposal: Erection of two shop fascia signs & one post mounted sign.

Application No: ADV/07/07006

Decision Date: 20/11/2007

Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA

Application Type: Full Planning Permission  
Proposal: Variation of Condition 1 of APP/07/05384 to allow opening of the foodstore on a Sunday between 1000 hours and 1800 hours for a temporary period between 22 July 2012 and 9 September 2012.

Application No: APP/12/00858

Decision Date: 31/08/2012

Decision Type: Refuse

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA

Application Type: Full Planning Permission

Proposal: Variation of condition 2 on planning permission APP/07/5384 to enable the store to open from 0800 to 2200 hours Monday to Saturday. Sundays and Bank Holidays will remain unaltered (amended description).

Application No: APP/14/01174

Decision Date: 19/12/2014

Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA

Application Type: Full Planning Permission

Proposal: Installation of substation

Application No: APP/14/01351

Decision Date: 21/01/2015

Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA

Application Type: Full Planning Permission

Proposal: Variation of condition 2 on planning permission APP/14/01174 to allow deliveries between the hours of 07.00 to 22.00 Monday to Sunday and Bank Holidays.

Application No: APP/15/00527

Decision Date: 25/06/2015

Decision Type: Refuse

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

#### **REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, 34 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing 2 letters of objection have been received on the following grounds:

1. Signs would be detrimental to neighbouring amenity

#### **CONSULTATIONS**

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objections

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

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

Councillor Andrew Hodson requested that the application be taken out of delegation for reasons of neighbouring amenity.

#### **INTRODUCTION**

This application seeks advertisement consent for the erection of six fascia signs to Aldi Supermarket, No. 9 May Road, Heswall.

1. One internally illuminated totem measuring 2.4 metres in width and 6 metres in height
2. Two internally illuminated panel signs measuring 2.5 metres in width and 2.1 metres in height
3. One internally illuminated fascia sign measuring 2 metres in width and 2.4 metres in height
4. One internally illuminated fascia sign measuring 1.2 metres in width and 1.4 metres in height

5. One non-illuminated vinyl measuring 0.9 metres in width and 1 metre in height

All signs are in corporate colours of yellow, orange, red, blue and white.

## **PRINCIPLE OF DEVELOPMENT**

Proposals for advertisements are acceptable in principle subject to visual amenity and highway safety.

## **SITE AND SURROUNDINGS**

The application site is situated within a Primarily Commercial Area as per the Wirral UDP Proposals Map 2000. The site in question forms part of a wider complex of commercial properties displaying fascia signs.

## **POLICY CONTEXT**

Paragraph 67 of the National Planning Policy Framework (NPPF) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment and should only be subject to control in respect of amenity and public safety, taking into account of cumulative impacts.

## **APPEARANCE AND AMENITY ISSUES**

A number of the proposed fascia signs would be sited in situ of the existing whilst there are additional fascia signs at ground floor level within the car park elevation. The proposed fascia signs would not appear visually dominant or out of character with the existing building. The proposed materials, size, spacing of lettering and siting of the fascia and sign is considered to reflect the wider visual amenity of the surrounding Commercial Area.

## Other Matters

Over the course of this application two letters of representation have been received objecting to the proposal, summary of comments;

- a) Signs would be detrimental to neighbouring amenity

The proposed fascia signs would be sited at least 46 metres away from the nearest residential dwelling whilst the luminance levels would be no more than 250.000 candela per square metre and it is therefore not considered that the proposal would give to any materially adverse impacts over and above than what is existing.

## **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 proposed fascia's are considered acceptable in principle and would not have a significant adverse impact upon the vitality or viability of the Commercial Area and accords with the requirements of the NPPF.

## **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Advertisement Consent 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

policy advice. In reaching this decision the Local Planning Authority has considered the following:-  
The proposed fascia's are considered acceptable in principle and would not have a significant adverse impact upon the vitality or viability of the Commercial Area and accords with the requirements of the NPPF.

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

**Recommended Conditions and Reasons:**

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. This consent shall expire after a period of 5 years from the date of this permission.

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**Further Notes for Committee:**

**Last Comments By:** 11/12/2015 16:04:04

**Expiry Date:** 04/01/2016

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## Planning Committee

20 January 2016

**Reference:**  
**APP/15/01482**

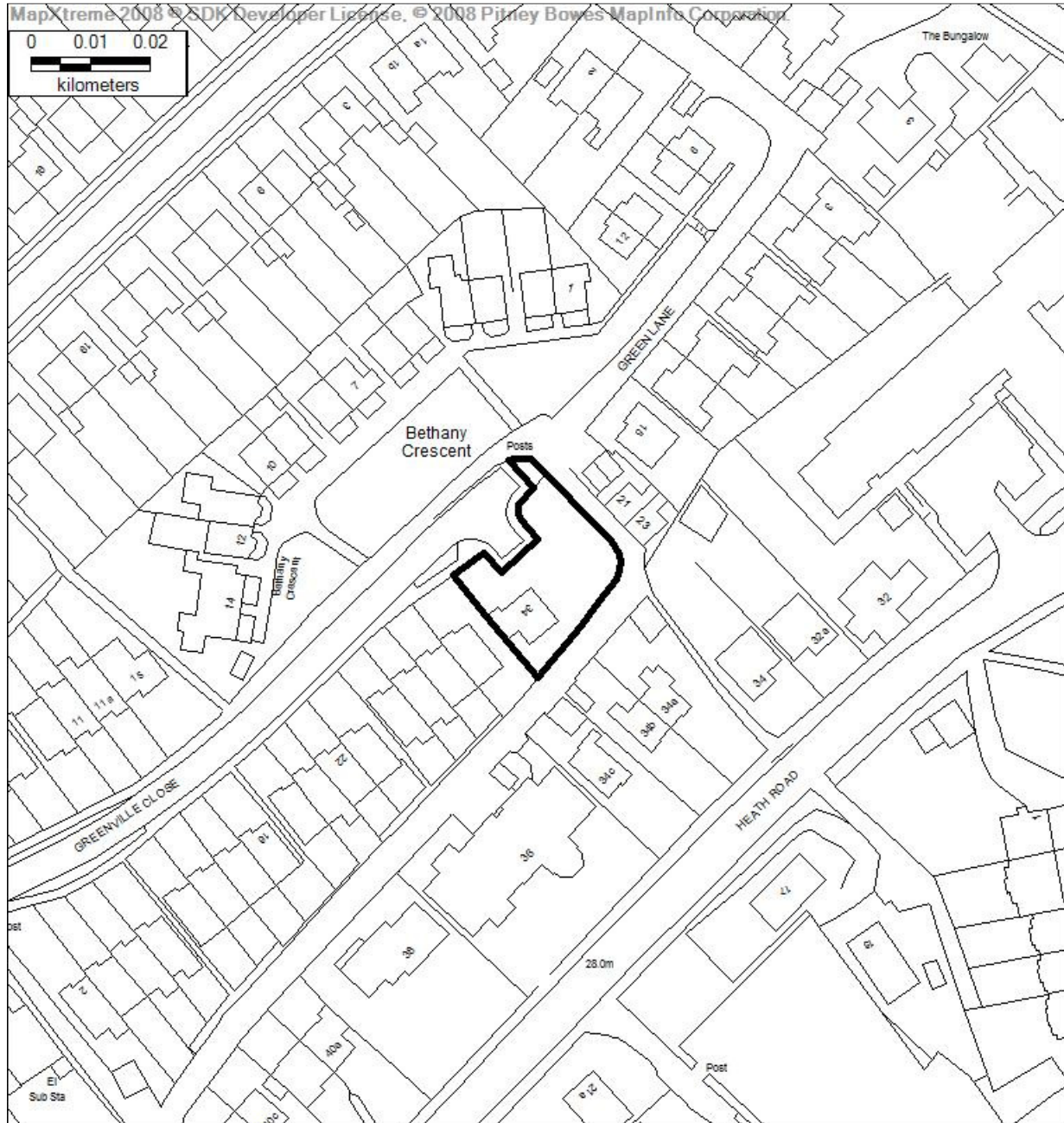
**Area Team:**  
**South Team**

**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Bebington**

**Location:** 34 GREENVILLE CLOSE, BEBINGTON, WIRRAL, CH63 7SD  
**Proposal:** Two storey side extension and rear/side single storey extension to house.  
**Applicant:** Mr P Graves  
**Agent :** BDS

### Site Plan:



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

**Planning History:**

Location: 34 Greenville Close, Bebington, CH63 7SD  
Application Type: Full Planning Permission  
Proposal: Erection of greenhouse.  
Application No: APP/78/09546  
Decision Date: 12/05/1978  
Decision Type: Approve

Location: 34 Greenville Close, Bebington, Wirral, CH63 7SD  
Application Type: Outline Planning Permission  
Proposal: Erection of a new dwelling in the garden of the existing house  
Application No: OUT/08/06580  
Decision Date: 12/12/2008  
Decision Type: Refuse

Location: 34 GREENVILLE CLOSE, BEBINGTON, CH63 7SD  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey dormer bungalow  
Application No: APP/13/00024  
Decision Date: 22/03/2013  
Decision Type: Refuse

Location: 34 GREENVILLE CLOSE, BEBINGTON, CH63 7SD  
Application Type: Permitted Development Enquiry  
Proposal: Two storey side extension  
Application No: PD/15/00344/NOAP  
Decision Date: 21/09/2015  
Decision Type: Permitted development

Location: 34 GREENVILLE CLOSE, BEBINGTON, CH63 7SD  
Application Type: Full Planning Permission  
Proposal: Erection of a two-storey detached house  
Application No: APP/15/00688  
Decision Date: 19/11/2015  
Decision Type: Refuse

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing a single letter of representation has been received objecting to the proposal, which is summarised as follows:

1. Loss of privacy;
2. Overshadowing;
3. Impact of streetscene;
4. Overbearing extension; and
5. Reduction in neighbours outlook

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

Councillor Jerry Williams requested that the application be taken out of delegation for reasons of overdevelopment of the site.

**INTRODUCTION**

The application seeks consent for the erection of a two storey side and single storey part side and rear extension to No. 34 Greenville Close, Bebington.

## **PRINCIPLE OF DEVELOPMENT**

The application is for the extension of an existing dwelling within a primarily residential area and is therefore considered acceptable in principle.

## **SITE AND SURROUNDINGS**

The application property comprises of a two storey detached residential dwelling with pitched roof ground floor bay window and attached garage which sits forward of the principal elevation. The property in question is sited within a large irregular end plot and is bound by Green Lane along its north-eastern axis.

Greenville Close is represented by blocks of terrace style dwellings set back from the highway within large regular plots. Properties are of uniform architectural style however a number of dwellings have undergone minor alterations lending a more individualistic appearance. The development site in question is sited within close proximity to the Bebington Conservation Area which encompasses Bethany Crescent to the north and Nos.21 & 23 Green Lane to the east.

## **POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS11: House Extensions of the Wirral UDP seeks proposals for domestic extensions to be of a scale appropriate to the size of the plot, not overly dominant to the existing building with regard being had to the effect on light to and the outlook from neighbouring properties habitable rooms. Policy HS11 also seeks proposals to replicate the design features of the existing buildings and to be finished in matching or complementary materials.

Policy CH2: Development Affecting Conservation Areas of the Wirral UDP permits development within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area provided that proposals can be demonstrated to preserve or enhance the distinctive characteristics of the Area including views into and out of the Area, the general design and layout of the Area including the relationship between its buildings, structures, trees and open spaces and the character and setting of period buildings which make a positive contribution to the Area.

The Supplementary Planning Guidance: House Extensions encourages better standards in design.

## **APPEARANCE AND AMENITY ISSUES**

This application essentially comprises of two parts; the proposed two storey side extension and single storey part rear and side extension.

In consideration of the proposed two storey side extension this would be approximately 4.9 metres in width and 7.8 metres in depth. The proposal would be 4.6 metres to the eaves and 7 metres in height. The extension would sit flush with the application property and adopt the same ridge height. Greenville Close is predominantly comprised of blocks of terrace style dwellings of similar architectural style to the application property. Whilst it is recognised that the proposed two storey side extension would be contrary to the adopted guidance on residential extensions it is not considered that the resultant development would be at odds with the existing wider character of the street and is considered acceptable in this respect.

In regards to the proposed side and rear extension this would feature a simple pitched roof and would replicate design features seen on the application property. Matching materials will unify the proposed extensions and alterations to the application property and the proposal is considered acceptable in this regard.

The Supplementary Planning Guidance on House Extensions states that where habitable room windows face a blank wall they must be a minimum of 14 metres apart. Facing habitable rooms should be a minimum of 21 metres apart.

In consideration of neighbouring amenity the proposed two storey side extension would be sited approximately 16 metres from Nos. 21 & 23 Green Lane which are currently obscured from view by

areas of mature dense vegetation as such it is not anticipated that the proposal would give rise to any adverse impacts to the occupiers of these properties. The application proposes two additional rear openings which would service non-habitable rooms and would be sited 10 metres from the rear boundary of No. 34a Heath Road. The applicant has stated that the abovementioned windows would be obscure glazed and a condition has been imposed to this affect and the proposal is therefore considered acceptable.

#### Other Matters

Over the course of this application a single letter of representation has been received objecting to the proposal, summary of comments;

- a) Loss of privacy
- b) Overshadowing
- c) Impact of streetscene
- d) Overbearing extension
- e) Reduction in neighbours outlook

The proposed extension would be sited at least 18 metres from the rear of Nos. 34a & 34b Heath Road. The application proposes two additional rear openings which would service rooms not defined as habitable and is considered acceptable in this respect. Furthermore an obscure glazing condition has been imposed to safeguard neighbouring amenity.

The proposed extension would be sited within 10 metres of the rear boundary of the nearest residential dwelling with areas of mature dense vegetation forming the boundary as such it is not considered that scheme would result in significant levels of overshadowing to warrant refusal in this instance. In consideration of the impact upon the application property and the wider streetscene, Greenville Close is comprised of blocks of terrace style dwellings sited at regular intervals with a stepped building line as such it is not considered that the proposed extension would appear at odds within the street.

The objector has stated that the proposal would result in a loss of outlook from Nos. 21 & 23 Green Lane however there are existing hedges sited approximately 3 metres forward of the principal elevation of these properties approximately 4 metres in height as such the proposed extensions and alterations would not be visible when viewed from these properties.

#### **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 proposed extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policies HS11 and CH2 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policies HS11 and CH2 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

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

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 09 November 2015 and listed as follows: W01, W02, W03 and Site Location Plan

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

3. The first floor rear elevation window(s) shown on drawing No. W03 shall not be glazed otherwise than with obscured glass and non-opening up to 1.7 metres from the internal finished floor level and thereafter be permanently retained as such.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 14/12/2015 10:43:30

**Expiry Date:** 04/01/2016

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## Planning Applications Decided Under Delegated Powers Between 07/12/2015 and 10/01/2016

<b>Application No.:</b>	APP/14/01177	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr White	<b>Agent:</b>	Gilmore Developments Limited
<b>Location:</b>	The Paddock, NOCTORUM LANE, OXTON, CH43 9TZ		
<b>Proposal:</b>	Single storey rear extension		
<b>Application No.:</b>	APP/14/01488	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr John Mort	<b>Agent:</b>	SWF Consultants Limited
<b>Location:</b>	46 KILBURN AVENUE, EASTHAM, CH62 8BG		
<b>Proposal:</b>	Single storey side and rear extension to semi detached property. Creating a larger kitchen/dining area and attached garage.		
<b>Application No.:</b>	APP/15/00752	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/01/2016	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr & Mrs E Billington	<b>Agent:</b>	SHACK Architecture Ltd
<b>Location:</b>	Tradewinds, 6 BEACH ROAD, HOYLAKES, CH47 1HT		
<b>Proposal:</b>	Demolition of existing house and construction of replacement two storey dwelling including basement and swimming pool		
<b>Application No.:</b>	APP/15/00851	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Miss Elizabeth Perry	<b>Agent:</b>	
<b>Location:</b>	OAKFIELD, OLD LANE, BARNSTON, CH60 1XX		
<b>Proposal:</b>	Change of use from dwelling house to a residential family centre (family assessment unit).		
<b>Application No.:</b>	APP/15/01047	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Rolfelds Trading Ltd	<b>Agent:</b>	LHGProjects
<b>Location:</b>	The Old Garden, 4 MEOLS DRIVE, HOYLAKES, CH47 4AQ		
<b>Proposal:</b>	Amendment to previously approved application APP/12/01267 - Alteration of internal layout to provide 40 No. bedrooms with associated amendments to elevations.		

<b>Application No.:</b>	OUT/15/01074	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Maison D'architecture	<b>Agent:</b>	Maison D'architecture
<b>Location:</b>	The Archers, MARK RAKE, BROMBOROUGH, CH62 2DL		
<b>Proposal:</b>	Demolition of Existing Public House and Erection of a Residential Care Home		
<b>Application No.:</b>	APP/15/01086	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Rontec Service Stations 1A Limited	<b>Agent:</b>	Rapleys LLP
<b>Location:</b>	SEVEN ACRES SERVICE STATION, PENSBY ROAD, THINGWALL, CH61 7UB		
<b>Proposal:</b>	Demolition of the existing service station, and redevelopment to provide a new petrol filling station facility, comprising of canopy/forecourt, A1 sales building with ATM, underground storage tanks, associated parking and other ancillary works.		
<b>Application No.:</b>	APP/15/01096	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr Dan Gollins	<b>Agent:</b>	
<b>Location:</b>	Hillside, SANDY LANE NORTH, IRBY, CH61 4XX		
<b>Proposal:</b>	Demolition of existing house and replacement with new build house.		
<b>Application No.:</b>	OUT/15/01099	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	Mr Neil Symington	<b>Agent:</b>	D.J. Cooke & Co Ltd
<b>Location:</b>	837 - 839 CORPORATION ROAD, BIRKENHEAD, WIRRAL, CH41 8JL		
<b>Proposal:</b>	Demolition of existing buildings and erection of 33No. apartments (amended scheme).		
<b>Application No.:</b>	APP/15/01105	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr Steve Little	<b>Agent:</b>	Life Architecture Ltd
<b>Location:</b>	THE MUSHROOM FARM, GRANGE OLD ROAD, WEST KIRBY, CH48 4ET		
<b>Proposal:</b>	New Detached House (amended proposals)		

<b>Application No.:</b>	APP/15/01113	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr & Mrs Walker	<b>Agent:</b>	Project Architecture
<b>Location:</b>	59 HAMILTON SQUARE, BIRKENHEAD, CH41 5AT		
<b>Proposal:</b>	Change of use and internal alterations to convert the property from Office Use to Residential Use to form 5 Apartments		
<b>Application No.:</b>	LBC/15/01114	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr & Mrs Walker	<b>Agent:</b>	Project Architecture
<b>Location:</b>	59 HAMILTON SQUARE, BIRKENHEAD, CH41 5AT		
<b>Proposal:</b>	Internal alterations to convert the property from Office Use to Residential Use to form 5 Apartments		
<b>Application No.:</b>	DPP3/15/01162	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Wirral Council	<b>Agent:</b>	Wirral Council
<b>Location:</b>	Public Conveniences, NORTH PARADE, HOYLAKES, CH47 3AL		
<b>Proposal:</b>	Demolition of Toilets		
<b>Application No.:</b>	APP/15/01192	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Foster	<b>Agent:</b>	Bromilow Architects Ltd
<b>Location:</b>	32 SCHOOL HILL, HESWALL, CH60 0DP		
<b>Proposal:</b>	Construction of dormer to rear of property.		
<b>Application No.:</b>	APP/15/01202	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs Moira Bridge	<b>Agent:</b>	SDA Architecture & Surveying
<b>Location:</b>	50 EGERTON ROAD, CLAUGHTON, CH43 1UJ		
<b>Proposal:</b>	Double storey rear extension, raised patio and garage conversion to annexe room (amended description)		

<b>Application No.:</b>	APP/15/01210	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr Stephen Irving	<b>Agent:</b>	m f architecture ltd
<b>Location:</b>	Gayton House, 46 WELL LANE, GAYTON, CH60 8NG		
<b>Proposal:</b>	Demolition of existing dwelling and erection of 2No. 2.5 storey dwellings and a double garage		
<b>Application No.:</b>	APP/15/01229	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr R Quinn	<b>Agent:</b>	Mr Martin Brassey
<b>Location:</b>	235 TELEGRAPH ROAD, HESWALL, CH60 7SF		
<b>Proposal:</b>	Ground floor extension to existing A1 class unit together with internal alterations to form 2 A1 units		
<b>Application No.:</b>	APP/15/01231	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Williamson		
<b>Applicant:</b>	Mr Jonathan Meisner	<b>Agent:</b>	Falconer Chester Hall
<b>Location:</b>	Lakeside Orthodontics, 38 SALISBURY AVENUE, WEST KIRBY, CH48 0QP		
<b>Proposal:</b>	Ground floor single storey side extension, external alterations and internal reconfiguration - Variation of Condition		
<b>Application No.:</b>	APP/15/01236	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr David Hale	<b>Agent:</b>	C W Jones
<b>Location:</b>	Plot 2 rear of 38 THURSTASTON ROAD, IRBY, CH61 0HF		
<b>Proposal:</b>	Erection of dormer bungalow and garage.		
<b>Application No.:</b>	APP/15/01252	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs Sara Williams	<b>Agent:</b>	
<b>Location:</b>	8 RIVERSIDE, WEST KIRBY, CH48 3JB		
<b>Proposal:</b>	Erection of single storey side and rear extensions and balcony at first floor level.		

<b>Application No.:</b>	APP/15/01264	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr J Appino	<b>Agent:</b>	WIRRAL PLANNING ADVICE & APPEALS SERVICE
<b>Location:</b>	5-6 Bidston Hall Farm, BIDSTON VILLAGE ROAD, BIDSTON, CH43 7RZ		
<b>Proposal:</b>	Erection of single storey rear extension, provision of sandstone steps to rear elevation (No6) and conversion of upper area of enclosed barn/car port to bedroom & study area.		
<b>Application No.:</b>	APP/15/01286	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Alan Archer	<b>Agent:</b>	Griffiths Thompson Partnership
<b>Location:</b>	230 GREASBY ROAD, GREASBY, CH49 2PW		
<b>Proposal:</b>	Erection of 1no. detached single storey dwelling including roof space accommodation.		
<b>Application No.:</b>	APP/15/01294	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Rock Ferry	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Redsun Developments	<b>Agent:</b>	C4 Consulting
<b>Location:</b>	UNIT 5, Turbine Park, CAMPBELTOWN ROAD, TRANMERE, CH41 9HP		
<b>Proposal:</b>	Change of Use from Class Use B1, B2 & B8 to Builders Merchant B1, B2 & B8.		
<b>Application No.:</b>	APP/15/01305	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Hughes	<b>Agent:</b>	
<b>Location:</b>	1 QUARRY LANE, THINGWALL, WIRRAL, CH61 7XA		
<b>Proposal:</b>	Proposed new bungalow		
<b>Application No.:</b>	APP/15/01307	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Derwent Group	<b>Agent:</b>	AYLWARD TOWN PLANNING LTD
<b>Location:</b>	Junction One Retail Park, BIDSTON MOSS, LEASOWE		
<b>Proposal:</b>	Variation of condition 3 of APP/15/00959 to increase the net retail floorspace of Unit 2B from 683m2 to 783m2		

<b>Application No.:</b>	APP/15/01333	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr Singh Nagra	<b>Agent:</b>	Bromilow Architects Ltd
<b>Location:</b>	LAND AT 46 FORD ROAD, UPTON, CH49 0TF		
<b>Proposal:</b>	Proposed construction of 2 no. Detached dwellings		
<b>Application No.:</b>	APP/15/01339	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Parry-Davies		
<b>Applicant:</b>	Goodman Wells	<b>Agent:</b>	KDP Architects
<b>Location:</b>	Royal Extrusions Aluminium, 99A DUKE STREET, BIRKENHEAD, CH41 8BN		
<b>Proposal:</b>	New Build. To erect 47No. Residential Apartments comprising of One 3 Storey Block and One 4 Storey Block and associated parking.		
<b>Application No.:</b>	APP/15/01341	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	JD Wetherspoon PLC	<b>Agent:</b>	Harrison Ince Architects Ltd
<b>Location:</b>	Former Lacey's Bar Rowson St, NEW BRIGHTON, WIRRAL, CH45 2PW		
<b>Proposal:</b>	Internal and External alterations to an existing A4 premises including change of use to first floor to C1 (hotel). New Beer Garden to front to be linked with existing Beer Garden to adjoining property.		
<b>Application No.:</b>	ADV/15/01356	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Williamson		
<b>Applicant:</b>	Bank of Ireland	<b>Agent:</b>	EC Harris LLP
<b>Location:</b>	100-102 VICTORIA ROAD, NEW BRIGHTON, CH45 2JF		
<b>Proposal:</b>	Installation of Bank of an ATM with Reflective Advertising Collar surround		
<b>Application No.:</b>	APP/15/01360	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Griffin	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	1 DARMONDS GREEN, WEST KIRBY, CH48 5DT		
<b>Proposal:</b>	Erection of a two storey bay window extension to the front elevation, demolition of existing single storey extension, conversion of roof from hip to gable and external alterations		

<b>Application No.:</b>	APP/15/01364	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Cloughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Jordan	<b>Agent:</b>	Mr Colin Binns
<b>Location:</b>	Three Roods, ST DAVIDS LANE, NOCTORUM, CH43 9UD		
<b>Proposal:</b>	External works. New gates and gateposts. New drive surface.		
<b>Application No.:</b>	APP/15/01366	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Aldag	<b>Agent:</b>	Bromilow Architects Ltd
<b>Location:</b>	5 LANG LANE, WEST KIRBY, CH48 5HE		
<b>Proposal:</b>	Infill side extension and conversion of garage. Rear access and new vehicle access including dropped kerb onto Lang Lane		
<b>Application No.:</b>	APP/15/01367	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Windrum	<b>Agent:</b>	More Room Limited
<b>Location:</b>	Westwood Lodge, LIVERPOOL ROAD, THORNTON HOUGH, CH64 7TL		
<b>Proposal:</b>	Single storey side extension and detached garage		
<b>Application No.:</b>	APP/15/01370	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	The Revival Hub CIC	<b>Agent:</b>	
<b>Location:</b>	259 WOODCHURCH ROAD, PRENTON, CH42 9LE		
<b>Proposal:</b>	Variation of condition 2 of APP/12/00652 to extend the opening hours to 0800-2200 hours		
<b>Application No.:</b>	APP/15/01371	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Van den Berg	<b>Agent:</b>	RADM Architects
<b>Location:</b>	26 HILBRE ROAD, WEST KIRBY, CH48 3HH		
<b>Proposal:</b>	Rear extension to existing property with internal modifications.		

<b>Application No.:</b>	APP/15/01372	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Ms M Duncan	<b>Agent:</b>	Condy & Lofthouse Ltd
<b>Location:</b>	52 EGERTON ROAD, CLAUGHTON, CH43 1UJ		
<b>Proposal:</b>	Extension to rear/side of the property, re-model of internal layout, driveway alterations, detached garage and amendments to the consent granted on 5/2/2015 REF APP/14/01456.		
<b>Application No.:</b>	APP/15/01373	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Ali	<b>Agent:</b>	
<b>Location:</b>	7 MILTON ROAD EAST, TRANMERE, CH42 0NJ		
<b>Proposal:</b>	Erection of two storey side extension		
<b>Application No.:</b>	APP/15/01374	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Derwent Group	<b>Agent:</b>	AYLWARD TOWN PLANNING LTD
<b>Location:</b>	Junction One Retail Park, BIDSTON MOSS, LEASOWE		
<b>Proposal:</b>	Planning application for works to Unit 2B and Unit 2A including associated plant and minor elevational amendments. Land at Junction 1 Retail Park, Bidston Moss, Leasowe, CH44 2HE		
<b>Application No.:</b>	APP/15/01381	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr John Fleming	<b>Agent:</b>	Mr Cliff Elliott
<b>Location:</b>	8 THE STACKFIELD, NEWTON, CH48 9XS		
<b>Proposal:</b>	Double storey side extension with a single storey rear extension and a front porch		
<b>Application No.:</b>	LBC/15/01384	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr J Appino	<b>Agent:</b>	Wirral Planning & Advice Appeals
<b>Location:</b>	5/6 Bidston Hall Farm, BIDSTON VILLAGE ROAD, BIDSTON, CH43 7RZ		
<b>Proposal:</b>	Erection of single storey rear extension, provision of sandstone steps to rear elevation (No6) and conversion of upper area of enclosed barn/carport to bedroom and study area		

<b>Application No.:</b>	APP/15/01385	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Ms Brannon	<b>Agent:</b>	
<b>Location:</b>	7 CORNWALL DRIVE, PRENTON, CH43 0RW		
<b>Proposal:</b>	Erection of two storey rear extension		
<b>Application No.:</b>	APP/15/01391	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs J Lennon-Knight	<b>Agent:</b>	
<b>Location:</b>	14 POND VIEW CLOSE, BARNSTON, CH60 1YH		
<b>Proposal:</b>	Erection of single storey extension and garage conversion		
<b>Application No.:</b>	APP/15/01396	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Gary Wain	<b>Agent:</b>	C W Jones
<b>Location:</b>	7 SANDHAM GROVE, BARNSTON, CH60 1XN		
<b>Proposal:</b>	Convert garage to habitable accommodation, front bay extension, rear/side link extension		
<b>Application No.:</b>	APP/15/01402	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Lacey		
<b>Applicant:</b>	Mr Marcus James McKinley	<b>Agent:</b>	
<b>Location:</b>	35B MARKET STREET, HOYLAKE, CH47 2BG		
<b>Proposal:</b>	Change of use from D2 to B1 & D2 mixed use		
<b>Application No.:</b>	APP/15/01403	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mr Lee Rawlinson	<b>Agent:</b>	DCA Limited
<b>Location:</b>	Land Adjacent to 20 & 24 LUDLOW GROVE, BROMBOROUGH, CH62 7JH		
<b>Proposal:</b>	Erection of a single dwelling		

<b>Application No.:</b>	APP/15/01405	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Spears	<b>Agent:</b>	Mr C Medlicott
<b>Location:</b>	61 SOUTH DRIVE, UPTON, CH49 6JJ		
<b>Proposal:</b>	Retrospective planning for a conservatory		
<b>Application No.:</b>	APP/15/01406	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mrs J Boulton	<b>Agent:</b>	SDA Architects & Surveyors
<b>Location:</b>	3 GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY		
<b>Proposal:</b>	Application to change the appearance of new dwelling on Plot 3		
<b>Application No.:</b>	ADV/15/01407	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	A Share and Sons Ltd	<b>Agent:</b>	Stephen D Buxton & Associates
<b>Location:</b>	The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH		
<b>Proposal:</b>	Erection of 3 powder coated aluminium frame boxes with LED illumination and digitally printed skins		
<b>Application No.:</b>	APP/15/01408	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	A Share & Sons Ltd	<b>Agent:</b>	Stephen D Buxton & Associates
<b>Location:</b>	The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH		
<b>Proposal:</b>	New shopfront curtain walling and doors alterations to side and rear elevations.		
<b>Application No.:</b>	APP/15/01409	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Ms D Spencer	<b>Agent:</b>	SDA Architecture & Surveying
<b>Location:</b>	5 DOWNES GREEN, SPITAL, CH63 9LX		
<b>Proposal:</b>	First Floor Front & Rear Extensions		

<b>Application No.:</b>	APP/15/01411	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr L Stebbings	<b>Agent:</b>	Paddock Johnson Partnership
<b>Location:</b>	Elderholme Nursing Home, CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JY		
<b>Proposal:</b>	This application is for a temporary planning permission [maximum 5 years]. The proposed development involves the siting of a temporary single storey 'Portakabin' like structure within the development area belonging to Elderholme. Ancillary works involve creating a timber frame covered walkway link link to the temporary building from the existing building.		
<b>Application No.:</b>	APP/15/01412	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr R Jolly	<b>Agent:</b>	
<b>Location:</b>	3 LATCHFORD ROAD, GAYTON, CH60 3RN		
<b>Proposal:</b>	Erection of a single storey rear extension		
<b>Application No.:</b>	APP/15/01413	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Colin Roberts	<b>Agent:</b>	Garry Usherwood Associates Limited
<b>Location:</b>	5 CLIFF ROAD, LISCARD, CH44 3DJ		
<b>Proposal:</b>	The demolition of the existing garage and erection of a new dwelling.		
<b>Application No.:</b>	LBC/15/01415	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Cloughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Peter Caldwell	<b>Agent:</b>	
<b>Location:</b>	7 DEVONSHIRE ROAD, OXTON, CH43 4UP		
<b>Proposal:</b>	We propose siting 13 solar panels on our rear, south facing roof.		
<b>Application No.:</b>	APP/15/01416	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs S Williams	<b>Agent:</b>	
<b>Location:</b>	2 WHITEWELL DRIVE, UPTON, CH49 4PE		
<b>Proposal:</b>	Two storey side extension		

<b>Application No.:</b>	APP/15/01417	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr P Hehir	<b>Agent:</b>	Collins Architecture
<b>Location:</b>	1 BEACH WALK, WEST KIRBY, CH48 3JJ		
<b>Proposal:</b>	Single storey front extension with alterations to roof		
<b>Application No.:</b>	OUT/15/01418	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	c/o Paddock Johnson Partnersership	<b>Agent:</b>	Paddock Johnson Partnership
<b>Location:</b>	44 ST ANDREWS ROAD, BEBINGTON, CH63 3DH		
<b>Proposal:</b>	Proposed detached house to north of 44 St Andrews Road (Outline)		
<b>Application No.:</b>	APP/15/01419	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs Joan Gibson	<b>Agent:</b>	C W Jones
<b>Location:</b>	14 FERNLEA ROAD, HESWALL, CH60 5SH		
<b>Proposal:</b>	Rear/Side single storey extension		
<b>Application No.:</b>	ANT/15/01420	<b>Application Type:</b>	Prior Approval of Telecommunications PD
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/12/2015	<b>Decision:</b>	Prior Approval Given
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	EE Ltd & Hutchinson 3G UK LTD	<b>Agent:</b>	WHP Wilkinson Helsby
<b>Location:</b>	LAND ADJACENT TO OXTON CRICKET CLUB, TOWNFIELD LANE, OXTON, WIRRAL, CH43 2LH		
<b>Proposal:</b>	Proposed 4G (Fourth Generation) upgrade involving replacement mast and additional cabinet		
<b>Application No.:</b>	APP/15/01422	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Ian Cavanagh	<b>Agent:</b>	
<b>Location:</b>	33 CURLEW WAY, MORETON, CH46 7SP		
<b>Proposal:</b>	Demolish the existing single storey extension at the side of the property and erect a two storey extension		

<b>Application No.:</b>	APP/15/01424	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Car Park Valeting	<b>Agent:</b>	Sigma Ltd
<b>Location:</b>	ASDA Superstore, The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH, CH62 3QP		
<b>Proposal:</b>	The erection of a cabin and canopy associated with a proposed car washing and valeting business within existing car park		
<b>Application No.:</b>	APP/15/01425	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs Kate Fisher	<b>Agent:</b>	
<b>Location:</b>	164 MILNER ROAD, BARNSTON, CH60 2SJ		
<b>Proposal:</b>	2 storey side and rear extension		
<b>Application No.:</b>	APP/15/01427	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	BNet Ltd	<b>Agent:</b>	SHACK Architecture Ltd
<b>Location:</b>	1A EATON ROAD, WEST KIRBY, CH48 3HE		
<b>Proposal:</b>	Demolition of existing building and construction of one house		
<b>Application No.:</b>	APP/15/01432	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr John Guppy	<b>Agent:</b>	
<b>Location:</b>	2 PULLMAN CLOSE, BARNSTON, CH60 1YW		
<b>Proposal:</b>	Side extension to existing house		
<b>Application No.:</b>	APP/15/01433	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Adam Smith	<b>Agent:</b>	Pace Property Reports & Project Management Ltd
<b>Location:</b>	13 QUEENSWOOD AVENUE, HIGHER BEBINGTON, CH63 8NY		
<b>Proposal:</b>	Proposed rear living room, kitchen & bedroom extension		

<b>Application No.:</b>	APP/15/01434	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Kevin Devine	<b>Agent:</b>	Mr David Horton
<b>Location:</b>	15 BIRCH CLOSE, OXTON, CH43 5XE		
<b>Proposal:</b>	Erection of single storey porch to front elevation		
<b>Application No.:</b>	APP/15/01435	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Scott	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	26 SEAVIEW AVENUE, IRBY, CH61 4UX		
<b>Proposal:</b>	Single storey side and rear extension		
<b>Application No.:</b>	APP/15/01438	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr R Barnes	<b>Agent:</b>	Paterson Macaulay & Owens
<b>Location:</b>	PRIORY COTTAGE, RIVACRE ROAD, EASTHAM, WIRRAL, CH65 1AR		
<b>Proposal:</b>	Proposed enlargement of existing menage		
<b>Application No.:</b>	LBC/15/01440	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Not an application
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr J Hennessey	<b>Agent:</b>	Lightblue Solutions Ltd
<b>Location:</b>	42 DEVONSHIRE PLACE, OXTON, CH43 1TU		
<b>Proposal:</b>	Erection of detached double garage.		
<b>Application No.:</b>	OUT/15/01441	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs D James	<b>Agent:</b>	McCormick Architecture Ltd
<b>Location:</b>	Broomlands, 38 VYNER ROAD SOUTH, BIDSTON, CH43 7PR		
<b>Proposal:</b>	Erection of Two detached family dwellings with double garages, new private access driveway and associated hard and soft landscaping		

<b>Application No.:</b>	APP/15/01442	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr C Bowen	<b>Agent:</b>	s n amery architectural services
<b>Location:</b>	27 DODD AVENUE, GREASBY, CH49 1RR		
<b>Proposal:</b>	Demolition of existing side extension and construction of new single storey side and rear extension		
<b>Application No.:</b>	APP/15/01443	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Duncan Neithercut	<b>Agent:</b>	C W Jones
<b>Location:</b>	10 WARREN WAY, HESWALL, CH60 9HU		
<b>Proposal:</b>	Install windows in side elevation		
<b>Application No.:</b>	APP/15/01445	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs Felton	<b>Agent:</b>	Azzurri Architects
<b>Location:</b>	3 WOODSIDE ROAD, IRBY, CH61 4UL		
<b>Proposal:</b>	Proposal to erect a detached garage within the boundaries of the property		
<b>Application No.:</b>	APP/15/01446	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr T Boulton	<b>Agent:</b>	ABC Solutions
<b>Location:</b>	27 REGENTS WAY, HIGHER BEBINGTON, CH63 5NN		
<b>Proposal:</b>	Two storey extension to side elevation		
<b>Application No.:</b>	APP/15/01447	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs J Reynolds	<b>Agent:</b>	Mrs J Ruffler
<b>Location:</b>	17 CALDY ROAD, WEST KIRBY, CH48 2HE		
<b>Proposal:</b>	Demolition of existing single storey extension and conservatory. Proposed single storey extension to accommodate utility and living accommodation.		

<b>Application No.:</b>	APP/15/01448	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Hinchliffe	<b>Agent:</b>	1st choice design solutions
<b>Location:</b>	5 LINCOLN DRIVE, EGREMONT, CH45 7PL		
<b>Proposal:</b>	Proposed glazed enclosure to existing first floor front porch.		
<b>Application No.:</b>	APP/15/01449	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/12/2015	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr M Cronshaw	<b>Agent:</b>	SDA Architecture & Surveying
<b>Location:</b>	65 CHORLEY WAY, SPITAL, CH63 9LS		
<b>Proposal:</b>	First Floor Rear Extension and Internal Alterations		
<b>Application No.:</b>	COMX/15/01452	<b>Application Type:</b>	Prior Approval Commercial PD
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Permission Required
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Tyson	<b>Agent:</b>	
<b>Location:</b>	White House Cottage, WHITEHOUSE LANE, BARNSTON, CH60 1UG		
<b>Proposal:</b>	Notification for prior approval for a proposed change of use of Agricultural Building to additional residential use in relation to the established dwellinghouse and for associated operational development		
<b>Application No.:</b>	APP/15/01460	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Leasowe and Moreton East	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	United Utilities	<b>Agent:</b>	United Utilities
<b>Location:</b>	Land East of Clare Mount School, FENDER LANE, MORETON, CH46 9PA		
<b>Proposal:</b>	Construction of a new wastewater pumping station, enclosed in a fenced compound, comprising a below ground detention tank, a motor control kiosk, pressure relief columns, ground reprofiling and formation of new access onto highway. This design reflects as-built modifications to the original design, approved under application APP/13/01101.		
<b>Application No.:</b>	ADV/15/01463	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	NoteMachine UK Ltd	<b>Agent:</b>	NoteMachine UK Ltd
<b>Location:</b>	Urban Flowers, 233 GREASBY ROAD, GREASBY, CH49 2PG		
<b>Proposal:</b>	Retention of Illuminated ATM fascia with associated signage.		

<b>Application No.:</b>	APP/15/01466	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/12/2015	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr J Woods	<b>Agent:</b>	AGD Architectural Ltd
<b>Location:</b>	440 PENSBY ROAD, THINGWALL, CH61 9PH		
<b>Proposal:</b>	Detached dwelling to the rear of 440 Pensby Road		
<b>Application No.:</b>	APP/15/01469	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr S Harrison	<b>Agent:</b>	Linwood North West Ltd
<b>Location:</b>	16 GLENBURN AVENUE, EASTHAM, CH62 8DJ		
<b>Proposal:</b>	Glass roof conservatory single storey onto an existing single storey flat rear extension		
<b>Application No.:</b>	APP/15/01471	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr P Paul	<b>Agent:</b>	
<b>Location:</b>	7 WARREN HEY, SPITAL, CH63 9LE		
<b>Proposal:</b>	Erection of first floor side extension		
<b>Application No.:</b>	APP/15/01472	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Atos IT Services UK Limited	<b>Agent:</b>	
<b>Location:</b>	Europa House, 120 CONWAY STREET, BIRKENHEAD, CH41 6JE		
<b>Proposal:</b>	Change of use of part ground floor to D1 (assessment centre)		
<b>Application No.:</b>	APP/15/01474	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr R Walker	<b>Agent:</b>	m f architecture ltd
<b>Location:</b>	Robin Hey, 9 STATION ROAD, HESWALL, CH60 8PN		
<b>Proposal:</b>	To raise roofline and construct dormers in connection with conversion of loft space		

<b>Application No.:</b>	APP/15/01477	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr Scott Ward	<b>Agent:</b>	DJ Cooke & Co Ltd
<b>Location:</b>	170 BEBINGTON ROAD, BEBINGTON, CH63 7NX		
<b>Proposal:</b>	Alterations to convert the existing rear garage/workshop into a dwelling (change of use)		
<b>Application No.:</b>	APP/15/01478	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs K Hanlon	<b>Agent:</b>	Mr Bill Wadkin
<b>Location:</b>	9 KILMALCOLM CLOSE, OXTON, CH43 9QT		
<b>Proposal:</b>	Proposed ground floor extension to rear of existing garage with first floor extension over, new pitched roof to garage, new porch and new conservatory		
<b>Application No.:</b>	APP/15/01480	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs Jenny Cowan	<b>Agent:</b>	RADM Architects
<b>Location:</b>	102 DOWNHAM ROAD SOUTH, HESWALL, CH60 5SQ		
<b>Proposal:</b>	Single storey rear extension		
<b>Application No.:</b>	APP/15/01485	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr E Yaron	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	2 WHITESIDE CLOSE, UPTON, WIRRAL, CH49 0XT		
<b>Proposal:</b>	Demolish side extension and rebuild single storey side & rear extension.		
<b>Application No.:</b>	APP/15/01486	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs J Craig	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	23 LEWISHAM ROAD, NEW FERRY, CH62 4SD		
<b>Proposal:</b>	Single storey rear extension.		

<b>Application No.:</b>	APP/15/01487	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr P Weldon	<b>Agent:</b>	MM services
<b>Location:</b>	Wyncote, 175 HILL BARK ROAD, FRANKBY, CH48 1NJ		
<b>Proposal:</b>	Single storey side extension with lean to roof and bay added to front elevation		
<b>Application No.:</b>	APP/15/01489	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs S Cheater	<b>Agent:</b>	MDH Architects Ltd
<b>Location:</b>	1 DOVESMEAD ROAD, BARNSTON, CH60 1XL		
<b>Proposal:</b>	Single storey rear extension with roof pitch to match main property, with eaves height greater than 4m.		
<b>Application No.:</b>	APP/15/01490	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr P Farragher	<b>Agent:</b>	
<b>Location:</b>	Lyndhurst, 4 VYNER ROAD SOUTH, BIDSTON, CH43 7PR		
<b>Proposal:</b>	Removal of condition on planning approval APP 15/00841 regarding windows on first floor elevation shall be obscurely glazed and should be retained as such thereafter. (Amended description)		
<b>Application No.:</b>	RESX/15/01492	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Mark Gaunt	<b>Agent:</b>	
<b>Location:</b>	11 HOLM LANE, OXTON, CH43 2HN		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.44m for which the maximum height would be 3.85m and for which the height of the eaves would be 2.65m		
<b>Application No.:</b>	APP/15/01494	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Miss A Singh	<b>Agent:</b>	
<b>Location:</b>	Dhigpal Nives, 27 ELEANOR ROAD, BIDSTON, CH43 7QN		
<b>Proposal:</b>	Erection of a part single, part two storey extension.		

<b>Application No.:</b>	APP/15/01498	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr J Davies	<b>Agent:</b>	
<b>Location:</b>	9 THE RIDGEWAY, HIGHER BEBINGTON, CH63 5NR		
<b>Proposal:</b>	To form a single storey side extension to provide a summer room, utility room and downstairs toilet		
<b>Application No.:</b>	LDP/15/01503	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs S Wessman	<b>Agent:</b>	Wroot Design Ltd
<b>Location:</b>	6 BRACKENSIDE, HESWALL, CH60 7RX		
<b>Proposal:</b>	Rear extension to existing property		
<b>Application No.:</b>	LDC/15/01505	<b>Application Type:</b>	Lawful Development Certificate Existing
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/12/2015	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr J Rowan	<b>Agent:</b>	
<b>Location:</b>	35 STRETTON CLOSE, OXTON, CH43 0XG		
<b>Proposal:</b>	An area of land being a former footpath in the ownership of the local authority transferred in approx 2002 to owners which has been in use consistently ever since as part of the garden of 35 Stretton Close		
<b>Application No.:</b>	APP/15/01508	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr N Bradshaw	<b>Agent:</b>	
<b>Location:</b>	Ladythorne, 8 CROFT DRIVE EAST, CALDY, CH48 1LR		
<b>Proposal:</b>	Resubmission of planning application to increase rear extension.		
<b>Application No.:</b>	APP/15/01509	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mr Reid	<b>Agent:</b>	ABW Architects
<b>Location:</b>	Rear of 125 BERESFORD ROAD, OXTON, CH43 2JD		
<b>Proposal:</b>	Demolition of existing detached outbuilding and erection of a two-storey detached house (Amendment to planning permission APP/14/01413)		

<b>Application No.:</b>	RESX/15/01510	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/12/2015	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Gary Small	<b>Agent:</b>	
<b>Location:</b>	41 CABLE ROAD, HOYLAKE, CH47 2AZ		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.55m for which the maximum height would be 3.80m and for which the height of the eaves would be 2.40m		
<b>Application No.:</b>	APP/15/01511	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr R Hardwick	<b>Agent:</b>	Anthony Forrester Design Ltd
<b>Location:</b>	126 ALLPORT LANE, BROMBOROUGH, CH62 7HT		
<b>Proposal:</b>	Roof extension with loft conversion, Demolish and replace existing rear and side extensions		
<b>Application No.:</b>	APP/15/01513	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mrs T Magee	<b>Agent:</b>	
<b>Location:</b>	8 PARKWAY, IRBY, CH61 3XJ		
<b>Proposal:</b>	First floor side extension.		
<b>Application No.:</b>	APP/15/01515	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mrs S Palmer	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	15 ESCOLME DRIVE, GREASBY, CH49 1SE		
<b>Proposal:</b>	Two storey side extension		
<b>Application No.:</b>	APP/15/01523	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr C McMorran	<b>Agent:</b>	PWE Design
<b>Location:</b>	8 NORBURY CLOSE, HIGHER BEBINGTON, CH63 2HL		
<b>Proposal:</b>	Single storey side and rear extensions		

<b>Application No.:</b>	APP/15/01527	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mantgani Hill & Potts LLP	<b>Agent:</b>	Collins Architecture
<b>Location:</b>	3 EARLSTON ROAD, LISCARD, CH45 5DX		
<b>Proposal:</b>	Change of use from dwelling to doctor's surgery (extension to Earlston Road Medical Centre - 1 Earlston Road) consultation rooms at ground floor.		
<b>Application No.:</b>	RESX/15/01533	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Philip Robertson	<b>Agent:</b>	SDA
<b>Location:</b>	40 FENDERSIDE ROAD, BEECHWOOD, CH43 7ZL		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m		
<b>Application No.:</b>	DEM/15/01544	<b>Application Type:</b>	Prior Notification of Demolition
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/01/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr M McGowan	<b>Agent:</b>	Paddock Johnson Partnership
<b>Location:</b>	Benham Residential Home, 217-219 SPITAL ROAD, BROMBOROUGH, CH62 2AF		
<b>Proposal:</b>	Demolition of a three storey link between former detached and semi detached houses to reinstate them as separate houses.		
<b>Application No.:</b>	LDP/15/01562	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/12/2015	<b>Decision:</b>	Not Lawful Use
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr N Roden	<b>Agent:</b>	simon j cushing chartered architect
<b>Location:</b>	37 APPLETON DRIVE, GREASBY, CH49 1SJ		
<b>Proposal:</b>	To take down existing conservatory and build single storey rear extension.		
<b>Application No.:</b>	RESX/15/01566	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Dan Wooton	<b>Agent:</b>	Burton Architects
<b>Location:</b>	59 CABLE ROAD, HOYLAKES, CH47 2AZ		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.3m for which the maximum height would be 3.05m and for which the height of the eaves would be 3.05m		

<b>Application No.:</b>	DEM/15/01590	<b>Application Type:</b>	Prior Notification of Demolition
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/01/2016	<b>Decision:</b>	Prior approval is required
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr G Owens	<b>Agent:</b>	SSA Planning Limited
<b>Location:</b>	Sonning, 75 OLDFIELD DRIVE, HESWALL, CH60 9HB		
<b>Proposal:</b>	Demolition of the existing garage and greenhouse in order to allow the construction of a driveway - including soft strip (and possibly save tiles) followed by breaking down roof timbers and walls (Lay out of driveway subject to reserved matters approval under ref. OUT/15/00183)		

<b>Application No.:</b>	RESX/15/01604	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/01/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Wood	<b>Agent:</b>	SDA Architecture Limited
<b>Location:</b>	15 MOORLAND PARK, GAYTON, CH60 8QJ		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.5m		

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**Total Number of Applications Decided: 112**

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#### Summary of data

	Total Per D
Approve	88
Lawful Use	2
Not an application	1
Not Lawful Use	1
Permission Required	1
Prior Approval Given	1
Prior approval is not required	6
Prior approval is required	1
Refuse	7
Withdrawn	4
Report Total	112

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## Planning Appeals Decided Between 01/10/2015 and 31/12/2015

### Allowed

<b>Application No.:</b> APP/14/00352	<b>Application Type:</b> APP	<b>Ward:</b> Birkenhead and Tranmere
<b>Case Officer:</b> Ms J Storey	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> Cammell Laird Ship repairers & Shipbuilders Ltd		<b>Agent:</b> Ainsley Gommon Architects
<b>Location:</b> Car Park, ALABAMA WAY, BIRKENHEAD, CH41 5LJ		
<b>Proposal:</b> The site is currently a public car park. The proposal is for an on shore office, warehouse building and pontoon that will serve as a marine operations and maintenance facility for off shore projects.		
<b>Appeal Ref.:</b> 3000737		<b>Appeal Type:</b> Appeal against refusal
<b>Appeal Decision:</b> Allowed		<b>Decision Date:</b> 13/10/2015

<b>Application No.:</b> APP/14/00706	<b>Application Type:</b> APP	<b>Ward:</b> Moreton West and Saughall Massie
<b>Case Officer:</b> Mrs S Day	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> Galliford Try Partnerships		<b>Agent:</b> Euan Kellie Property Solutions
<b>Location:</b> Millhouse, 79 MILLHOUSE LANE, MORETON, CH46 6HJ		
<b>Proposal:</b> Demolition of The Millhouse public house and erection of 38 residential apartments for older people (over 55s) and other associated development including hard and soft landscaping, boundary treatment, car parking, and alterations to access from Millhouse Lane.( amended proposals, reducing number of units, increasing car parking and alterations to elevations)		
<b>Appeal Ref.:</b> 3022092		<b>Appeal Type:</b> Appeal against refusal
<b>Appeal Decision:</b> Allowed		<b>Decision Date:</b> 12/10/2015

<b>Application No.:</b> APP/15/00039	<b>Application Type:</b> APP	<b>Ward:</b> Prenton
<b>Case Officer:</b> Mrs J McMahon	<b>Council Decision:</b> Approve	<b>Decision Level:</b> Delegated
<b>Applicant:</b> Mr Andy Harris		<b>Agent:</b> Bryson McHugh Architects
<b>Location:</b> 27 PINE WALKS, PRENTON, CH42 8NF		
<b>Proposal:</b> Erection of a single storey extension		
<b>Appeal Ref.:</b> 3129907		<b>Appeal Type:</b> Appeal against condition(s)
<b>Appeal Decision:</b> Allowed		<b>Decision Date:</b> 18/12/2015

**Planning Appeals Decided  
Between 01/10/2015 and 31/12/2015**

**Application No.:** ADV/15/00751      **Application Type:** ADV      **Ward:** Oxton

**Case Officer:** Mrs J McMahon      **Council Decision:** Refuse      **Decision Level:** Delegated

**Applicant:** Renault Wirral      **Agent:** Tara Signs

**Location:** Renault Wirral Ltd, 474 WOODCHURCH ROAD, PRENTON, CH43 0SE

**Proposal:** 1 Free standing double sided pylon sign and re-location of existing pylon.

**Appeal Ref.:** 3132829      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Allowed      **Decision Date:** 16/12/2015

**Dismissed**

**Application No.:** APP/14/00789      **Application Type:** APP      **Ward:** Upton

**Case Officer:** Mrs S Lacey      **Council Decision:** Refuse      **Decision Level:** Delegated

**Applicant:** CNP Properties      **Agent:** SDA Architects & Surveyors

**Location:** Pelwood Court, GLEBE HEY ROAD, WOODCHURCH

**Proposal:** Variation of planning condition 1 relating to installation of dormer of approved planning application APP/13/00501.

**Appeal Ref.:** 3013882      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Dismissed      **Decision Date:** 29/10/2015

**Application No.:** APP/14/01285      **Application Type:** APP      **Ward:** Rock Ferry

**Case Officer:** Miss A McDougall      **Council Decision:** Refuse      **Decision Level:** Planning Committee

**Applicant:** Pareto Retail Ltd.      **Agent:** Grantley Lowe

**Location:** Cleared Site, MEADOW LANE, ROCK FERRY, CH42 3YE

**Proposal:** Erection of a a steel portal frame building to be used as a convenience store under use class A1 Shops and associated parking.

**Appeal Ref.:** 3069990      **Appeal Type:** Appeal against refusal

**Planning Appeals Decided  
Between 01/10/2015 and 31/12/2015**

**Appeal Decision:** Dismissed**Decision Date:** 18/12/2015**Application No.:** APP/15/00628**Application Type:** APP**Ward:** Heswall**Case Officer:** Mr M Malengo**Council Decision:** Refuse**Decision Level:** Delegated**Applicant:** Mr & Mrs Steve & Janette  
Anderson**Agent:** Mr Brian Vance**Location:** Land adj. 5 WITTERING LANE, HESWALL, CH60 9JL**Proposal:** Construction of new dwellinghouse on currently vacant site**Appeal Ref.:** 3132307**Appeal Type:** Appeal against refusal**Appeal Decision:** Dismissed**Decision Date:** 31/12/2015**Application No.:** APP/15/00736**Application Type:** APP**Ward:** Bebington**Case Officer:** Mrs J McMahon**Council Decision:** Refuse**Decision Level:** Delegated**Applicant:** Mr D Faulkner**Agent:** LHGProjects**Location:** 34 TOWN LANE, HIGHER BEBINGTON, CH63 5JG**Proposal:** First floor extension over existing flat roof, replacement of existing rear extension flat roof with mono pitch roof**Appeal Ref.:** 3133569**Appeal Type:** Appeal against refusal**Appeal Decision:** Dismissed**Decision Date:** 29/10/2015

**Planning Appeals Decided**  
**Between 01/10/2015 and 31/12/2015**

**Grand Total: 8**

	Total	
Allowed	<b>50%</b>	<b>4</b>
Dismissed	<b>50%</b>	<b>4</b>
Total		<b>8</b> <b>100%</b>

Appeal Decision	No of Applications	%
Allowed	4	50.00
Cond Allowed	0	0.00
Dismissed	4	50.00
Mixed	0	0.00
Total	8	100.00