



Planning Committee

Date:	Thursday, 17 August 2017
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Brenda Hall
Tel: 0151 691 8363
e-mail: brendahall@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

1. MINUTES (Pages 1 - 12)

To approve the accuracy of the minutes of the meeting held on 20th July 2017.

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

3. REQUESTS FOR SITE VISITS

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

4. APP/16/01508: SIX ACRES, 75 COLUMN ROAD, NEWTON, CH48 1PX PROPOSAL: CONVERSION OF EXISTING BARN TO DWELLING. (Pages 13 - 20)

5. APP/16/01560: HOYLAKE POLICE STATION, QUEENS ROAD, HOYLAKE, CH47 2AG PROPOSAL: CHANGE OF USE FROM VACANT POLICE STATION TO CHILDREN'S DAY NURSERY FOR UP TO 80 CHILDREN (AMENDED DESCRIPTION) INCLUDING EXTENSIONS AND ALTERATIONS TO THE BUILDING. (Pages 21 - 30)

6. **APP/16/01585: WELL LANE POLICE STATION, WELL LANE, ROCK FERRY, CH42 4QG PROPOSAL: PROPOSED CHANGE OF USE FROM VACANT POLICE STATION TO CHILDREN'S DAY NURSERY (D1) FOR UP TO 80 CHILDREN (AMENDED DESCRIPTION) AND TO INCLUDE EXTENSION AND REFURBISHMENT TO THE EXISTING BUILDING. (Pages 31 - 40)**
7. **OUT/17/00265: LAND AT FORMER OLD TAVERN CLUB, MAGAZINE LANE, NEW BRIGHTON, CH45 5AD PROPOSAL: MEWS-STYLE DEVELOPMENT OF 13 NO. 2-BED AND 3 NO. 1-BED APARTMENTS WITH ACCESS TO PARKING FOR 10 CARS AND LANDSCAPED GARDENS ON THE SITE OF A FORMER NIGHT CLUB AND PREMISES (OUTLINE) (Pages 41 - 48)**
8. **APP/17/00461: 106 TEEHEY LANE, HIGHER BEBINGTON, CH63 8QT PROPOSAL: CONVERSION OF TAKE AWAY INTO A RESTAURANT, INCLUDING A SINGLE STOREY REAR EXTENSION TO PROVIDE NEW TOILETS AND CHANGE IN POSITION OF EXTERNAL EXTRACT DUCT. (Pages 49 - 54)**
9. **APP/17/00610: GROSVENOR COURT, GROSVENOR ROAD, HOYLAKE PROPOSAL: ERECTION OF FIVE APARTMENTS BY MEANS OF FORMING AN ADDITIONAL FLOOR LEVEL ON AN EXISTING APARTMENT BLOCK (Pages 55 - 62)**
10. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/07/2017 AND 06/08/2017 (Pages 63 - 90)**
11. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

PLANNING COMMITTEE

Thursday, 20 July 2017

Present:

Councillor	A Leech (Chair)	
Councillors	S Foulkes	T Johnson
	E Boulton	S Kelly
	P Cleary	I Lewis
	D Elderton	D Realey
	P Hackett	I Williams
	K Hodson	

Deputies:

Councillors	P Stuart (In place of J Walsh)
-------------	--------------------------------

25 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 22nd June 2017.

Resolved- That the minutes be approved.

26 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.

No such declarations were made.

27 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved.

APP/16/00936: STRATTON COURT, THURSBY ROAD, CROFT BUSINESS PARK, BROMBOROUGH, CH62 3PW: erection of retail unit with car parking and servicing areas, vehicular accesses and associated works following demolition of existing buildings.

APP/16/01508: SIX ACRES, 75 COLUMN ROAD, NEWTON, CH48 1PX: conversion of existing barn to dwelling.

APP/16/1560: HOYLAKE POLICE STATION, QUEENS ROAD, HOYLAKE, CH47 2AG: change of use from vacant police station to children's day nursery for up to 80 children (amended description) including extension and alterations to the building.

APP/16/01585: WELL LANE POLICE STATION, WELL LANE, ROCK FERRY, CH42 4QG: change of use from vacant police station to children's day nursery for up

to 80 children (amended description) and to include extension and refurbishment to the existing building.

APP/17/00610: GROSVENOR COURT, GROSVENOR ROAD, HOYLAKE, CH47 2BJ: erection of five apartments by means of forming an additional floor level on an existing apartment block.

- 28 **APP/16/00936: STRATTON COURT, THURSBY ROAD, CROFT BUSINESS PARK, BROMBOROUGH, CH62 3PW :** ERECTION OF RETAIL UNIT WITH CAR PARKING AND SERVICING AREAS, VEHICULAR ACCESSES AND ASSOCIATED WORKS FOLLOWING DEMOLITION OF EXISTING BUILDINGS.

Resolved- That this item be deferred to allow for a formal site visit.

- 29 **APP/16/01508: SIX ACRES, 75 COLUMN ROAD, NEWTON, CH48 1PX:** CONVERSION OF EXISTING BARN TO DWELLING.

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

- 30 **APP/16/01560: HOYLAKE POLICE STATION, QUEENS ROAD, HOYLAKE, CH47 2AG** CHANGE OF USE FROM VACANT POLICE STATION TO CHILDREN'S DAY NURSERY FOR UP TO 80 CHILDREN (AMENDED DESCRIPTION) INCLUDING EXTENSIONS AND ALTERATIONS TO THE BUILDING.

Resolved – that this item be deferred to allow for a formal site visit.

- 31 **APP/16/01585: WELL LANE POLICE STATION, WELL LANE, ROCK FERRY, CH42 4QG** CHANGE OF USE FROM VACANT POLICE STATION TO CHILDREN'S DAY NURSERY (D1) FOR UP TO 80 CHILDREN (AMENDED DESCRIPTION) AND TO INCLUDE EXTENSION AND REFURBISHMENT TO THE EXISTING BUILDING.

Resolved- That this item be deferred for a formal site visit.

- 32 **APP/17/00306: LAND ADJACENT TO SAUGHALL MASSIE ROAD, SAUGHALL MASSIE, WIRRAL** A SINGLE-STOREY TWO-BAY COMMUNITY FIRE STATION INCORPORATING OPERATIONAL AND WELFARE ACCOMMODATION, OFFICES AND MEETING SPACE, EXTERNAL DRILL AND TRAINING FACILITIES AND ASSOCIATED CAR-PARKING (AMENDMENT FOLLOWING REFUSAL OF APP/16/00985)

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner against the motion addressed the Committee.

The Lead Petitioner for the motion addressed the Committee.

The Applicant addressed the Committee.

A Ward Councillor Addressed the Committee.

A motion to refuse was moved by Councillor D Elderton and seconded by Councillor I Lewis and was:

Lost (6: 7)

A motion to refuse was moved by Councillor D Elderton and seconded by Councillor K Hodson and was:

Lost (6:7)

On a motion moved by Councillor S Foulkes and seconded by Councillor T Johnson it was:

Resolved (9:4) That the application be approved subject to the following conditions:

- APPROVED SUBJECT TO REFERRAL TO THE SECRETARY OF STATE

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 28th March 2017 and listed as follows:

2864-01 3001 Revision P7; 2864-01 3603 Revision P2; 2864-01 3801 Revision P2; 2864-01 9001 Revision P5; 28042-615 Revision P4; 28042-620 Revision P4; 28042-691 Revision P4; 28042-692 Revision P4; 28042-693 Revision P4; 3371 02 Revision A; 3371 04 Revision A and Q10568-01

and the amended plans received on 6th June 2017 and listed as follows:

2864-01 1402 Revision P3; 2864-01 2001 Revision P14; 2864-01 3002 Revision P4; 2864-01 3601 Revision P5; 2864-01 3602 Revision P8; 2864-01 3901 Revision P3; 2864-01 3903 Revision P2; 2864-01 3904 Revision P2 and 3371 01 Revision B

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.

4. 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.

5. Surface water sustainable drainage works, comprising all components of the surface water drainage system, shall be carried out in accordance with the details contained within the submitted Flood Risk Assessment (*March 2017/Revision 4/LRD28042/ Sutcliffe*) and Foul and

Surface Water Drainage Strategy (March 2017/Revision 2/LRD28042/ Sutcliffe) approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The surface water sustainable drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the approved Surface Water Drainage, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

6. No development shall commence until full details of a scheme for surface water sustainable drainage system to serve the site, and method of implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

7. No development shall commence until details of an appropriate management and maintenance plan, including arrangements to secure funding for the lifetime of the development through an appropriate legally binding agreement, for the surface water sustainable drainage system, comprising all components of the surface water drainage system, have been submitted to the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

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

8. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, proposed highway drainage and the reinstatement of the footway / cycleway adjacent to the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed in full prior to first use of the development.

9. 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.

10. 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.

11. The training tower hereby approved shall only be extended to its full height whilst training is being carried out and should be demounted at all other times unless otherwise agreed in writing by the Local Planning Authority

12. 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.

13. The training yard will only be operational for periods between 09:30 and 20:30

14. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT details of the Proposed external plant shall be submitted to and agreed in writing with the Local Planning Authority. The external plant shall be designed so that the rating level of noise is 5dB below the existing background noise level at 1m from the nearest dwelling house. The approved scheme shall be implemented in full.

15. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, full details of all external lighting, having regard to the Institute of Lighting Engineers Guidance Notes for the Reduction of Light Pollution 2000 and Bats and Lighting in the UK, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall only be implemented in accordance with the approved details and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

16. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, full details of the proposed sedum roof, together with a maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority. The approved roof shall be constructed concurrently with the remainder of the development in accordance with the approved details and shall be maintained as such thereafter

17. PRIOR TO COMMENCEMENT OF DEVELOPMENT a written scheme of investigation for archaeological work shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried strictly in accordance with the approved scheme.

18. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within an approved method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority.

Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

19. The following activities must not be carried out under any circumstances:

- a. No fires to be lit within 20 metres of existing trees and shrubs to be retained.
- b. Storage of removed topsoil should be located outside of the Root Protection Areas of retained trees and away from those parts of the site allocated for soft landscaping.
- 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 builders debris or other materials to be stored within the Root Protection Areas.
- e. No mixing of cement, associate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be a used and located not within 10 metres of any Root Protection
- f. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.
- g. No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.

20. All tree, shrub and hedge planting proposed shall be carried out in accordance with the approved details 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).

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.

21. No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations has been approved in writing by the local planning authority. The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a. Induction and personnel awareness of arboricultural matters;
- b. Identification of individual responsibilities and key personnel;
- c. Statement of delegated powers;

- d. Timing and methods of site visiting and record keeping, including updates;
- e. Procedures for dealing with variations and incidents.

This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of the tree protection during construction by a suitably qualified and pre-appointed tree specialist.

22. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Management Plan or Construction Method Statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The construction works shall be carried out in accordance with the approved details.

Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

- 33 **APP/17/00479: FORMER DAVE PLUCK LICENCED BOOKMAKER, 343 WOODCHURCH ROAD, PRENTON ERECTION OF THREE STOREY BUILDING WITH A1 RETAIL FLOORSPACE AT GROUND FLOOR (SINGLE UNIT OR DIVIDED INTO TWO) WITH SIX RESIDENTIAL APARTMENTS OVER THE FIRST AND SECOND FLOORS.**

The Managing Director for Delivery submitted the above application for consideration.

A motion to refuse was moved by Councillor S Kelly and seconded by Councillor P Cleary and was:

Lost (6:7)

On a motion submitted by Councillor S Foulkes and seconded by Councillor P Hackett it was:

Resolved (7:6) 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 May 2017 and listed as follows: CPS 16-123 002G, CPS 16-123 003F, CPS 16-123 004E, CPS 16-123 005C, CPS 16-123 006D, CPS 16-123 007E, CPS 16-123 008E & CPS 16-123 009E.**

- 3. Before any construction commences, samples of the facing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. Details of the air-conditioning, ventilation and any flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site and shall be installed as agreed.**
- 5. The premises shall not be used except between the hours of :- 08:00 hours and 20:00 hours Mondays to Sundays and at no other time without the written consent of the Local Planning Authority.**
- 6. The ground floor Unit 1 shall be used for A1 and for no other purpose (including any other purpose in Class A of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.**
- 7. Prior to commencement of development, a detailed plan showing the access and layout of the car park shall be submitted to the Local Planning Authority and agreed in writing. Prior to any part of the development being brought into use, areas for vehicle parking, turning and manoeuvring shall have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and these areas shall be retained thereafter for that specific use.**
- 8. 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.**
- 9. Prior to commencement of development, details shall be provided in writing of any illumination of signs, buildings, canopies and other features of the premises, and they shall be diffused or baffled to the satisfaction of the Local Planning Authority to prevent any spread of direct light or glare over the public highway or into neighbouring properties. Any lighting proposed shall be erected as agreed and maintained as such thereafter.**
- 10. The ground floor entrance doors shall be so designed as not to open over the public highway or any shared access way.**
- 11. No part of the development shall be brought into use until details of any vehicular and/or pedestrian access to the site/development have been submitted. These works shall be constructed in accordance with the details that have been submitted to and approved in writing by the Local Planning Authority**
- 12. NO DEVELOPMENT SHALL TAKE PLACE until a noise survey has been submitted to and approved in writing by the Local Planning Authority in relation to the impact of road traffic noise on the proposed dwellings. If the noise survey identifies unacceptable levels of noise exposure, a scheme of noise insulation to those dwelling affected must be subsequently**

submitted to and agreed in writing by the Local Planning Authority.

34 **APP/17/00513: COURTYARD HOUSE, 9 DEE VIEW ROAD, HESWALL, CH60 0DJ
: ERECTION OF A SINGLE STOREY DWELLING**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor D Realey and seconded by Councillor Pat Hackett it was:

Resolved- (13:0)That the application be approved subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority as amended on the 2nd May 2017 and listed as follows: Drawing number 003, 004 & 005 (Dated 18.04.2017)
2. Prior to first occupation of the development details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full prior to first occupation and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.
3. 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 a dwelling shall be erected unless expressly authorised.
4. 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.
5. 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 noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

6. Prior to first occupation of the dwellings full details of soft and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

7. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

8. The access to the site shall be in accordance with the details shown on the submitted plan, drawing number 001 Revision C dated 22.03.17 with the hedgerow maintained at a height of 1 metre or below and retained as such at all times.

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

10. 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 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.

11. 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.

35 **APP/17/00610: GROSVENOR COURT, GROSVENOR ROAD, HOYLAKE :
ERECTION OF FIVE APARTMENTS BY MEANS OF FORMING AN ADDITIONAL
FLOOR LEVEL ON AN EXISTING APARTMENT BLOCK**

Resolved- that this item be deferred for a formal site visit.

36 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS
BETWEEN 11/06/2017 AND 09/07/2017**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 11/06/2017 and 09/07 2017.

Resolved -That the report be noted.

37 **PLANNING APPEALS DECIDED BETWEEN 01/04/2017 AND 30/06/2017**

The Managing Director for Delivery submitted a report detailing planning appeals

Planning Appeal App/16/01304 Laird Street Police Station
Committee requested further information.

Resolved- That the report be noted.

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

39 **ANY OTHER URGENT BUSINESS THORNTON MANOR REPORT**

The Managing Director for Delivery submitted the above report for consideration.

Resolved: (13:0)

1. That Committee note that planning Permission reference APP/10/0045 has, in error been issued without planning conditions and that therefore this development can currently legally continue on site and is not subject to a condition that the development is for five years only. A further report will be brought to Planning Committee for consideration of the legal options available to the Council in this regards.

2. Note that steps have been taken to implement changes to the system to reduce the potential for such as system error to reoccur and a number of key manual procedural changes have been introduced.

3. Note that the current breaches of the S106 planning obligations are being actively pursued and, if necessary, appropriate legal proceedings will be taken to seek to ensure compliance, and that an update on this will be brought to the next meeting of the Planning Committee.

This page is intentionally left blank

Planning Committee

17 August 2017

Reference:
APP/16/01508

Area Team:
North Team

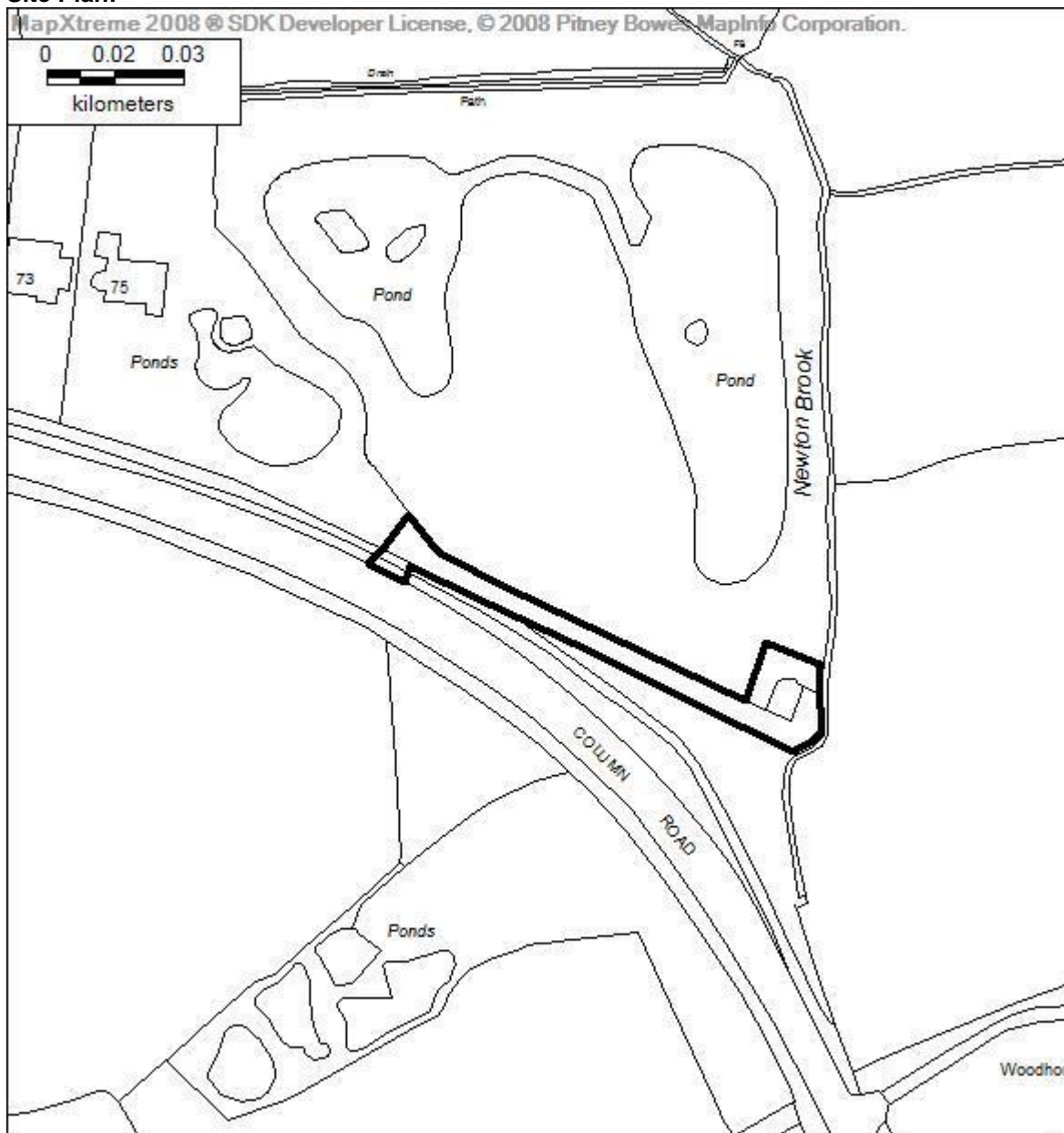
Case Officer:
Mr K Spilsbury

Ward:
**West Kirby and
Thurstaston**

Location: Six Acres, 75 COLUMN ROAD, NEWTON, CH48 1PX
Proposal: Conversion of existing barn to dwelling.

Applicant: Mr Ron Armstrong
Agent : Peter Hinton

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:
Green Belt

Planning History:

Location: Land south of (side) Six Acres, Column Road, West Kirby. L48 1L
Application Type: Full Planning Permission
Proposal: Change of use to private garden.
Application No: APP/85/05477
Decision Date: 16/05/1985
Decision Type: Refused

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing 2 objections from the same address have been received stating:

1. Whilst reassured that the profile of the building will be substantially unchanged my main issue is with the provision of 2 car off road parking space and fencing around the north and western aspects of the property. The presence of 2 vehicles will substantially alter the open aspect of the green belt and give a residential feel to what is currently basically an agricultural outbuilding and for this reason I oppose the application.
2. I recognise there is a sympathetic component to the planning application: size, height and the comment on "affordable housing".
3. My concern, however is that this is an erosion of Green Belt.
4. There will be vehicular access and thus increase in number of vehicles across the land. This and the physical process of building and installing the outstanding utilities such as waste water management will potentially threaten the wild life (mainly birds and water birds) which currently live in this area.

A further objection has been received outside the consultation period. The objection reads as follows:

The barn has been used for agricultural purposes. It stands in a very prominent position, just off the bend in Column Road.

At present the barn blends in with the land, and is not very conspicuous. However, should permission be given to convert this to a dwelling, the building would be most noticeable in this position, right in the centre of this area of greenbelt. Indeed, in years to come there may well be applications to enlarge/extend the building, making it even more conspicuous.

The National Planning Policy Framework, under 'Protecting Greenbelt Land', states that 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'.

The proposed building is not in the same use class, and therefore should not be considered an exception. Further, this will create a precedent, further encouraging conversions which will encroach into Wirral's Greenbelt.

I feel that this application should be rejected as it encroaches onto the Greenbelt.

CONSULTATIONS:

Highways - No objection

Environmental Health - No objection

Local Lead Flood Authority - No objection

Environment Agency - No objection

Natural England - No objection

Merseyside Environmental Advisory Service - No objection

THIS APPLICATION WAS DEFERRED FROM THE LAST COMMITTEE FOR A MEMBERS SITE VISIT.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Watt has requested the application be taken out of delegation on the grounds that "The proposed development is situated within Wirral's Green Belt and may be contrary to Policies GB2 and GB3 of the Unitary Development Plan and the National Planning Policy Framework. As such it merits consideration and decision in public by the Planning Committee".

INTRODUCTION

The proposed development is for the conversion of the existing barn to a dwelling.

PRINCIPLE OF DEVELOPMENT

The site is designated as Green Belt in the Wirral Unitary Development Plan (UDP). Having regards to UDP Policy GB3 the re-use of buildings in the green belt is acceptable in principle subject to various criteria that are outlined below.

SITE AND SURROUNDINGS

The barn is located in the south eastern corner of a large field. There is an existing access track leading to the barn from Column Road. The barn is well screened from the road by a mature belt of trees that runs around the corner of the site and forms the boundary with the neighbouring field to the east.

The barn was constructed in 1985 to support the introduction of long horn cattle on the land, but has recently been used for storage.

The overall site area is approximately 6 acres and includes two large ponds, a large well maintained grass area and a detached dormer dwelling (75 Column Road) located on the western area of the site.

POLICY CONTEXT

The proposed development is for the conversion of the existing cattle byre to a dwelling house.

UDP Policy GB3 permits the conversion or change of use of buildings in the Green Belt, provided that:

- i. the proposal does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it;
- ii. the proposal does not involve extensive external storage, extensive hard standing, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements, particularly by the creation of a residential curtilage;
- iii. the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;
- iv. the form, bulk and general design of the buildings are in keeping with their surroundings;
- v. the proposed use can be adequately serviced in terms of access;
- vi. the proposed use will not in itself, or through likely traffic generation, have a detrimental effect on the appearance or quiet enjoyment of the surrounding area.

When granting consent for the non-agricultural re-use of an agricultural building in the Green Belt, the Local Planning Authority may impose a condition withdrawing permitted development rights for new agricultural development where it is necessary to prevent the proliferation of agricultural buildings.

If the existing building is a tenanted agricultural building the Local Planning Authority will take into consideration the contribution of the building to the viability of local agriculture.

If the existing building has a detrimental impact on the landscape in terms of visual amenity, the Local Planning Authority will, in connection with any proposed structural changes, impose conditions to secure an improvement in the external appearance of the building.

The National Planning Policy Framework, paragraphs 87 and 88 protects Green Belt sites from inappropriate development.

However, NPPF paragraph 90 indicates that the re-use of buildings that are of permanent and substantial construction is not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

Joint waste Local Plan Policies WM8 and WM9 are also relevant to this proposal.

APPEARANCE AND AMENITY ISSUES

The applicant plans to convert the existing barn without extending beyond the existing floor area. The development includes the creation of a bungalow including entrance hall, living room with kitchen, two bedrooms and a small conservatory. The development includes the movement of the existing front and rear wall of the original barn to the edge of the roof and adding a 3.8m x 1.4m extension. This will replace an 8m³ building attached to the original barn. The existing conservatory will also be replaced by a new light weight conservatory.

Whilst the eaves of the building will remain the same height, the roof will increase slightly (130mm) to ensure the building meets building regulations as insulation will be needed to be added. A purlin and rafter vaulted roof will also be added.

It is considered that whilst the roof will be slightly taller than that originally built structure the overall impact of the building will be negligible. The overall design ensures the building remains barn like and the overall changes will result in a floor space that is slightly less than that of the original barn.

The design of the barn has been amended at the request of the Local Planning Authority so as to retain more of the original structure as Wirral's UDP policy GB3 only permits the change of use of buildings in the green belt provided that the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction.

This building requires a number of alterations to make it habitable and thereby comply with building regulations, however the more recent NPPF adopted 2012, permits the extension or alteration of a building in the green belt provided that it does not result in disproportionate additions over and above the size of the original building. The volume of the existing building is 218.69m³ and following conversion the volume will increase by 12.30m³ to 230.99m³. This is an increase in volume of only 5.62% and as such in this instance is not deemed to be a disproportionate addition to the building in the context of green belt policy. In addition whilst the developer is not planning on replacing the existing building under policy GB4 (as it is not yet a dwelling), this policy permits a 15% increase in volume plus any remaining permitted development for dwellings in the green belt, as such this slight 5.62% increase in volume is not deemed unacceptable in this instance. In order to ensure no further extensions, additions or outbuildings are imposed upon this property conditions removing permitted development rights will be applied should members be minded to approve the scheme.

At the time of writing this report 3 objections have been received. The objections relate to the erosion of the green belt due to the provision of 2 off road car parking spaces and fencing around the north and western aspects of the property. Stating the presence of 2 vehicles will substantially alter the open aspect of the green belt and give a residential feel to what is currently basically an agricultural outbuilding and the physical process of building and installing the outstanding utilities such as waste water management will potentially threaten the wildlife (mainly birds and water birds) which currently live in this area. Further concern is raised over the precedent the development will make, encouraging further conversions.

The access to the dwelling would remain as existing. There is currently a track leading from the main access into the site from Column Road that will be utilised by the proposed dwelling as well as an area of hardstanding to the side of the barn where the applicant could already park two vehicles and as such the parking of vehicles on the site would have negligible impact upon the green belt.

The applicant is proposing a small curtilage surrounding the site that provides private amenity space for the residents. This residential curtilage was originally denoted on the plans by a 1.2m high post and rail timber fence. At the request of the Local Planning Authority this fence was deleted from the scheme and

the domestic curtilage of the dwelling denoted by soft landscaping. If members are minded to approve the application a condition will be imposed to state; notwithstanding the approved plans details of all hard and soft landscaping shall be submitted to and agreed in writing with the local planning authority.

The application site is located within the Caldys Fields WeBS count sector and is near to the following European sites:

- Dee Estuary SPA; and
- Dee Estuary Ramsar.

These sites are protected under the Habitats Regulations 2010 (as amended) and as such the Merseyside Environmental Advisory Service (MEAS) have been consulted.

MEAS have reviewed the proposal submitted by the applicant and considered the possibility of likely significant effects under the Habitats Regulations using the source-pathway-receptor model. They advise there is no pathway that could give rise to likely significant effects on the European sites and it does not warrant a detailed Habitats Regulations Assessment report for the following reasons:

- The proposed development is minor in nature, affecting an existing building, and will not involve any significant construction or demolition works. Any disturbance to adjacent land which may be functionally linked to the SPA and Ramsar sites is likely to be minimal; and
- The affected building is relatively enclosed by trees and hedgerows. The presence of these features are likely to deter qualifying species from the area which falls within the zone of influence to the proposed works.

The application site is within the recently updated (March 2017) Natural England SSSI Impact Risk Zone (IRZ) and the proposed development meets the qualifying category 'All planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.' Natural England must be consulted on the planning application prior to determination. Natural England have been consulted and have raised no objection to the scheme and agree with MEAS that there would be no impact on the Dee Estuary SSSI as a result of the proposed development for those reasons outlined above, as the features of interest of the designated sites are essentially the same.

Having regards to ecology and in line with the comments of MEAS the applicant was instructed to carry out a Bat Roost and Breeding Bird Survey. The report states that the full searches along with 2x dawn and dusk surveys provided no evidence of bat habitation in any parts of the building. Due to the findings of these surveys, it is thought that the proposed development is unlikely to have any negative effect on any bat or bird populations at the present time. However in accordance with Natural England Bat Mitigation Guidelines 2004, should members be minded to approve the application a condition for bat boxes will be imposed as an appropriate form of mitigation prior to commencement of development.

The development is therefore considered acceptable having regards to policy NCO1 – Principles for Nature Conservation and NC7- Species Protection.

In terms of surface water drainage the Local Lead Flood Authority have been consulted and raised no objection to the scheme. However should members be minded to approve the scheme a condition requiring the developer to submit a scheme for the disposal of foul and surface waters for the entire site shall be imposed.

Having regards to potential setting of precedence, the Local Planning Authority reviews each planning application it receives on its own merits and as such a refusal on setting of precedence could not be sustained at appeal.

The current building is in a poor state of repair and detracts from the visual amenity of the surrounding area. The proposed development will considerably tidy up the site without having a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it. The building is of permanent and substantial construction. The proposal does not involve extensive external storage, extensive hard standing, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements. The proposed use can be adequately serviced in

terms of access as there is an existing road running into the site from Column Road and therefore the proposed use will not in itself, or through likely traffic generation, have a detrimental effect on the appearance or quiet enjoyment of the surrounding area. The development is deemed acceptable in terms of the Policies outlined in Wirral's UDP and the guidance in the National Planning Policy Framework.

SEPARATION DISTANCES

Separation distances are easily met as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The Engineers Department has raised no objection to the proposed scheme.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the proposed conversion of the existing building to a dwelling, in this particular case, will not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it. The building is of permanent and substantial construction. The proposal does not involve extensive external storage, any additional hard standing, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements. The alterations required to make the building habitable and to ensure compliance with building regulations do not constitute disproportionate additions to the building in the context of Green Belt Policy. The proposed use can be adequately serviced in terms of access as there is an existing road running into the site from Column Road and therefore the proposed use will not in itself, or through likely traffic generation, have a detrimental effect on the appearance or quiet enjoyment of the surrounding area. The development is deemed acceptable in terms of the policies outlined in Wirral's UDP 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:-

It is considered that the proposed conversion of the existing building to a dwelling will not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it. The building is of permanent and substantial construction. The proposal does not involve extensive external storage, any additional hardstanding, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements. The proposed use can be adequately serviced in terms of access as there is an existing road running into the site from Column Road and therefore the proposed use will not in itself, or through likely traffic generation, have a detrimental effect on the appearance or quiet enjoyment of the surrounding area. The development is deemed acceptable in terms of the policies outlined in Wirral's UDP 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. 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 GB3 of the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19th June 2017 listed as follows: PWH/16/SA/1 Rev A (Dated 14.06.17) & PWH/16/SA/2 Rev A (Dated 14.06.16).

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

4. Notwithstanding the approved plan reference PWH/16/SA/1 (Dated 1/11/16) 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

Reason: In the interests of visual amenity and to ensure that the development complies with Policy GB3 of the Wirral Unitary Development Plan.

5. 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 a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area and to accord with Policy GB3 of the Wirral Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the green belt and to accord with Policy GB3 of the Wirral Unitary Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no walls, fences

or other means of enclosure shall be erected on any part of the land.

Reason: To preserve the visual amenities of the area and to accord with Policy GB3 of the Wirral Unitary Development Plan.

8. Prior to commencement of development bat boxes shall be erected around the site in accordance with the Bat Roost and Breeding Bird Survey produced by EBS (Dated 30th May 2017). The type, number and location of the bat boxes shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of development and retained as such thereafter.

Reason: In the interest of species protection having regard to policy NC7

9. Unless otherwise agreed in writing and in line with the surface water management 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.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Further Notes for Committee:

Last Comments By: 24/05/2017
Expiry Date: 10/01/2017

Planning Committee

17 August 2017

Reference:
APP/16/01560

Area Team:
North Team

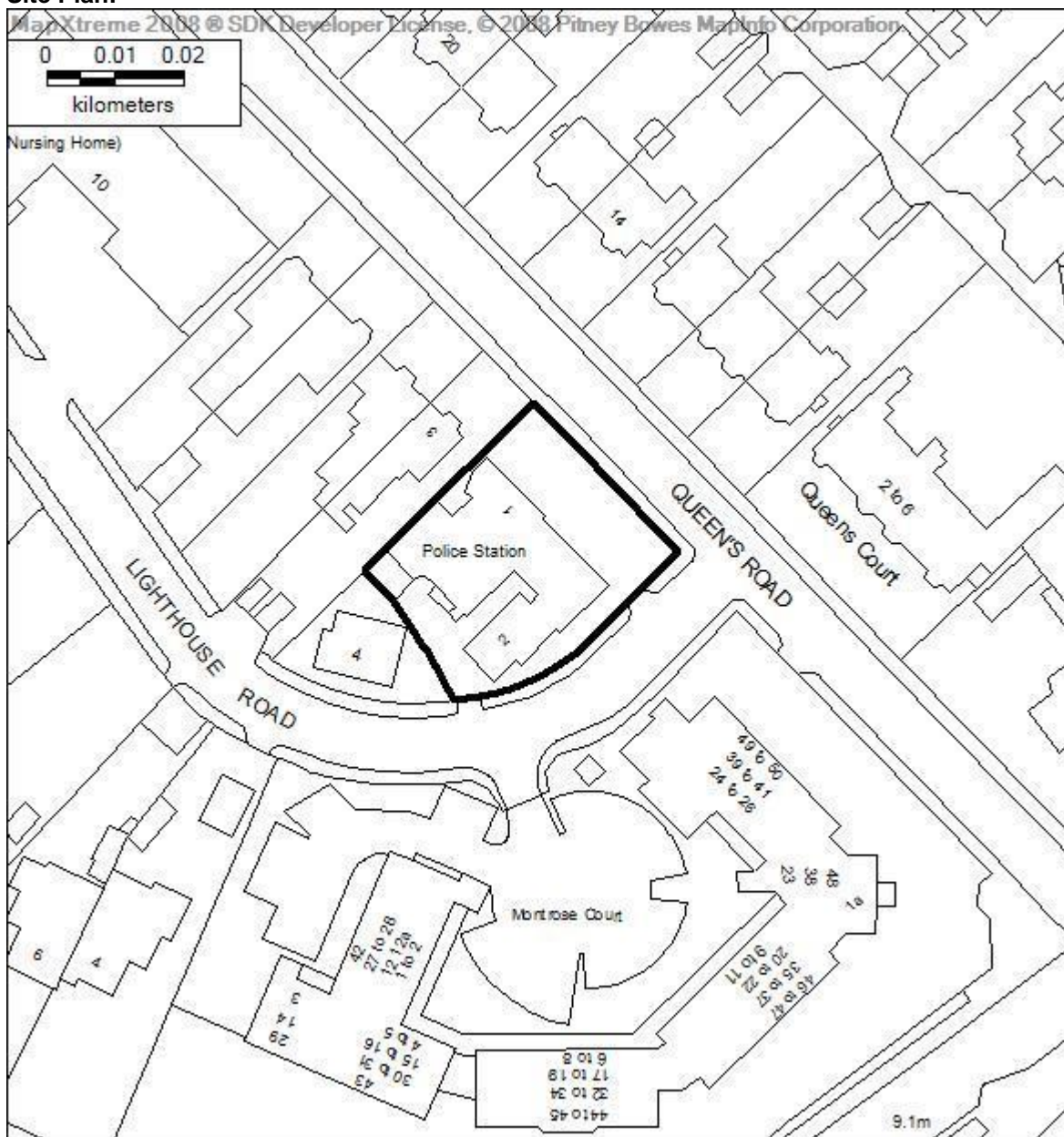
Case Officer:
Mrs C Parker

Ward:
Hoylake and Meols

Location: Hoylake Police Station, QUEENS ROAD, HOYLAK, CH47 2AG
Proposal: Change of use from Vacant Police Station to Childrens Day Nursery **for up to 80 children (amended description)** including extensions and alterations to the building.

Applicant: Kids Planet Day Nurseries
Agent : Ashall Town Planning

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Primarily Residential Area

Planning History:

Location: Hoylake Police Station, Queens Road, Hoylake, Wirral, CH47 2AG
Application Type: Advertisement Consent
Proposal: Erection of two illuminated freestanding signs
Application No: ADV/05/05386
Decision Date: 19/07/2005
Decision Type: Approve

Location: 4 Lighthouse Road, Hoylake, Wirral, CH47 2AL
Application Type: Full Planning Permission
Proposal: Erection of a timber fence on top of existing boundary wall
Application No: APP/07/06837
Decision Date: 06/11/2007
Decision Type: Approve

Location: Hoylake Police Station, Queens Road, Hoylake. L47 2AG
Application Type: Full Planning Permission
Proposal: To build a disabled access ramp in the car park to front entrance of Hoylake Police Station.
Application No: APP/94/06667
Decision Date: 05/12/1994
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 69 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report 3 representations have been received objecting to the proposal due to:

1. There are already schools and pre schools in the area
2. Increase in noise due to drop off time and outside play
3. Increase in traffic and parking
4. No need for another nursery

A qualifying petition of objection with 32 signatures has been received objecting to the proposal due to already overcrowded parking, increase in parking and insufficient parking spaces within their grounds.

CONSULTATIONS

Highways - No objection subject to conditions.

Environmental Health - The noise level in the garden narrowly avoids "serious disturbance" according to world health organisation standards. However, having considered the period of time the garden would be in use and if members are minded to approve the application, a condition is attached on the specification of the acoustic barrier that would be required.

Hoylake Community Planning Forum - No objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 32 signatures has been received and under the provisions of the Scheme of Delegation for Determining Planning Applications, the application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposal is a change of use of Hoylake Police Station to a children's day nursery for 80 children and includes an extension and alterations to the building.

PRINCIPLE OF DEVELOPMENT

The principle of development is acceptable subject to the relevant planning policies.

SITE AND SURROUNDINGS

The site is the former Hoylake Police Station and is located on the corner of Queens Road and Lighthouse Road. The site is within a Primarily Residential Area and is bounded by houses to the north (3 Queens Road) and the west (4 Lighthouse Road) with flats to the south, Montrose Court and a mix of flats and houses opposite on Queens Road. The adjacent house, 4 Lighthouse Road has a side conservatory and an approximately 2 metre high fence at the side that forms the rear boundary of the application site. There is existing parking on site at the front that is accessed from Queens Road. The existing access and parking will be retained for this proposal.

POLICY CONTEXT

The proposal for a children's day nursery will be assessed under policies HS12 Pre-School Day Care and HS15 Non-Residential Uses in Primarily Residential Areas of the adopted Wirral Unitary Development Plan and SPD4 Parking Standards.

The proposal is for a change of use of an existing building within the designated Primarily Residential Area, the proposal will be assessed in accordance with Wirral's UDP Policies HS12, HS15 and RE10.

HS12 Pre-School Day Care

Proposals for the use of existing buildings for pre-school day care facilities will be permitted subject to:

- (i) ensuring the privacy of neighbouring residents;

- (ii) any outdoor play areas provided being assessed with regard to potential noise and disturbance and garden/play area boundaries being defined by a 2.0 metre high screen fence or wall;

- (iii) satisfactory vehicular access with provision being made within the site for the parking of non-resident staff vehicles in addition to parking provision made for the occupiers of the house;

- (iv) reasonable provision being made for the setting down and picking up of children. Where such arrangements can only take place within the highway, there should be no parking restrictions on the highway fronting the site and it should not be likely to cause a hazard to other road users; and

- (v) noise insulation being provided where appropriate.

Pre-school day care covers a wide range of provision including child minders, play groups, nurseries and creche facilities. All such uses are registered through the Department of Social Services where consideration is given to the type of facilities available within the building and the persons who will be providing the care.

In planning terms, the major implications are for the amenity of adjoining residents, both in terms of the effect of children playing in and outdoors and in terms of the effect of extra traffic as parents drop off and pick up their children.

The ideal type of property to provide for pre-school day care is detached, with adequate garden space to provide separation between dwellings and allow for outdoor play.

Many properties used as crèches and day nurseries are on busy roads and it is important to ensure that adequate provision is made for the parking needs of staff and parents when they are dropping off or picking up their children.

HS15 Non-Residential Uses in Primarily Residential Areas

Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

Although the Primarily Residential Areas will remain largely unchanged throughout the life of the UDP, they already contain many small shopping parades, small businesses and community facilities such as churches, libraries and community centres. These normally cause little nuisance and are indeed essential to local residents who wish to shop locally or have jobs close to their homes. As well as the convenience to residents of having such facilities close-by, energy costs are reduced by the shorter journey distances involved.

RE10 Criteria for Community Centres and Facilities

Small scale, non-residential facilities providing for meeting rooms, sports halls, youth centres, play groups and other similar use by the local community, including libraries and places of worship, will be permitted within the Primarily Residential Area where:

- (i) the proposal, together with any associated outdoor facilities, would not cause unacceptable disturbance to neighbouring uses;
- (ii) the siting, scale and visual impact of the proposal is appropriate within the surrounding area; and
- (iii) adequate provision is made for parking, highway access and servicing requirements.

Proposals for uses of a similar nature which are likely to generate significant levels of traffic, which are intended to serve a wider than local catchment area, or which would give rise to a level of disturbance incompatible with a Primarily Residential Area will be directed towards urban commercial locations.

SPD4 sets out the maximum parking provisions for nurseries of 1 space per 2 staff plus 1 dropping off/picking up space per 6 children.

Policy D12 – Scale and Design Hoylake Neighbourhood Development Plan – advises on alterations to existing buildings.

The National Planning Policy Framework (NPPF) encourages sustainable development, sustainable meaning ensuring better lives for ourselves and future generations, and development meaning growth. The three dimensions of sustainability are the economic, social and environmental roles, none of which should be taken in isolation because they are mutually dependant. The NPPF states the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Developments should deliver the social, recreational and cultural facilities and services the community needs.

APPEARANCE AND AMENITY ISSUES

The proposal is to change the use of the building into a D1 children's day nursery for 80 children. The building was formerly a police station, an established non-residential use within a residential area that would have experienced a level of activity from both staff and visitors. The building is currently vacant and the existing scale and design of the building forms part of the character of the area. The principle of the conversion is acceptable subject to the use not resulting in a detrimental impact on residential amenity and character of the area.

Part of the building at the rear will be removed to make space for a courtyard area that will provide an external outdoor play area. A small extension will be added to create a larger room that will be adjacent to the courtyard. It is proposed to limit the hours of use of the external play area and limit the number of children at any one time to 10, and this follows the findings of the submitted Noise Survey. This should help to minimise any impact on the residents immediately adjacent to the site. For example, the proposed use of the external area will be staggered with outdoor activities limited between 9.45 and 10.45 hours, 12.30 and 14.00 hours and 15.45 and 16.30 hours (as set out in the Noise Survey) and a further condition proposed to limit the hours of use of the day nursery. Details are requested to show boundary treatments, outdoor structures and to show a buffer area (minimum of 2m) between the adjacent properties and the outside play area. There is an existing fence along the boundary with the adjacent house, 4 Lighthouse Road and a condition is recommended to provide an acoustic fence to a high specification to minimise any noise that could be detrimental to the occupiers of this property.

There is vehicular access to the site from Queens Road leading to a parking area and these will be retained. The parking will be for staff and for dropping off and picking up of children. There are no parking restrictions in the immediate area along Queens Road and Lighthouse Road. However, a condition is recommended to provide waiting restrictions at the junction of Lighthouse Road and Queens Road at the request of the Highways Division for highway safety reasons.

The concerns raised by local residents state that the proposed day nursery would add to the traffic and parking issues already experienced in the local area. The applicant has stated in their submission that staff are encouraged to use public transport and care share. A condition is proposed for a Green Travel Plan in order to set out other modes of transport in order to promote and facilitate more sustainable transport.

The level of activity at the site when it operated as a police station would have been unrestricted with visitors at any time of the day or night. The planning conditions proposed for the use of the site as a children's day nursery would limit the hours of use, the use of the outdoor area and the number of children. The nature of a children's day nursery is such that children are dropped off and picked up at differing times in the morning and afternoon unlike at a school, where there are structured times for dropping and picking up, i.e. 8.50am and 3.30pm.

Objections received relate to noise arising from outdoor play. A noise survey has been submitted and assessed by Environmental Health who state that the noise level in the garden would just meet the World Health Organisation standards thus avoiding "serious disturbance" to neighbouring residents. A problem is also highlighted that a level of 'just acceptable noise' would continue for prolonged periods each working day because of the very high numbers of children proposed. If Members are minded to approve the application, as mentioned above, planning conditions are proposed to limit the number of children playing outside at any one time and to limit the time periods of outdoor play in order to overcome the concern and potential impact on neighbouring residents in terms of noise and disturbance. The time restrictions have been taken from the Noise Survey submitted by the applicant.

Whilst the area is designated as residential, the application site has operated as a police station, i.e. a non-residential use, in the most recent future. Taking the residents' concerns into account and utilising a vacant building by providing a local children's day nursery, it is considered that the imposition of the restrictive planning conditions as recommended, will allow for the change to a day nursery without having a detrimental impact onto the character and residential amenity in the local area.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

Whilst the nursery is likely to create some increase in vehicle movement and parking demand in the local area, this will be staggered during the morning and afternoon times. In addition, the site is located within a large residential area and has greater potential for linked trips and access on foot. Therefore, the net impact on vehicle movements and parking demand in the area is not likely to be of a level that could sustain an objection on highway safety grounds, subject to the suggested conditions

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the proposal to change the use of the vacant police station to a children's day nursery with the imposition of the planning conditions set out, will not result in any harm to the amenity of residents in the local area. The proposal is therefore in general accordance with Policies HS12, HS15 and RE10 of the adopted Wirral Unitary Development Plan and the NPPF.

Summary of Decision:

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

It is considered that the proposal to change the use of the vacant police station to a children's day nursery with the imposition of the planning conditions set out, will not result in any harm to the amenity of residents in the local area. The proposal is therefore in general accordance with Policies HS12, HS15 and RE10 of the adopted Wirral Unitary Development Plan and the NPPF.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 May 2017 and listed as follows: B100 Rev A, B101 Rev A, B102 Rev A, B103 Rev A and B104 Rev A dated 19 May 2017

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

3. The premises shall be used as a day nursery and for no other purpose (including any other purpose in D1 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: In order to protect the character of the area & residential amenities of nearby occupants and to accord with Policy HS15 of the Wirral Unitary Development Plan.

4. No more than 80 children shall be accommodated at the premises at any one time in connection with the use hereby approved.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to accord with Policy HS12 of the Wirral Unitary Development Plan.

5. The nursery hereby permitted shall not be open other than between the hours of 07:30 hours and 18:30 hours Monday to Friday. The nursery shall be closed on Saturdays and Sundays and Bank holidays.

Reason: Having regard to residential amenity and Wirral's UDP Policy HS15.

6. The outdoor play area shall only be used by a maximum of 10 children and only between 9.45 and 10.45 hours, 12.30 and 14.00 hours and 15.45 and 16.30 hours each day.

Reason: Having regard to residential amenity and Wirral's UDP Policy HS15.

7. Within 6 months of the first use of the nursery development hereby permitted a full Travel Plan shall be submitted to and approved in writing by the local planning authority. The provisions of the full Travel Plan shall be implemented and operated in accordance with the timetable contained therein for as long as the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include;

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

Reason: Having regard to residential amenity and Highway Safety.

8. NO DEVELOPMENT SHALL TAKE PLACE until a site management plan has been submitted to and approved in writing by the local planning authority. Detail submitted in respect of the site management plan shall include details of how outdoor play shall be managed and supervised, including defined play areas to be used by different defined age groups at any given time. The development hereby permitted shall be implemented and thereafter operated in strict accordance with the approved site management plan.

Reason: To ensure that the proposed development does not prejudice the enjoyment by

neighbouring occupiers of their properties and to accord with Policy HS12 of the Wirral Unitary Development Plan.

9. NO DEVELOPMENT SHALL TAKE PLACE until full details of both hard and soft landscape works and all boundary treatments have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include; a minimum 2 metre buffer area between the boundary with the adjacent residential properties 4 Lighthouse Road and 3 Queens Road and the outdoor play area, all details of boundary treatments including an acoustic barrier fence; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, etc.). All hard landscaping works and boundary treatments shall be completed before the nursery first comes into use and the boundary treatments shall be permanently retained thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to accord with Policy HS12 of the Wirral Unitary Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy HS15 of the Wirral Unitary Development Plan.

11. NO DEVELOPMENT SHALL TAKE PLACE until full details of the pram storage, toy storage and bin storage have been submitted to and approved in writing by the Local Planning Authority. The approved pram, toy and bin storage areas shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity having regard to UDP Policy HS12

12. 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.

13. NO DEVELOPMENT SHALL BE COMMENCED until a detailed scheme of highway improvement works for the provision of waiting restrictions at the junction of Lighthouse Road and Queens Road together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details.

Reason: In the interests of highway safety and to accord with Policy HS15 of the Wirral Unitary Development Plan.

14. No part of the development shall be brought into use until the existing vehicular crossing on to Lighthouse Road has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy HS15 of the Wirral Unitary Development Plan.

15. 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 HS15 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team via www.wirral.gov.uk prior to the commencement of development for further information.

The provision, removal or amendment of waiting restrictions has to follow a legal process which is carried out by the Council and takes several months to programme and complete. The applicant is advised to make early contact with the Council's Traffic Network Management Team via www.wirral.gov.uk in relation to any conditions requiring such work to be carried out.

Last Comments By: 20/03/2017

Expiry Date: 25/01/2017

This page is intentionally left blank

Planning Committee

17 August 2017

Reference:
APP/16/01585

Area Team:
South Team

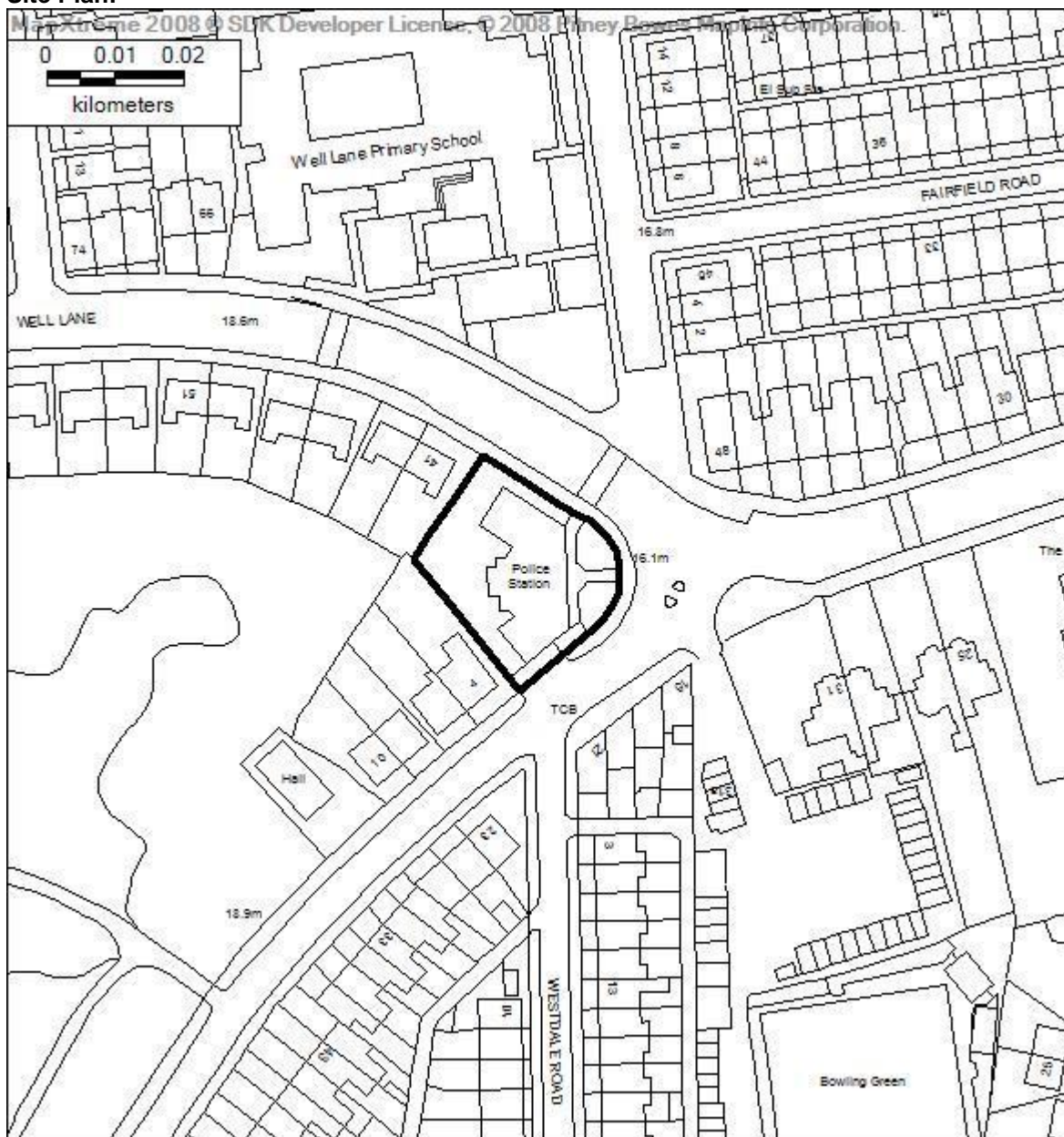
Case Officer:
Mrs C Parker

Ward:
Rock Ferry

Location: Well Lane Police Station, WELL LANE, ROCK FERRY, CH42 4QG
Proposal: Proposed change of use from vacant police station to children's day nursery (D1) **for up to 80 children (amended description)** and to include extension and refurbishment to the existing building.

Applicant: Kids Planet Day Nurseries Ltd
Agent : Ashall Town Planning

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Well Lane Police Station, Well Lane, Rock Ferry, Wirral, CH42 4QG
Application Type: Advertisement Consent
Proposal: Erection of 2 free standing illuminated signs.
Application No: ADV/05/05382
Decision Date: 28/04/2005
Decision Type: Approve

Location: Well Lane Police Station, Well Lane, Rock Ferry, Wirral, CH42 4QG
Application Type: Full Planning Permission
Proposal: Erection of a disabled access ramp to front entrance.
Application No: APP/01/07266
Decision Date: 16/01/2002
Decision Type: Approve

Location: Well Lane Police Station, Well Lane, Rock Ferry, Wirral, CH42 4QG
Application Type: Full Planning Permission
Proposal: Replacement of entrance doors with folding doors for disabled access.
Application No: APP/02/07466
Decision Date: 14/01/2003
Decision Type: Approve

Location: Police Station ,Well Lane ,Tranmere L42 4QG
Application Type: Deemed
Proposal: Construction of a two metre high wall at the back of Well Lane footpath - land between Well Lane Police Station and 41 Well Lane, Tranmere
Application No: DPP/80/16517
Decision Date: 29/09/1980
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 31 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report 9 representations have been received from residents including a petition of objection, 2 comments that support the proposal in principle but raise concern over parking in the area and 6 objections stating concern over:

1. Parking in the area is a problem due to double yellow lines and a school is nearby
2. Albany Road is very narrow and heavily used by through traffic and the lack of parking for the nursery will result in extra traffic
3. Residents cannot park outside their properties at the moment
4. The junction of Well Lane and Albany Road is dangerous at present and has seen many accidents and the proposal will only compound an already dangerous situation
5. Inadequate parking for staff and dropping off children
6. The proposed day nursery will be close to a school and health centre at a busy junction

A qualifying petition of objection with 75 signatures has been received objecting to the proposal due to the provision of parking for 23 staff and 80 children in an already over capacity high risk area.

Councillors Bill Davies, Chris Meaden and Moira McLaughlin state concern as Well lane Primary School is opposite the site and parking and traffic congestion would be a major problem.

CONSULTATIONS

Highways - No objection subject to conditions and a contribution towards the operation of two nearby School Crossing Patrols.

Environmental Health - The noise level in the garden narrowly avoids “serious disturbance” according to world health organisation standards. However, having considered the period of time the garden would be in use and if members are minded to approve the application, a condition is attached on the specification of the acoustic barrier that would be required.

DIRECTOR'S COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 75 signatures has been received and under the provisions of the Scheme of Delegation for Determining Planning Applications, the application is required to be considered and determined by the Planning Committee.

This application was deferred from the last planning committee to allow members to visit the site.

INTRODUCTION

The proposal is for the change of use of the former Well lane Police Station to a children's day nursery for a maximum of 80 children. The number of children has been reduced from 100 to 80 since the application was submitted.

PRINCIPLE OF DEVELOPMENT

The site is within a Primarily Residential Area where the principle of a children's day nursery is acceptable subject to the planning policies set out below.

SITE AND SURROUNDINGS

The property is the former police station located on a prominent corner on Well Lane and Albany Road, Rock Ferry. Well Lane Primary School is located diagonally opposite and there are houses immediately adjacent to the site along Albany Road and Well Lane with shops opposite on Albany Road. There are parking restrictions directly outside the site in the form of double yellow lines and some of the houses in the immediate area do not benefit from off street parking. The side of 4 Albany Road, a residential property is separated from the site by a high palisade fence that extends along this boundary. 41 Well Lane, a residential property is adjacent to the site and is set at a slightly higher level. There is a front brick boundary wall with palisade fencing above that fronts onto Well Lane. The brick wall extends along the side boundary with 41 Well Lane.

POLICY CONTEXT

The proposal for a children's day nursery will be assessed under policies HS12 Pre-School Day Care and HS15 Non-Residential Uses in Primarily Residential Areas of the adopted Wirral Unitary Development Plan and SPD4 Parking Standards.

The proposal is for a change of use of an existing building within the designated Primarily Residential Area, the proposal will be assessed in accordance with Wirral's UDP Policies HS12, HS15 and RE10.

Joint waste Local Plan Policies WM8 and WM9 are relevant to this proposal

HS12 Pre-School Day Care

Proposals for the use of existing buildings for pre-school day care facilities will be permitted subject to:

- (i) ensuring the privacy of neighbouring residents;

- (ii) any outdoor play areas provided being assessed with regard to potential noise and disturbance and garden/play area boundaries being defined by a 2.0 metre high screen fence or wall;

- (iii) satisfactory vehicular access with provision being made within the site for the parking of

non-resident staff vehicles in addition to parking provision made for the occupiers of the house;

(iv) reasonable provision being made for the setting down and picking up of children. Where such arrangements can only take place within the highway, there should be no parking restrictions on the highway fronting the site and it should not be likely to cause a hazard to other road users; and

(v) noise insulation being provided where appropriate.

Pre-school day care covers a wide range of provision including child minders, play groups, nurseries and creche facilities. All such uses are registered through the Department of Social Services where consideration is given to the type of facilities available within the building and the persons who will be providing the care.

In planning terms, the major implications are for the amenity of adjoining residents, both in terms of the effect of children playing in and outdoors and in terms of the effect of extra traffic as parents drop off and pick up their children.

The ideal type of property to provide for pre-school day care is detached, with adequate garden space to provide separation between dwellings and allow for outdoor play.

Many properties used as crèches and day nurseries are on busy roads and it is important to ensure that adequate provision is made for the parking needs of staff and parents when they are dropping off or picking up their children.

HS15 Non-Residential Uses in Primarily Residential Areas

Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

(i) be of such scale as to be inappropriate to surrounding development;

(ii) result in a detrimental change in the character of the area; and,

(iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

Although the Primarily Residential Areas will remain largely unchanged throughout the life of the UDP, they already contain many small shopping parades, small businesses and community facilities such as churches, libraries and community centres. These normally cause little nuisance and are indeed essential to local residents who wish to shop locally or have jobs close to their homes. As well as the convenience to residents of having such facilities close-by, energy costs are reduced by the shorter journey distances involved.

RE10 Criteria for Community Centres and Facilities

Small scale, non-residential facilities providing for meeting rooms, sports halls, youth centres, play groups and other similar use by the local community, including libraries and places of worship, will be permitted within the Primarily Residential Area where:

(i) the proposal, together with any associated outdoor facilities, would not cause unacceptable

disturbance to neighbouring uses;

(ii) the siting, scale and visual impact of the proposal is appropriate within the surrounding area; and

(iii) adequate provision is made for parking, highway access and servicing requirements.

Proposals for uses of a similar nature which are likely to generate significant levels of traffic, which are intended to serve a wider than local catchment area, or which would give rise to a level of disturbance incompatible with a Primarily Residential Area will be directed towards urban commercial locations.

SPD4 sets out the maximum parking provisions for nurseries of 1 space per 2 staff plus 1 dropping off/picking up space per 6 children.

The National Planning Policy Framework (NPPF) encourages sustainable development, sustainable meaning ensuring better lives for ourselves and future generations, and development meaning growth. The three dimensions of sustainability are the economic, social and environmental roles, none of which should be taken in isolation because they are mutually dependant. The NPPF states the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Developments should deliver the social, recreational and cultural facilities and services the community needs.

APPEARANCE AND AMENITY ISSUES

The proposal is to change the use of the building into a D1 children's day nursery for 80 children. The building was formerly a police station, an established non-residential use within a residential area that would have experienced a level of activity from both staff and visitors. The building is currently vacant and is an attractive feature at a prominent location. The principle of the conversion is acceptable as the business is of a nature that would serve the surrounding residential community whilst utilising a vacant building. There is a courtyard area at the rear that would be utilised as outdoor space for children and planning conditions are proposed to limit the use of this area and the numbers of children in order to minimise any impact on the residents immediately adjacent to the site. For example, the proposed use of the external area will be staggered with outdoor activities limited between 9.45 and 10.45 hours, 12.30 and 14.00 hours and 15.45 and 16.30 hours (as set out in the Noise Survey) and a further condition proposed to limit the hours of use of the day nursery. Details are requested to show boundary treatments, outdoor structures and to show a buffer area (minimum of 2m) between the adjacent properties and the outside play area. There is an existing brick boundary wall and palisade fencing along the rear and side boundaries with the adjacent houses that will be retained.

The proposal includes a small rear extension that effectively infills an open area to 'square off' the rear elevation. The only changes to the exterior of the building include the addition of windows and these are mainly to the rear elevation at ground floor level. The small extension and window additions are considered acceptable and do not have any detrimental impact on residential amenity, the character of the building or area in general.

There is no parking within the site although there is a dropping off/picking up area alongside the site on Albany Road. The lack of parking and increase in traffic are the main objections received about the proposal. There was no parking within the site when the building operated as a police station and the operation of such a facility would have attracted both car borne visitors and pedestrians as well as a number of staff. The level of activity at the site when it operated as a police station would have been unrestricted with visitors at any time of the day or night. The planning conditions proposed for the use of the site as a children's day nursery would limit the hours of use, the use of the outdoor area and the number of children. The nature of a children's day nursery is such that children are dropped off and picked up at differing times in the morning and afternoon unlike at a school, where there are structured times for dropping and picking up, i.e. 8.50am and 3.30pm. As such, it could be likely that visitors to the site would not necessarily be at the same time as dropping children off at the nearby school. This is a concern that local residents have highlighted and that this would add to the traffic and parking issues

already experienced in the local area. The applicant has stated in their submission that staff are encouraged to use public transport and care share. A condition is proposed for a Green Travel Plan in order to set out other modes of transport in order to promote and facilitate more sustainable transport.

A noise survey has been submitted and assessed by Environmental Health who state that the noise level in the garden would just meet the World Health Organisation standards thus avoiding "serious disturbance" to neighbouring residents. A problem is also highlighted that a level of 'just acceptable noise' would continue for prolonged periods each working day because of the very high numbers of children proposed. If Members are minded to approve the application, as mentioned above, planning conditions are proposed to limit the number of children playing outside at any one time and to limit the time periods of outdoor play in order to overcome the concern and potential impact on neighbouring residents in terms of noise and disturbance. The time restrictions have been taken from the Noise Survey submitted by the applicant.

Whilst the area is designated as residential, the application site has operated as a police station, i.e. a non-residential use, in the most recent future. Taking the residents' concerns into account and utilising a vacant building by providing a local children's day nursery, it is considered that the imposition of the restrictive planning conditions as recommended, will allow for the change to a day nursery without having a detrimental impact onto the character and residential amenity in the local area.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

Whilst the nursery is likely to create some increase in vehicle movement and parking demand in the local area, this will be staggered during the morning and afternoon times. In addition, the site is located within a large residential area and has greater potential for linked trips and access on foot. Therefore, the net impact on vehicle movements and parking demand in the area is not likely to be of a level that could sustain an objection on highway safety grounds, subject to the suggested conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the proposal to change the use of the vacant police station to a children's day nursery with the imposition of the planning conditions set out, will not result in any harm to the amenity of residents in the local area. The proposal is therefore in general accordance with Policies HS12, HS15 and RE10 of the adopted Wirral Unitary Development Plan and the NPPF.

Summary of Decision:

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

It is considered that the proposal to change the use of the vacant police station to a children's day nursery with the imposition of the planning conditions set out, will not result in any harm to the amenity of residents in the local area. The proposal is therefore in general accordance with Policies HS12, HS15 and RE10 of the adopted Wirral Unitary Development Plan and the NPPF.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 May 2017 and listed as follows: B100 Rev A, B101 Rev A, B102 Rev A, B103 Rev A and B104 Rev A dated 19 May 2017

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

3. The premises shall be used as a day nursery and for no other purpose (including any other purpose in D1 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: In order to protect the character of the area & residential amenities of nearby occupants and to accord with Policy HS15 of the Wirral Unitary Development Plan.

4. No more than 80 children shall be accommodated at the premises at any one time in connection with the use hereby approved.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to accord with Policy HS12 of the Wirral Unitary Development Plan.

5. The nursery hereby permitted shall not be open other than between the hours of 07:30 hours and 18:30 hours Monday to Friday. The nursery shall be closed on Saturdays and Sundays and Bank holidays.

Reason: Having regard to residential amenity and Wirral's UDP Policy HS15.

6. The outdoor play area shall only be used by a maximum of 10 children and only between 9.45 and 10.45 hours, 12.30 and 14.00 hours and 15.45 and 16.30 hours each day.

Reason: Having regard to residential amenity and Wirral's UDP Policy HS15.

7. Within 6 months of the first use of the nursery development hereby permitted a full Travel Plan shall be submitted to and approved in writing by the local planning authority. The provisions of the full Travel Plan shall be implemented and operated in accordance with the timetable contained therein for as long as the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include;
 - i) Access to the site by staff.
 - ii) Information on existing transport services to the site and staff travel patterns.
 - iii) Travel Plan principles including measures to promote and facilitate more sustainable transport.
 - iv) Realistic targets for modal shift or split.
 - v) Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group.
 - vi) Measures and resource allocation to promote the Travel Plan; and,

vii) Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

Reason: Having regard to residential amenity and Highway Safety.

8. NO DEVELOPMENT SHALL TAKE PLACE until a site management plan has been submitted to and approved in writing by the local planning authority. Detail submitted in respect of the site management plan shall include details of how outdoor play shall be managed and supervised, including defined play areas to be used by different defined age groups at any given time. The development hereby permitted shall be implemented and thereafter operated in strict accordance with the approved site management plan.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to accord with Policy HS12 of the Wirral Unitary Development Plan.

9. NO DEVELOPMENT SHALL TAKE PLACE until full details of both hard and soft landscape works and all boundary treatments have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include; a minimum 2 metre buffer area between the boundary with the adjacent residential properties 4 Albany Road and 41 Well Lane and the outdoor play area, all details of boundary treatments including an acoustic barrier; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, etc.). All hard landscaping works and boundary treatments shall be completed before the nursery first comes into use and the boundary treatments shall be permanently retained thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to accord with Policy HS12 of the Wirral Unitary Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy HS15 of the Wirral Unitary Development Plan.

11. NO DEVELOPMENT SHALL TAKE PLACE until full details of the pram storage, toy storage and bin storage have been submitted to and approved in writing by the Local Planning Authority. The approved pram, toy and bin storage areas shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity having regard to UDP Policy HS12

12. 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.

13. NO DEVELOPMENT SHALL BE COMMENCED until a detailed scheme of highway improvement works for the provision of limited waiting restrictions together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details.

Reason: In the interests of highway safety and to accord with Policy HS15 of the Wirral Unitary Development Plan.

14. No part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Albany Road has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy HS15 of the Wirral Unitary Development Plan.

15. 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 HS15 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. A pre-site inspection is required prior to the development works commencing with the Local Authority. Any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developers expense and to the Local Authority specifications and written approval. For further details contact Highway Management Area Manager via www.wirral.gov.uk

The provision, removal or amendment of waiting restrictions has to follow a legal process which is carried out by the Council and takes several months to programme and complete. The applicant is advised to make early contact with the Council's Traffic Network Management Team via www.wirral.gov.uk in relation to any conditions requiring such work to be carried out.

Last Comments By: 22/03/2017
Expiry Date: 31/01/2017

This page is intentionally left blank

Planning Committee

17 August 2017

Reference:
OUT/17/00265

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
New Brighton

Location: LAND AT FORMER OLD TAVERN CLUB, MAGAZINE LANE, NEW BRIGHTON, CH45 5AD

Proposal: Mews-style development of 13 No. 2-bed and 3 No. 1-bed apartments with access to parking for 10 cars and landscaped gardens on the site of a former night club and premises (Outline)

Applicant: P Horner Property Ltd.

Agent : Mr P Forrest

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Old Tavern Club, 16-18 Magazine Lane, New Brighton, L45 5AD
Application Type: Full Planning Permission
Proposal: New entrance foyer and erection of toilets.
Application No: APP/81/18288
Decision Date: 11/06/1981
Decision Type: Conditional Approval

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 37 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a qualifying petition of objection containing 53 signatures received, together with 30 individual objections. The objections can be summarised as:

- Insufficient parking;
- Safety issues with vehicle access;
- Overdevelopment of the site;
- Loss of privacy and overlooking;
- Loss of light;
- Noise and disturbance from use of amenity area;
- Street clutter and smell from additional bins;

CONSULTATIONS

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

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

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

A qualifying petition of objection containing 53 signatures was received.

INTRODUCTION

The application is for a residential development of 13 No. 2-bed and 3 No. 1-bed apartments in a two-and-a-half storey building, with access to parking for 10 cars and landscaped gardens, on the site of the former Old Tavern night club.

The application is at outline stage, with access, layout, landscaping and scale to be determined at this stage. The layout depicts a two-and-a-half storey building fronting the site, with a smaller building projecting to the rear of this. Parking will be provided through an undercroft to the west of the site, with private amenity space for future occupiers to the east. The appearance is to be determined in a future reserved matters application.

SITE AND SURROUNDINGS

The site is currently vacant but until recently contained the Old Tavern night club, which was previously a chapel, surrounded by large areas of hardstanding and parking.

The area is designated in Wirra's Unitary Development Plan as a Primarily Residential Area. There is a small bakery adjacent to the site and a small shopping centre on Seabank Road to the east of the site,

but the surrounding area is predominantly residential in nature, with most properties in the immediate area being terraced dwellings.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan policy HS4: Criteria for New Housing Development, Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions, Supplementary Planning Document 4: Parking Standards and the National Planning Policy Framework. Policies WM8 and WM9 of the Waste Local Plan are also relevant to this proposal.

There is a requirement for this scheme to provide 20% affordable housing provision, with a commuted sum in lieu of on-site provision being sought. The applicant has agreed to this and this will be secured through a Section 106 Agreement.

APPEARANCE AND AMENITY ISSUES

Residential Amenity

The previous use of the site as a nightclub had a significantly harmful impact upon the amenities of neighbouring properties through high levels of noise, disturbance and anti-social behaviour. The redevelopment of the site for residential purposes is therefore much more suitable and is to be welcomed, and would have much less impact upon the amenities of surrounding residential properties. The principle of a residential development on this site is therefore acceptable.

The previous Old Tavern building was substantial in scale with the tallest part of it being located extremely close to the side/east boundary, adjacent to 2 and 4 Lennox Avenue. The proposed building will be similar in scale but whilst the side/east gable of the proposed building will be in a similar location as the previous chapel, it will be approximately 2 metres lower in height and would be approximately 1 metre further from these residential properties, and it is therefore considered that it will have less of an impact on the amenities of neighbouring properties.

The windows on the main part of the proposed building (at the front of the site) will face to the front and rear. To the front, the site will face the side elevations of 1 and 2 Greenbank Avenue, at a distance of approximately 18 metres. There does not appear to be any primary habitable windows on these side elevations and this distance is therefore considered to be acceptable. The rear windows will look into the site itself, overlooking the parking and amenity area, together with the rear projection and should therefore not harm the amenities of neighbouring properties.

The long and fairly narrow shape of the site means that the windows on the smaller part of the building (to the rear) will face to the side (east and west). The western elevation of this will be true two-storey, and will face the rear elevation of properties on Magazine Avenue, at a distance of approximately 15 metres. This is less than the normal separation distance requirement of habitable windows facing each other - however, the established pattern of development in the immediate area results in separation distances consistently being less than what is proposed. In addition, the neighbouring properties are set higher than the application site which will limit the impact of this on the amenities of occupiers of these properties.

The east elevation is closer to neighbouring properties on Lennox Avenue, being approximately 13 metres away, with these properties also set lower due to the change in land levels. In order to mitigate the impact of the proposal on these properties, the east elevation has been designed so that the first-floor is within the roofspace, with the eaves lower than on the west elevation. This lessens the bulk of the building, whilst also ensuring there is no direct overlooking caused. The first-floor windows have been designed similarly to roof lights but will be positioned low enough to allow for views out over the roofs of the adjacent properties. These windows are only located in four of the new units and will serve one of the bedrooms in each unit and a secondary window for the living area. The design of these windows will therefore ensure that there is no overlooking of neighbouring gardens or properties but will allow for some outlook from the windows, all whilst ensuring that the development makes good use of a brownfield site.

There is a large area of private amenity space provided to the rear of the site, along the boundary of the rear gardens of Lennox Avenue properties, and this area is considered to be of a sufficient size for future occupiers. It is not considered that the use of this area by future occupiers of the development

would harm the amenities of neighbouring properties.

Street Scene

As noted, the Old Tavern was a large and substantial building which projected right up to the back of the pavement and as such, it was fairly prominent on the street scene.

The scale and layout of the proposal is to be determined at this stage. The proposed building would be set back on the site by approximately 5 metres, with the main building fronting the site being two-and-a-half storeys high. The buildings either side will be set further forward than the proposed building and given the variety in design and scale of properties in the immediate area, it is considered that a building of such a scale is unlikely to harm the character and appearance of the street scene, or appear as an overdevelopment of the plot.

Whilst the application site itself is level, Magazine Lane and the surrounding area slopes downwards towards the east. This change in levels would result in the proposed building appearing similar in overall height to the two-storey dwelling directly to the west of the site (14 Magazine Lane). Whilst this change in level also means that the height of the building will be taller than Dodgshon's Bakery, it would not be excessively so. There are a number of three-storey buildings towards the top of Magazine Lane, as it joins Rowson Street/ Rake Lane, whilst a recently built row of dwellings near this junction has also utilised the roofspace for habitable accommodation. As such, the scale of the proposed building is not considered to be excessive and is considered suitable for this location, which is predominantly an area of high-density residential properties.

The appearance of the scheme is not to be determined at this stage and is reserved for a subsequent application. The applicant has submitted indicative elevations to demonstrate how the proposed units, and the layout of the scheme, could be accommodated. The indicative design is, as presented, not considered to be acceptable. However, the principle of a two-storey building with a further floor of accommodation in the roofspace, utilising dormer windows, is considered to be acceptable. There are numerous examples of front dormers in the immediate area, including adjacent to the site at Dodgshon's Bakery, as well as the new development at the top of Magazine Lane, as noted above.

SEPARATION DISTANCES

Separation distances are dealt with in more detail above.

HIGHWAY/TRAFFIC IMPLICATIONS

Ten off-street parking spaces have been provided within the site, utilising an existing access off Magazine Lane through an undercroft in the proposed building. Whilst this is less than the number of units proposed, it is considered to be acceptable in this instance given that the site is in a sustainable location close to local amenities and with a number of bus routes passing by or near to the site.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The applicant has submitted preliminary details about drainage, and a condition has been attached to ensure that full details are submitted with the reserved matters application. The maintenance of any future sustainable drainage systems will be secured through a Section 106 Agreement.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

This outline application proposes the redevelopment of a site used most recently for a non-conforming, harmful use and the proposed residential development will have less impact upon the amenities of the neighbouring properties and the overall character and appearance of the area. The proposal is therefore considered to comply with Wirral Unitary Development Plan policy HS4, Supplementary Planning Document 2 and 4, 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:-
This outline application proposes the redevelopment of a site used most recently for a non-conforming, harmful use and the proposed residential development will have less impact upon the amenities of the neighbouring properties and the overall character and appearance of the area. The proposal is therefore considered to comply with Wirral Unitary Development Plan policy HS4, Supplementary Planning Document 2 and 4, and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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.

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

2. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority, no later than three years from the date of this permission.

(a) The external **appearance** of the development;

The development shall be carried out in accordance with the approved details.

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

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 29th March 2017 and listed as follows: TAV01; TVN003; TVN004; TVN005; TAV06; TVN007; TVN008; TVN009; TVN010; TVN011; TVN013; TVN014; TVN015; TVN016; TVN017; TVN018; TVN019; TVN021; TVN022;

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

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

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

5. PRIOR TO COMMENCEMENT OF DEVELOPMENT full details of alterations to the waiting restrictions fronting the site on Magazine Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the development

Reason: In the interests of highway safety

6. 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.

7. PRIOR TO COMMENCEMENT OF DEVELOPMENT a full scheme of works for the construction of the new vehicle access from the highway and amendments to the existing highway made necessary by this development, including a new vehicle crossing in accordance with LPA crossing specifications, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed in full prior to first occupation of the development

Reason: In the interests of highway safety

8. PRIOR TO COMMENCEMENT OF DEVELOPMENT, detailed drawings indicating 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 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent properties

9. No development shall take place before details of a scheme of landscaping, which shall include details of both hard and soft landscaping 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 development. Any trees, shrubs or plants that die within a period of five years from the completion of 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 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 protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy GR5 of the Wirral Unitary Development Plan.

10. 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 the Wirral Unitary Development Plan.

11. No development shall take place before details of the positions, design, materials and type of boundary treatment (including the provision of locked gates to the alleyways accessing the communal bin facilities) to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties, and in the interests of designing out crime, to accord with Policies HS4 of the Wirral Unitary Development Plan.

12. As part of an application for the approval of reserved matters full details of a scheme for a surface water sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development shall be submitted for consideration by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

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

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team, area manager via www.wirral.gov.uk prior to the commencement of development for further information.

Consent is required for the formal closure of an existing highway. All costs will be recharged to the applicant, who should contact the Council's Highway Management team via www.wirral.gov.uk for further information.

2. Details of a scheme for a surface water sustainable drainage system, comprising all components of the surface water drainage system, should include:
- 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 + appropriate 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 an existing greenfield site or 5 l/s, whichever is greater;
 - c) Demonstrate that the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event, does not exceed the greenfield runoff volume for the same event;
 - d) Include details of a site investigation (which should be carried out prior to design) and where infiltration is proposed, covering at a minimum:
 - i. Variations in soil conditions
 - ii. Areas of filled land
 - iii. Preferential underground seepage routes
 - iv. Variations in the level of groundwater
 - v. Any geotechnical/geological factors likely to affect the long term percolation and stability
 - vi. Evidence of water table depth and that groundwater does not rise to a level within 1m of base of proposed soakaway during annual variations in the water table
 - e) Where infiltration is proposed, results of a rate test utilising a soakage trial pit of the same depth as the full size soakaway:
 - i. Filled and allowed to drain 3 times to near empty
 - ii. Conducted on the same/consecutive days
 - iii. Conducted where the drain will discharge to soakaway
 - f) Topography and finished floor levels. Include details of how any flood

- g) water, including depths, will be safely managed in exceedance routes;
Where applicable, secure arrangements for adoption by an appropriate public body or statutory undertaker;
- h) Include a timetable for implementing the scheme.

Last Comments By: 02/05/2017
Expiry Date: 28/06/2017

Planning Committee

17 August 2017

Reference:
APP/17/00461

Area Team:
South Team

Case Officer:
Mrs S Lacey

Ward:
Bebington

Location: 106 TEEHEY LANE, HIGHER BEBINGTON, CH63 8QT
Proposal: Conversion of take away into a restaurant, including a single storey rear extension to provide new toilets and change in position of external extract duct.

Applicant: Mr Khan
Agent : Rivergate Limited

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 106, Teehey Lane, Higher Bebington. L63 8QT
Application Type: Full Planning Permission
Proposal: Change of use of ground floor from shop to estate agents, surveyors and building society offices.
Application No: APP/85/06769
Decision Date: 08/01/1986
Decision Type: Approve

Location: 106, Teehey Lane, Higher Bebington. L63 8QT
Application Type: Full Planning Permission
Proposal: Change of use of first floor to estate agents office.
Application No: APP/87/05004
Decision Date: 26/02/1987
Decision Type: Approve

Location: 106, Teehey Lane, Higher Bebington. L63 8QT
Application Type: Advertisement Consent
Proposal: Installation of illuminated fascia sign and projecting box sign.
Application No: ADV/86/05237
Decision Date: 16/05/1986
Decision Type: Approve

Location: 106 Teehey Lane, Higher Bebington, Wirral, L63 8QT
Application Type: Full Planning Permission
Proposal: Erection of a new shop front.
Application No: APP/97/06443
Decision Date: 12/11/1997
Decision Type: Approve

Location: Band & Spencer, 106 Teehey Lane, Higher Bebington, Wirral, CH63 8QT
Application Type: Full Planning Permission
Proposal: Change of use to takeaway
Application No: APP/01/06279
Decision Date: 01/10/2001
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 7 letters of notification were sent to neighbouring properties. A Site Notice was displayed. No representations have been received from neighbouring properties.

CONSULTATIONS:

Traffic & Transportation Division: No objection.

Environmental Health Division: No objection subject to conditions.

DIRECTOR'S COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The agent is an elected member.

INTRODUCTION

The application proposes a single storey rear extension and a change in permission of an external duct. The change of use from the previous A5 hot food takeaway to an A3 restaurant is classed as permitted development and therefore does not require planning permission.

a change of use to A3 restaurant and cafe (which does not require planning permission), single-storey rear extension and change position of external extract.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle under Policy HS15 of the Wirral Unitary Development Plan and SPD3 Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments.

SITE AND SURROUNDINGS

The site comprises a commercial unit last used as a hot food takeaway, situated on a row of A1 uses in a Primarily Residential Area. There are flats at first floor above the commercial row. There is Social Club and Public House opposite the site and garages to the rear of the site. The nearest self-contained flats (Rowan Court) when measured along the highway are 47m away (door to door).

POLICY CONTEXT

The proposal shall be assessed against the relevant Unitary Development Plan Policy HS15 Non-Residential Uses in Primarily Residential Areas and SPD3 Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments. This is to be evaluated against the NPPF.

UDP policy HS15 requires that development should be of an appropriate scale and not result in a detrimental change in the character of the area or cause nuisance to neighbouring occupiers as a result of noise and disturbance, on street parking or delivery vehicles.

Supplementary Planning Document 3 states that restaurants are generally acceptable provided they does not harm nearby residential properties, and SPD3 recommends a 40-metre separation distance from the main elevation of a dwelling house or a building used solely for self contained flats when measured along a public highway, which the proposal achieves.

APPEARANCE AND AMENITY ISSUES

The key objectives of policy HS15 and SPD3 are to protect the amenity of neighbouring uses. In this instance the change of use from hot food takeaway (existing) to restaurant is not considered to result in an increase in noise or disturbance. The proposal is more than the 40-metre separation distance from the main elevation of a dwelling house or a building used solely for self contained flats when measured along a public highway (Rowan Court when measured along the highway is 47m away), as set out in SPD3. There are other late night uses in the vicinity, including a Public House, Social Club and a petrol garage. The applicant has applied for 16:00 - 23:00 hours Mon-Sat and 16:00 - 22:00 hours Sunday which are not considered to be harmful to neighbouring residential properties or the character or viability of the centre. The requested hours can be conditioned.

The proposed extension and fume extract is considered appropriate in scale and will not harm the character of the area. The extension and extract are not considered to appear overbearing to the adjacent A1 use or first floor flat, and there are no residential dwellings directly to the rear.

The proposal enjoys a high degree of accessibility by public transport. The proposal complies with Policy HS15 of the adopted Wirral Unitary Development Plan and SPD3 Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments. It is deemed not to have an adverse impact on the character of the area, nearby residential properties, or the vitality and viability of the Primarily Residential Area.

SEPARATION DISTANCES

The proposal is not considered to result in overlooking or loss of privacy to residential properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The development is situated in a sustainable location on bus routes and close to residential areas. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Environmental Protection Division had no objection to the proposal in relation to noise and disturbance. There are no environmental or sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal complies with Policy HS15 of the adopted Wirral Unitary Development Plan and SPD3 Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments. It is deemed not to have an adverse impact on the character of the Primarily Residential Area or the amenity of nearby residential properties.

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 complies with Policy HS15 of the adopted Wirral Unitary Development Plan and SPD3 Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments. It is deemed not to have an adverse impact on the character of the Primarily Residential Area or the amenity of nearby residential properties.

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 03 May 2017 and listed as follows: drawing numbers 04_2017_02 Revision A (dated 10.04.2017), 04_2017_03 Revision A (dated 13.04.2017), 04_2017_04 Revision A (dated 13.04.2017), 04_2017_05 Revision A (dated 13.04.2017).

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

3. The premises shall not be used except between the hours of 16:00 hours and 23:00 hours Mondays to Saturdays, and 16:00 hours and 22:00 hours Sundays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

4. No development shall take place until full details of a scheme for noise insulation between ground floor and residential accommodation above (adhering to "Building Regulations Approved Document E - Resistance to the passage of sound") has been submitted to and approved in writing by the Local Planning Authority, unless the accommodation is to be used solely by the owner of the business. The scheme shall be implemented prior to commencement of the development and retained as such thereafter.

Reason: In the interest of amenity

5. No development shall take place until a suitable scheme for fume extraction has been submitted to and approved in writing by the Local Planning Authority. When designing the fume extraction system reference should be made to the Defra document "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems". The scheme shall be implemented prior to commencement of the development and retained as such thereafter.

Reason: In the interest of amenity

Further Notes for Committee:

The provision, removal or amendment of waiting restrictions has to follow a legal process which is carried out by the Council and takes several months to programme and complete. The applicant is advised to make early contact with the Council's Traffic Network Management Team via www.wirral.gov.uk in relation to any conditions requiring such work to be carried out.

Last Comments By: 14/07/2017

Expiry Date: 07/08/2017

This page is intentionally left blank

Planning Committee

17 August 2017

Reference:
APP/17/00610

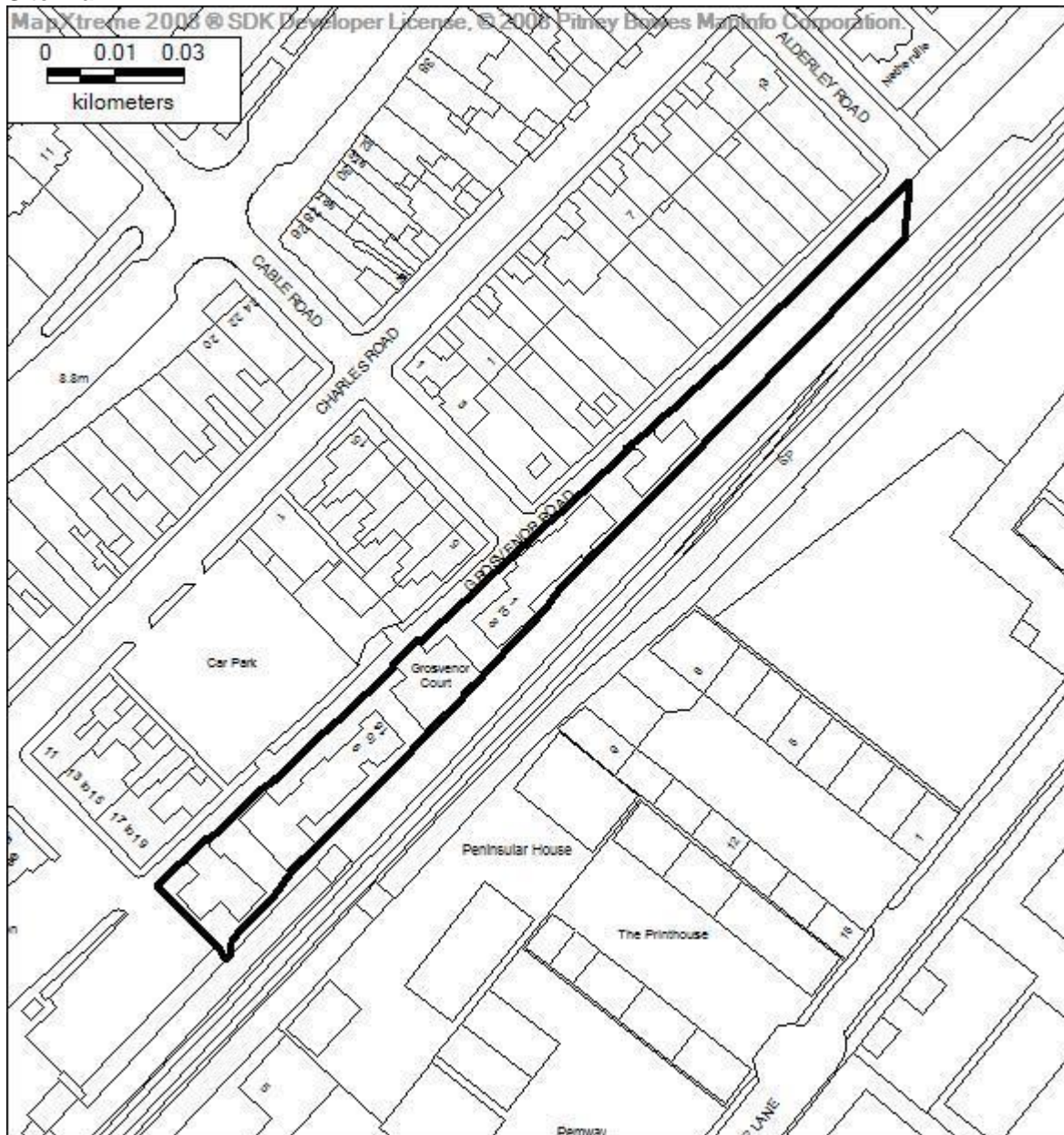
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: Grosvenor Court, GROSVENOR ROAD, HOYLAKE
Proposal: Erection of five apartments by means of forming an additional floor level on an existing apartment block
Applicant: GB DEVELOPMENTS LTD
Agent : Willacy Horsewood Architects

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Grosvenor Court, GROSVENOR ROAD, HOYLAK, CH47 2BJ
Application Type: Full Planning Permission
Proposal: Erection of 4no. two-bedroom apartments in 2no. 2-storey blocks
Application No: APP/14/00626
Decision Date: 22/09/2014
Decision Type: Refused

Location: Land adj to the Railway Track, Grosvenor Road, Rear of Hoylake Railway Station, Hoylake, Wirral CH47 4AA
Application Type: Full Planning Permission
Proposal: Erection of 4 no. flats in one two storey block
Application No: APP/01/05682
Decision Date: 20/06/2001
Decision Type: Refused

Location: Land (adj.) to the Railway Track , Grosvenor Road, rear of Hoylake Railway Station, Hoylake, Wirral, CH47 3B
Application Type: Full Planning Permission
Proposal: Erection of 22 flats in four two storey blocks.
Application No: APP/99/05599
Decision Date: 10/09/1999
Decision Type: Refused

Location: Land (adj.) to the Railway Track , Grosvenor Road, rear of Hoylake Railway Station, Hoylake, Wirral, CH47 3B
Application Type: Full Planning Permission
Proposal: Erection of 18 flats in two two storey blocks.
Application No: APP/99/06568
Decision Date: 10/12/1999
Decision Type: Approved

Location: Finnieland, south of Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission
Proposal: Application for residential development, (outline).
Application No: OUT/95/06351
Decision Date: 24/11/1995
Decision Type: Approved

Location: Finnieland, south of Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission
Proposal: Erection of residential development, (outline).
Application No: OUT/92/06267
Decision Date: 16/10/1992
Decision Type: Approved

Location: Finnieland, Grosvenor Road, Hoylake. L47 3BS
Application Type: Full Planning Permission
Proposal: Amended plans for childrens picnic and leisure area including erection of a covered eating area,shop, amusement building, store, covered way, grotto, castle and walls, and erection of a first floor flat.
APP/87/05505

Application No:
Decision Date: 21/05/1987
Decision Type: Refused

Location: Finnieland, former railway yard, south east of Grosvenor Road, between Albert Rd
Application Type: Full Planning Permission
Proposal: Amended plans for childrens picnic and leisure area, and the erection of toilets, shop and store, and 3 covered areas.
Application No: APP/86/06596
Decision Date: 17/12/1986
Decision Type: Approved

Location: Former railway yard, south east of Grosvenor Road, between Albert Road and Cable
Application Type: Full Planning Permission
Proposal: Change of use to picnic area and childrens' leisure area and erection of a toilet block.
Application No: APP/86/05509
Decision Date: 17/07/1986
Decision Type: Approve

Location: Former railway land south of, Grosvenor Road, Hoylake. L47 3BS
Application Type: Outline Planning Permission
Proposal: Erection of a 20 unit motel and construction of an access road and car park.
Application No: OUT/85/05951
Decision Date: 31/07/1985
Decision Type: Approved

Location: South Grosvenor Road, Hoylake, L47 3B
Application Type: Full Planning Permission
Proposal: Keep fit gymnasium
Application No: APP/83/23567
Decision Date: 03/11/1983
Decision Type: Approved

Location: Goods Yard, Grosvenor Road, Hoylake, L47 3BS
Application Type: Full Planning Permission
Proposal: Use of land for storage of caravans and boats at former goods yard
Application No: APP/82/21108
Decision Date: 16/12/1982
Decision Type: Refused

Location: Former Goods Yard, Grosvenor Road, Hoylake, Wirral, L47 3BS
Application Type: Full Planning Permission
Proposal: To use vacant land for the storage of caravans and boats.
Application No: APP/81/19189
Decision Date: 21/01/1982
Decision Type: Refused

Location: Goods Yard, Grosvenor Road, Hoylake, Wirral, L47 3BS
Application Type: Full Planning Permission
Proposal: Change of use of former goods yard to storage of caravan and boats.
Application No: APP/80/15375
Decision Date: 28/10/1980
Decision Type: Approved

Location: Grosvenor Road, Hoylake, L47 3B
Application Type: Full Planning Permission
Proposal: Use of land for parking road passenger transport

Application No: APP/79/14347
Decision Date: 14/02/1980
Decision Type: Refused

Location: Land Adj., Railway fronting Grosvenor Road, Hoylake
Application Type: Full Planning Permission
Proposal: Use of land as Heavy Goods Vehicle Parking Yard
Application No: APP/79/12379
Decision Date: 26/07/1979
Decision Type: Refused

Location: Land Sw Grosvenor Road , Hoylake L473BS
Application Type: Full Planning Permission
Proposal: Use of land for the sale of used motor vehicles
Application No: APP/79/13212
Decision Date: 26/07/1979
Decision Type: Refused

Location: Grosvenor Road , Hoylake L47 3BS
Application Type: Full Planning Permission
Proposal: Use of former coal sidings for sale of used motor vehicles
Application No: APP/78/11341
Decision Date: 14/06/1979
Decision Type: Refused

Appeal Details

Application No	APP/87/05505
Appeal Decision	Dismissed
Appeal Decision Date	17/02/1988

Application No	APP/01/05682
Appeal Decision	Dismissed
Appeal Decision Date	20/12/2001

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regards to the Council's Guidance for Publicity of Planning Applications, letters were sent to 23 neighbouring properties and a Site Notice posted adjacent to the site. 12 Objections have been received which are summarised as follows:

1. Proposals will cause noise and disturbance
2. Lack of parking for new units
3. Visually out of keeping and too high
4. Overlooking to nearby houses
5. Lack of notification from landlord to existing tenants
6. Existing parking spaces inadequate
7. No space for extra bins
8. Concern that foundations will not be adequate for another storey

A qualifying petition of objection of 118 signatures has been submitted.

CONSULTATIONS:

Environmental Protection - No objection

Highways - No objection

Network Rail - Note that developer should contact Network Rail regarding construction matters.

Hoylake Community Planning Forum - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been taken out of delegation by Councillor Gerry Ellis citing residents' concerns over overlooking and traffic and parking problems. A qualifying petition of objection signed by 118 signatures has also been received.

INTRODUCTION

The proposal is to add an additional storey onto the existing two storey building which forms the southernmost part of the Grosvenor Court development.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and the Hoylake Neighbourhood Plan Area. Flat development can be permitted subject to Unitary Development Plan Policy HS13, Supplementary Planning Document Note 2 Policies H1 and H2 of the Hoylake Neighbourhood Plan and advice in the National Planning Policy Framework.

SITE AND SURROUNDINGS

The application site consists of a two storey purpose built flat development. Grosvenor Court consists of two storey buildings, one of 8 flats and the one which is the subject of the current application which contains 10 flats. The surrounding area is primarily residential with other houses along Grosvenor Road and roads to the south of Market Street. To the south west of the site, uses are more commercial with Hoylake Station adjacent to the site. The Merseyrail Wirral Line runs alongside the application site. On street parking is generally unrestricted, although the narrow width of Grosvenor Road restricts this. There is a public car park immediately opposite the application site.

POLICY CONTEXT

Policy HS13 of the Wirral Unitary Development Plan - Self Contained Flat Conversions, permits the conversion of existing buildings subject to ensuring the privacy of neighbours and occupants including the layout of car parking areas and windows to prevent overlooking. Main living rooms should have reasonable outlook and not be lit solely by roof lights. Access to rear yards/gardens must be provided.

Supplementary Planning Document 2 (SPD2) - Expands on HS13 and states that proposals should be of a scale relative to surrounding properties, all main habitable rooms should have a reasonable outlook, and one-third of the site should remain as amenity space, to be read alongside policy HS4.

Supplementary Planning Document 4 (SPD4) - sets out maximum parking standards of 1 space per self-contained flat. Cycle parking is a requirement.

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.

Policy H1 of the Hoylake Neighbourhood Plan supports new residential development which does not have a significantly adverse effect upon the distinctive character of the local area or the living conditions of occupants of surrounding dwellings.

Policy H2 of the Hoylake Neighbourhood Plan states that proposals for residential development must ensure that where appropriate they address the housing needs of the wider community, by providing a mix of housing types, tenures and sizes, including affordable and specialist housing, based upon an up-to-date assessment of housing need.

The National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012 and supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and

make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities are expected to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Planning policies and decisions should optimise the potential of sites to accommodate development.

APPEARANCE AND AMENITY ISSUES

The proposal is to add 5 additional flats on top of the existing building. The additional floor follows the same footprint and design of the existing building with windows replicated on the extra storey. Unlike the block of 8 units, this block faces the car park and railway line and is 18m to the corner of the garden of the nearest property (5 Cable Road). The proposed building will be 2.7m higher than the existing building but follows the same roof detail.

The flat nearest to 5 Grosvenor Road has a side lounge window, which is a secondary window and which is approximately 27m from the nearest first floor window on the side of the outrigger of 5 Cable Road. The relationship between the two windows is oblique so there would be no direct overlooking but at 27m this exceeds the required interface distance for facing windows of 25m. In addition the application site is 25m from the adjacent flats at Grosvenor Court. As such no loss of amenity or privacy is anticipated.

The existing development has 18 parking spaces which allow one space per unit. The current proposal does not propose any additional spaces for the additional flats and the applicant has stated that the current spaces are underused by existing residents so there is capacity. Objectors to the proposals have argued that on street parking is at a premium in the area and often results in residents of nearby roads being unable to park outside their homes. Notwithstanding this, the site is in a sustainable location, adjacent to a train station, accessible to bus routes and near shops and facilities. In addition the site is opposite a public car park which could be used by visitors, although spaces could not be guaranteed. The Council's Highway Engineers have not raised any objection to the proposals.

The proposals will inevitably lead to some disruption to the flats below the extension but this is a temporary matter which should be resolved between the landlord and tenants. Issues of noise and disturbance are regulated through Environmental Health Legislation.

SEPARATION DISTANCES

Separation distances are detailed in the main body of the report.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal, subject to the provision of cycle parking.

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 proposals will result in an extension which will replicate the appearance of the existing building and will have a positive visual impact. The proposals do not conflict with UDP Policy HS13 and SPG 2, Hoylake Neighbourhood Plan Policies H1 and H2 and will result in a sustainable well designed development which accords with the NPPF.

Summary of Decision:

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

The proposals will result in an extension which will replicate the appearance of the existing building and will have a positive visual impact. The proposals do not conflict with UDP Policy HS13 and SPG 2 and will result in a sustainable well designed development which accords with the NPPF.

Recommended **Approve**
Decision:

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 May 16th 2017 and July 6th 2017 and listed as follows: 1291-02, 1291-03, 1291-10, 1291-11, 1291-12, 1291-13, 1291-14 and 1291-16

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

3. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

4. 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.

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.

Further Notes for Committee:

Last Comments By: 18/07/2017
Expiry Date: 11/07/2017

Planning Applications Decided Under Delegated Powers Between 09/07/2017 and 06/08/2017

Application No.: APP/16/00336 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 12/07/2017 **Decision:** Approve
Case Officer: Mr P Howson
Applicant: Mr M Hassan **Agent:** Mr Robert Graham
Location: Xmail, 210 LISCARD ROAD, LISCARD, CH44 5TN
Proposal: Proposed change of use from shop (A1) premises to take-away shop (A5)

Application No.: APP/16/00779 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 03/08/2017 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: Richard Smith Tree Services **Agent:**
Location: Land off Park Lane, Meols, Wirral, CH47 8XT
Proposal: Forestry processing and timber storage shed (Retrospective)

Application No.: APP/16/01022 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 03/08/2017 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: RBS **Agent:** Styles and Wood Ltd
Location: Near number 63, Marine Promenade Junction with Waterloo Road, Wallasey, CH45 2JS
Proposal: The proposed development would entail the installation of a ATM / Phone Kiosk measuring 2355 mm x 1280 mm x 1200 mm.

Application No.: ADV/16/01023 **Application Type:** Advertisement Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 03/08/2017 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: RBS **Agent:** Styles and Wood Ltd
Location: Near number 63, Marine Promenade Junction with Waterloo Road, Wallasey, CH45 2JS
Proposal: Adverts associated with a proposed ATM / Phone Kiosk (APP/16/01022).

Application No.: APP/16/01498 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 28/07/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Beer **Agent:** FSP Northern Ltd
Location: Wythethorne, 74 CALDY ROAD, CALDY, CH48 2HW
Proposal: Demolition of existing two storey "boathouse" and storage building and construction of new two storey garage and garden recreation room.

Application No.:	APP/16/01500	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Beer	Agent:	FSP Northern Ltd
Location:	WYTETHORNE, 74 CALDY ROAD, CALDY, CH48 2HW		
Proposal:	Demolition and reconstruction of existing house at Whytethorne with extensions		
Application No.:	LBC/17/00003	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr M Hewitt	Agent:	Oakdale Property Consultants Ltd
Location:	12 BRIDGE STREET, PORT SUNLIGHT, CH62 4UP		
Proposal:	Replace old conservatory and extend the kitchen and install a new downstairs toilet room.		
Application No.:	APP/17/00099	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	24/07/2017	Decision:	Approve
Case Officer:	Mrs C Parker		
Applicant:	Mr G Coliins	Agent:	D.J. Cooke & Co Ltd
Location:	5 UPLANDS ROAD, BROMBOROUGH, CH62 2BY		
Proposal:	Erection of a dormer bungalow on the west side garden of the site together with an attached brick garage.(amended plans)		
Application No.:	APP/17/00129	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Mr Havard	Agent:	KJP Architecture
Location:	36 JUBILEE DRIVE, WEST KIRBY, CH48 5EF		
Proposal:	New Dwelling on land adjacent to [North of] 36 Jubilee Drive		
Application No.:	APP/17/00151	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	11/07/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Lane End Developments Construction	Agent:	PRP Architects
Location:	Formerly The Archers, MARK RAKE, BROMBOROUGH, CH62 2DL		
Proposal:	Demolition of former Public House (A4) and erection of 36 No. affordable apartments (C3(a)) with associated access, parking and landscaping		

Application No.:	ADV/17/00242	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	03/08/2017	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Cato Crane Valuers	Agent:	
Location:	Cato Crane, THE MOUNT, HESWALL, CH60 4RD		
Proposal:	Retention of externally-illuminated sign (1.9m x 0.95m) on side of building		
Application No.:	APP/17/00280	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	24/07/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr N Vaughan	Agent:	Garry Usherwood Associates Limited
Location:	24 ACRES ROAD, BEBINGTON, CH63 7QQ		
Proposal:	Demolition of existing property and erection of replacement two-storey dwelling		
Application No.:	APP/17/00286	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	25/07/2017	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Mr Nickless	Agent:	
Location:	96 GLENWOOD DRIVE, IRBY, CH61 4UJ		
Proposal:	Erection of a single storey rear extension		
Application No.:	APP/17/00299	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mrs E Edwards	Agent:	
Location:	55A SOMERSET ROAD, PENSBY, CH61 8SN		
Proposal:	Demolition of the double garage and kitchen extension at 57 Somerset Road and erection of a two storey detached dwelling between 55 and 57 Somerset Road		
Application No.:	RESX/17/00323	Application Type:	Prior Approval Householder PD
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	21/07/2017	Decision:	Prior approval is not required
Case Officer:	Mrs S Lacey		
Applicant:	Mr Roland Marlow	Agent:	
Location:	25 HILLFIELD DRIVE, PENSBY, CH61 5UH		
Proposal:	Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 2.8m and for which the height of the eaves would be 2.6m		

Application No.:	APP/17/00329	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	24/07/2017	Decision:	Refuse
Case Officer:	Mr K Spilsbury		
Applicant:	Mr A Allgood	Agent:	
Location:	52 KING STREET, EGREMONT, CH44 8AU		
Proposal:	Change of use to a 8 bed HMO(Retrospective application).		
Application No.:	APP/17/00346	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr S McGlasson	Agent:	Mersey Design Group
Location:	64A STANLEY ROAD, HOYLAK, CH47 1HZ		
Proposal:	Amended Application Building a new 4-car detached garage to the side of the existing house, adding a bay window to the front of the house, and porch to the side. Erection a first floor balcony to front and rear elevation and adding render to the facade of the house and alterations to windows/doors.		
Application No.:	APP/17/00370	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Birkenhead Commercial Ltd.	Agent:	D.J. Cooke & Co Ltd
Location:	96-100 PRICE STREET, BIRKENHEAD, CH41 3PE		
Proposal:	Erection of four light industrial starter units together with associated site works.		
Application No.:	ADV/17/00417	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Refuse (mixed)
Case Officer:	Mrs C Parker		
Applicant:	Lidl UK	Agent:	One Design Architectural Services Ltd.
Location:	Lidl, OXTON ROAD, BIRKENHEAD, CH41 2TN		
Proposal:	1no. Lidl branded internally illuminated 6m high totem sign with Lidl logo, opening times and other store information. 6no. 48 sheet billboards wall mounted on the front and rear facade of the building. 1no. 7m hoarding advert with timber infill below and 4no. 48 sheet free standing billboards.		
Application No.:	APP/17/00427	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr C Sweeney	Agent:	PWE Design
Location:	43 BURLINGHAM AVENUE, NEWTON, CH48 8AL		
Proposal:	Two storey rear extension		

Application No.:	APP/17/00438	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Dave Beecham	Agent:	SDA Architecture LTD
Location:	Higher Farm, ROMAN ROAD, PRENTON, CH43 3DB		
Proposal:	Erection of stables and barn for storage with access from Prenton Dell Road		
Application No.:	APP/17/00468	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Withdrawn
Case Officer:	Mrs S Lacey		
Applicant:	Mr Philip Clerkin	Agent:	
Location:	Fairways, 58 BLAKELEY ROAD, RABY MERE, CH63 0NA		
Proposal:	Proposed two-storey front/side extension, demolition of the existing detached garage to be replaced with a new single garage attached to the side elevation of the proposal.		
Application No.:	APP/17/00474	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	03/08/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Port Sunlight Cricket Club	Agent:	B D S
Location:	Leverhulme Sports Field, GREEN LANE, BROMBOROUGH, CH62 0BH		
Proposal:	Replacement of existing sports club/changing rooms with new single storey building, located in another location on the field.		
Application No.:	APP/17/00478	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Evans	Agent:	Paul Keegan Associates
Location:	7 BROADWAY AVENUE, LISCARD, CH45 6TA		
Proposal:	Retention of boundary fence		
Application No.:	APP/17/00502	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr F Breen	Agent:	Burton Architects
Location:	68 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY		
Proposal:	Conversion of unoccupied semi-basement under existing HMO properties to two self-contained apartments		

Application No.:	DPP3/17/00517	Application Type:	Work for Council by Council
Ward:	Upton	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	Fender Primary School, NEW HEY ROAD, WOODCHURCH, CH49 8HB		
Proposal:	Proposed car park (12no. spaces) and tarmac play area		
Application No.:	APP/17/00522	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mrs Allen	Agent:	Oakdale Property Consultants Ltd.
Location:	62 WHITFIELD LANE, HESWALL, CH60 7SB		
Proposal:	Demolition of brick outbuildings/garage and erection of a two-bedroom property on the land at the side of 62 Whitfield Lane		
Application No.:	APP/17/00530	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	12/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Stollies cafe delicatessen	Agent:	
Location:	106 WALLASEY VILLAGE, CH45 3LN		
Proposal:	Placing of 3 tables and 9 chairs on the pavement area outside stollies cafe and deli in Wallasey village		
Application No.:	APP/17/00534	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr J Appleby	Agent:	Pegasus Group
Location:	Land north-west of Netherset Hey, ARROWE BROOK LANE, IRBY, CH49 3NY		
Proposal:	Conversion of existing agricultural building to a residential dwelling (C3) with minor alterations to external elevations.		
Application No.:	APP/17/00537	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Permitted development
Case Officer:	Miss A McDougall		
Applicant:	Mr Pringle	Agent:	Bryson Architecture
Location:	3 Lydiate Farm, THE LYDIATE, HESWALL, CH60 8QN		
Proposal:	New parking arrangements to 3 Lydiate Farm, the Lydiate.		

Application No.:	APP/17/00539	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	20/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Rahman	Agent:	Bryson Architecture
Location:	1 CORONATION DRIVE, BROMBOROUGH, CH62 3LF		
Proposal:	Change of use to hot food takeaway with amended shop frontage and self-contained apartment above		
Application No.:	APP/17/00541	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Glen Affric Brewery Limited	Agent:	
Location:	Lightbox, KNOX STREET, BIRKENHEAD		
Proposal:	Installation of an ancillary bar/taproom to the existing brewery.		
Application No.:	APP/17/00548	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Allen	Agent:	
Location:	6 TORWOOD, BIDSTON, CH43 7XP		
Proposal:	Erection of a 1.8 metre fence fronting the highway(amended).		
Application No.:	APP/17/00554	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	03/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Little	Agent:	KJP Architecture
Location:	Caldy Edge, 10 CROFT DRIVE EAST, CALDY, CH48 1LR		
Proposal:	Two storey front, side and rear extension, including side and rear dormer windows. Single storey rear extension and demolition of conservatory.		
Application No.:	APP/17/00558	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Hylgar Properties Ltd.	Agent:	Burton Architects
Location:	Lifeboat House, NORTH PARADE, HOYLAKE, CH47 2AL		
Proposal:	Proposed Change of Use of the Old Lifeboat Station A3 (Restaurants and cafe) including external alterations and access		

Application No.:	APP/17/00573	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Withdrawn
Case Officer:	Mr C Smith		
Applicant:	Mrs Lori Shelbourne	Agent:	Antony Swann
Location:	21 GULLS WAY, HESWALL, CH60 9JG		
Proposal:	Existing roof replaced with reconfigured layout, including two storey front extension and two front dormer windows. Single storey side extension to existing garage. Single storey rear extension. New front porch.(Amended)		
Application No.:	APP/17/00580	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Miss E Renshaw	Agent:	
Location:	103 MARKET STREET, HOYLAKES, CH47 5AA		
Proposal:	Proposed change of use to a cafe (Use Class A3) serving cold and hot food trading hours 8am-3pm		
Application No.:	APP/17/00582	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr M Horne	Agent:	Mr Q Keohane
Location:	Chestnut Cottage, 67 THURSTASTON ROAD, HESWALL, CH60 6SA		
Proposal:	Erection of replacement porch, landscaping works, alterations to site entrance and minor alterations to existing dwelling		
Application No.:	APP/17/00589	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	17/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr M Formston	Agent:	SDA Architecture Limited
Location:	135 PARK ROAD NORTH, BIRKENHEAD, CH41 8AA		
Proposal:	Single storey replacement front extension and loft conversion with roof lights		
Application No.:	APP/17/00590	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr D Bowden	Agent:	CADStation
Location:	45-49 KING STREET, EGREMONT, CH44 0BY		
Proposal:	Conversion of first and second floors to 8 No. flats, together with second floor extension to existing rear outrigger		

Application No.:	APP/17/00592	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	17/07/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Weir	Agent:	Bryson Architecture
Location:	The Overchurch, 129 ROYDEN ROAD, UPTON, CH49 4LY		
Proposal:	Construction of six self contained apartments attached to existing building		
Application No.:	APP/17/00594	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	17/07/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs COLEMAN	Agent:	dowelldesignservices
Location:	6 MEADOWSIDE ROAD, BROMBOROUGH, CH62 7EL		
Proposal:	Erection of a single storey front and side extension and single storey front extension with pitched roof		
Application No.:	APP/17/00595	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr P Spruce	Agent:	Spring Architects Ltd
Location:	8 VALLEYBROOK GROVE, SPITAL, CH63 9FR		
Proposal:	Rear extension to form family room and kitchen		
Application No.:	LBC/17/00596	Application Type:	Listed Building Consent
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr & Mrs Ponsonby-Fane	Agent:	Cunliffes Ltd
Location:	Bidston Observatory, WILDING WAY, BIDSTON, CH43 7RA		
Proposal:	Reroofing to all parts of the building.		
Application No.:	APP/17/00597	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	20/07/2017	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Mr Snelson	Agent:	
Location:	28 ROCKVILLE STREET, ROCK FERRY, CH42 3XY		
Proposal:	Change of use to 7-bed HMO		

Application No.:	APP/17/00599	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Gargan	Agent:	Bryson Architecture
Location:	Hilltop, ROMAN ROAD, PRENTON, CH43 3DB		
Proposal:	Loft conversion with rear dormer, single storey extension and roof terrace		
Application No.:	APP/17/00607	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	27/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Christian	Agent:	Hughes Architectural
Location:	8 HALTON CRESCENT, GREASBY, CH49 3PG		
Proposal:	Removal of existing conservatory and build a 2 storey rear extension		
Application No.:	APP/17/00613	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Richards	Agent:	KJP Architecture
Location:	1 HILLARY ROAD, EASTHAM, CH62 8AW		
Proposal:	Proposed Single Storey Rear / Side Extension and Internal Alterations		
Application No.:	APP/17/00617	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Elderholme	Agent:	Paddock Johnson Partnership
Location:	Elderholme Nursing Home, CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JY		
Proposal:	Minor works to convert and extend 3No Store rooms into 3No ensuite bedrooms, and creation of 2No additional store rooms adjoining existing building.		
Application No.:	APP/17/00618	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Miss Ward	Agent:	Mr Ward
Location:	8 Mobberley Court, MOBBERLEY WAY, SPITAL, CH63 9JD		
Proposal:	Replacement of kitchen window to provide more natural light at 8 Mobberley Court, Spital, Wirral. Outside dimensions of new window to be 90cm wide by 96cm high.		

Application No.:	ADV/17/00623	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	20/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Homebird Furniture & Home Accessories Limited	Agent:	
Location:	174 TELEGRAPH ROAD, HESWALL, CH60 0AH		
Proposal:	Proposed illuminated laser cut plastic fascia sign mounted onto existing facade.		
Application No.:	APP/17/00624	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Wyatt	Agent:	ArchitectFolk
Location:	Lawton, 326A TELEGRAPH ROAD, HESWALL, CH60 6RW		
Proposal:	Ground floor extensions to the front and side of the dwelling to form new entrance and additional living accommodation. Dormer extension at first floor level and new raised roof/change of pitch to the detached garage (amended location plan received).		
Application No.:	ADV/17/00626	Application Type:	Advertisement Consent
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	01/08/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Lovell Partnership	Agent:	DK-Architects
Location:	Land opposite 553 NEW CHESTER ROAD, ROCK FERRY, CH42 2AQ		
Proposal:	Erection of 10 signs		
Application No.:	APP/17/00627	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Toner	Agent:	mda projects
Location:	57 NORTHWOOD ROAD, PRENTON, CH43 0SR		
Proposal:	2 Storey Side Extension		
Application No.:	APP/17/00628	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Jones	Agent:	JLArchitectonics
Location:	12 SOUTHCROFT ROAD, WALLASEY VILLAGE, CH45 8QE		
Proposal:	Demolition of existing kitchen extension. Erection of new kitchen/dining extension to ground floor with extension of existing first floor bedroom.		

Application No.:	APP/17/00629	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Bult	Agent:	PATERSON MACAULAY & OWENS
Location:	16 MAYFIELD ROAD, BEBINGTON, CH63 3DT		
Proposal:	Proposed two storey side extension and single storey rear extension		
Application No.:	APP/17/00630	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Refuse
Case Officer:	Mr K Spilsbury		
Applicant:	S&C Plant Hire Ltd	Agent:	Bryson Architecture
Location:	89 RUSSELL ROAD, ROCK FERRY, CH42 1LY		
Proposal:	Erection of four, two storey self contained dwellings		
Application No.:	APP/17/00632	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Graham	Agent:	SHACK Architecture Ltd
Location:	1 GAINSBOROUGH ROAD, WALLASEY VILLAGE, CH45 8PS		
Proposal:	Single storey rear extension.		
Application No.:	APP/17/00633	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	12/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr I Legge	Agent:	C W Jones
Location:	1 CHRISTCHURCH ROAD, OXTON, CH43 5SE		
Proposal:	Convert basement to self contained flat.		
Application No.:	APP/17/00635	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	13/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs S Cottrell	Agent:	Bryson Architecture
Location:	8 THE STAKES, LEASOWE, CH46 3SW		
Proposal:	Two storey side and rear extension		

Application No.:	APP/17/00637	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr D Titley	Agent:	PWE Design
Location:	Midway, 5 BELMONT ROAD, WEST KIRBY, CH48 5EY		
Proposal:	Replacement and enlargement of demolished detached double garage		
Application No.:	ADV/17/00638	Application Type:	Advertisement Consent
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	17/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	FOOD PROGRAMME DELIVERY ORCHID GROUP	Agent:	Futurama
Location:	116 ALLPORT ROAD, BROMBOROUGH, CH62 6AQ		
Proposal:	1 X Internally illuminated fascia. Only the logo illuminates. 1 X Internally illuminated co-op projector. 1 X Internally illuminated suspended co-op logo. 2 X Non illuminated wall mounted flat aluminium panels		
Application No.:	DPP3/17/00639	Application Type:	Work for Council by Council
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	Sports Hall, West Kirby Concourse, GRANGE ROAD, WEST KIRBY, CH48 4HX		
Proposal:	Replace existing windows with increased structural openings and larger windows.		
Application No.:	APP/17/00640	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr & Mrs Seddon	Agent:	MM services
Location:	2 BURFORD AVENUE, LISCARD, CH44 3EH		
Proposal:	Single storey extension with lean to pitched roof		
Application No.:	APP/17/00642	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Sainsbury's Supermarkets Ltd	Agent:	WYG
Location:	1 PRINCES PAVEMENT, BIRKENHEAD, CH41 2XY		
Proposal:	Installation of new Automated Teller Machine (ATM) and associated branding on western elevation of existing Argos unit.		

Application No.:	ADV/17/00643	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Sainsbury's Supermarkets Ltd	Agent:	WYG
Location:	1 PRINCES PAVEMENT, BIRKENHEAD, CH41 2XY		
Proposal:	Installation of new Automated Teller Machine (ATM) and associated branding on western elevation of existing Argos unit. Non illuminated window vinyl. Externally applied to glazing. New CCTV vinyl lozenge externally applied.		

Application No.:	APP/17/00644	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr P Brokenshar	Agent:	SHACK Architecture Ltd
Location:	15 PIPERS LANE, HESWALL, CH60 9HS		
Proposal:	Increased ridge height of existing roof and installation of new front and rear flat roof dormers. Refurbishment to existing facades to include new render, zinc and timber cladding. New front porch roofing. Small side extension.		

Application No.:	APP/17/00645	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	21/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Travers	Agent:	Architects-Direct.com
Location:	Jalgar, 58 OLDFIELD ROAD, HESWALL, CH60 6SF		
Proposal:	New first floor extension over dining room at the rear of the property. General internal alterations and window amendments. Proposed rear extension to be rendered with pitched tiled roof to match existing(amended).		

Application No.:	APP/17/00646	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr R Edwards	Agent:	
Location:	Sandycroft, 84 BIRKENHEAD ROAD, MEOLS, CH47 0LB		
Proposal:	Demolition of existing detached garage located behind main house and addition of single storey Orangery kitchen-extension to rear of property.		

Application No.:	ADV/17/00648	Application Type:	Advertisement Consent
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	12/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	M + EMS Ltd	Agent:	CFM Consultants Ltd.
Location:	1196 NEW CHESTER ROAD, EASTHAM, CH62 9AE		
Proposal:	Installation of internally illuminated fascia sign, internally illuminated projecting sign, and internally illuminated open/closed sign (behind glazing)		
Application No.:	APP/17/00649	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Graham	Agent:	David Crowder Architecture
Location:	Gypsy Corner, BENTY HEATH LANE, RABY, CH64 1SB		
Proposal:	First floor extension		
Application No.:	APP/17/00650	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr/Mrs Harper	Agent:	Bromilow Architects Ltd
Location:	18 BOUNDARY LANE, GAYTON, CH60 5RR		
Proposal:	Single storey rear extension and associated alterations.		
Application No.:	APP/17/00651	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	10/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs Smith	Agent:	
Location:	8 SOMERSET ROAD, PENSBY, CH61 8SW		
Proposal:	Single storey side extension to replace existing garage lean-to.		
Application No.:	APP/17/00655	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr David Feely	Agent:	
Location:	2A CLAUGHTON GREEN, OXTON, CH43 1YA		
Proposal:	Fence to part boundary wall - retrospective works		

Application No.:	APP/17/00659	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Conroy	Agent:	dowelldesignservices
Location:	99 THINGWALL ROAD, IRBY, CH61 3UD		
Proposal:	SINGLE STOREY EXTENSION AT REAR AND RAISED PATIO AREA AT REAR		
Application No.:	APP/17/00660	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr J Jackson	Agent:	Bryson Architecture
Location:	48 MARK RAKE, BROMBOROUGH, CH62 2DP		
Proposal:	Two storey side extension		
Application No.:	APP/17/00661	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Sporje	Agent:	KJP Architecture
Location:	10 MEADWAY, HESWALL, CH60 8PH		
Proposal:	Raised patio area		
Application No.:	APP/17/00662	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Chesters	Agent:	
Location:	3 STOURPORT CLOSE, GREASBY, CH49 2QS		
Proposal:	Erection of a conservatory to the rear of the property		
Application No.:	APP/17/00664	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	27/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Grainger & Smith	Agent:	Architects-Direct.com
Location:	1 KINGSBURY, NEWTON, CH48 6ES		
Proposal:	Construction of new single storey extension at the rear and side of the property. General internal alterations and window amendments. Form new porch at the front. New external works to garden. Removal of existing garage.		

Application No.:	ADV/17/00665	Application Type:	Advertisement Consent
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	18/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	One Stop Stores	Agent:	Innovate Signs
Location:	Lancelyn Court Precinct, SPITAL ROAD, BEBINGTON		
Proposal:	Item 1 (a,b) = 2 x Fascia Signs. Item 2 (a,b,c,d,e,f,g,h,i,j,k) = 11 x Window Graphics. Item 4 = 1 x Poster Frame.		
Application No.:	LBC/17/00666	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	03/08/2017	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Gladstone Theatre Trust	Agent:	
Location:	Gladstone Theatre, GREENDALE ROAD, PORT SUNLIGHT, CH62 4XE		
Proposal:	Updating current CCTV system and adding more cameras to the network. No alterations to architectural or artistic features of the theatre will be made during the installation of the cameras.		
Application No.:	APP/17/00668	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Dyson	Agent:	Neil Braithwaite Architect Ltd
Location:	NEW FARM, LOWER THINGWALL LANE, THINGWALL, CH61 1AZ		
Proposal:	Retention of 1no. processing shed, and the erection of buildings for agricultural use and 2no. polytunnels.		
Application No.:	APP/17/00669	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Hayes	Agent:	
Location:	11 HADDON DRIVE, PENSBY, CH61 8TF		
Proposal:	Single storey extension to the rear of the property and a further single storey extension to the side of the property (domestic bungalow).		
Application No.:	APP/17/00670	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	21/07/2017	Decision:	Approve
Case Officer:	Ms J Storey		
Applicant:	H Phipps & Co Ltd	Agent:	FSP Northern Architects Ltd
Location:	The Rectory, MARK RAKE, BROMBOROUGH, CH62 2DH		
Proposal:	Addition of loft rooms and roof lights to house numbers 7 & 8 of previously approved scheme APP/14/01198.(amended description)		

Application No.:	APP/17/00671	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Gray	Agent:	Harrison Stringfellow Architects
Location:	Point Of Ayr, MILL HILL, OXTON, CH43 5TS		
Proposal:	Erection of a single storey garage and adjoining store associated with main dwelling.		
Application No.:	DLS/17/00672	Application Type:	Reserved Matters
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	31/07/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Adept Concepts UK Ltd	Agent:	LHGProjects
Location:	Beech House, NOCTORUM ROAD, NOCTORUM, CH43 9UG		
Proposal:	Reserved Matters application relating to planning permission OUT/14/01352 (Erection of detached 2-storey dwelling and garage)		
Application No.:	APP/17/00675	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	25/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Sproston	Agent:	
Location:	10 ELMWOOD DRIVE, HESWALL, CH61 6XB		
Proposal:	Erection of ground and first floor side extensions.		
Application No.:	LBC/17/00678	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	20/07/2017	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	WIRRAL BOROUGH COUNCIL	Agent:	WIRRAL BOROUGH COUNCIL
Location:	13-31 BOUNDARY ROAD, PORT SUNLIGHT, CH62 5ER		
Proposal:	REMEDIAL REPAIR WORKS FOLLOWING BLAST CAUSING SEVERE DAMAGE PARTICULARLY TO PROPERTIES ON BEBINGTON ROAD, BOUNDARY ROAD AND CIRCULAR DRIVE.		
Application No.:	APP/17/00679	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	03/08/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Dr T Tarr	Agent:	Mr S Almond
Location:	Pentire, 2 HEATHSIDE, HESWALL, CH60 9LH		
Proposal:	Proposed upper floor extension, replacement rear balcony & minor modifications.		

Application No.:	APP/17/00680	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	19/07/2017	Decision:	Withdrawn
Case Officer:	Mrs MA Jackson		
Applicant:	Mr P Salisbury	Agent:	C W Jones
Location:	59 WOODYEAR ROAD, BROMBOROUGH, CH62 6AY		
Proposal:	Two storey side extension, alterations to rear single storey extension. Hip to gable extension, dormer to rear.		
Application No.:	APP/17/00681	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	24/07/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr L Jiang	Agent:	Cliff Elliot
Location:	76 ALBION STREET, NEW BRIGHTON, CH45 9JH		
Proposal:	Change of use from hot food takeaway back to its original domestic dwelling, with a small single storey bathroom extension to the rear and alterations to the front		
Application No.:	APP/17/00683	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Harding	Agent:	Condy & Lofthouse Ltd
Location:	LAND NORTH IRBY ROAD, IRBY, CH61 2XB		
Proposal:	Retrospective application for retention of concrete access road and gate, that has been constructed across grass verge to the North of Irby Road.		
Application No.:	APP/17/00687	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	24/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs Egerton	Agent:	
Location:	39A ELTHAM GREEN, WOODCHURCH, CH49 5NQ		
Proposal:	Change of Use from Class A1/D1 to Sui Generis. The proposed business will be a Dog Day Care Centre.		
Application No.:	APP/17/00688	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs N Katona	Agent:	Mr D Wilkinson
Location:	3 COLUMBIA ROAD, OXTON, CH43 6TU		
Proposal:	Erection of conservatory and part demolition of existing conservatory		

Application No.:	APP/17/00689	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr S Jebb	Agent:	Neville Pickard
Location:	8 HARLEY AVENUE, HIGHER BEBINGTON, CH63 5PZ		
Proposal:	Single storey side and rear extension - (Resubmission - previous application approved).		
Application No.:	APP/17/00691	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr A Tedesco	Agent:	
Location:	140 BANKS ROAD, WEST KIRBY, CH48 0RF		
Proposal:	Variation of Condition 3 of APP/16/01086 to allow use of outside area until 9pm (amended description).		
Application No.:	APP/17/00692	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs McMullan	Agent:	
Location:	The Mill Shop, 21A PENSBY ROAD, HESWALL, CH60 7RA		
Proposal:	New installation of shopfront		
Application No.:	ADV/17/00693	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	31/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs McMullan	Agent:	
Location:	The Mill Shop, 21A PENSBY ROAD, HESWALL, CH60 7RA		
Proposal:	New installation of shopfront New Fascia Signage		
Application No.:	APP/17/00696	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Spruytenburg	Agent:	CADStation
Location:	98 CHURCH ROAD, BEBINGTON, CH63 3ED		
Proposal:	First floor side extension.		

Application No.:	APP/17/00700	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Extra Logistics Ltd	Agent:	Architects-Direct.com
Location:	LAND ADJACENT TO 35 DOCK ROAD, SEACOMBE, CH41 1DG		
Proposal:	Change of use to HGV Tractor Storage, Installation of Portakabin. Erection of 2.4m High Palisade Fence behind the low level wall on the frontage to Dock Road		
Application No.:	OUT/17/00701	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	25/07/2017	Decision:	Withdrawn
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Molyneux	Agent:	KJP Architecture
Location:	LAWNSWOOD, 39 QUARRY ROAD EAST, HESWALL, CH60 6RB		
Proposal:	Outline Application for Two New Dwellings		
Application No.:	APP/17/00704	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Dalzell	Agent:	Architects-Direct.com Ltd
Location:	20 EAST O HILLS CLOSE, HESWALL, CH60 5SZ		
Proposal:	Construction of new two-storey side extension. Relocated fence and new gate to garden.		
Application No.:	APP/17/00705	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	27/07/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Hogg	Agent:	Mr Medlicott
Location:	11 SELKIRK AVENUE, EASTHAM, CH62 8DT		
Proposal:	Replacement of existing porch with a new one slightly bigger than the existing one		
Application No.:	RESX/17/00706	Application Type:	Prior Approval Householder PD
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	14/07/2017	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Eldar	Agent:	
Location:	2 BRONINGTON AVENUE, EASTHAM, CH62 6DT		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.25m		

Application No.:	APP/17/00707	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Lee	Agent:	
Location:	95 DURLEY DRIVE, PRENTON, CH43 3BG		
Proposal:	Single storey extension to the side and rear of domestic dwellinghouse.		
Application No.:	RESX/17/00709	Application Type:	Prior Approval Householder PD
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Prior Approval Given
Case Officer:	Mr C Smith		
Applicant:	Mr P Birken	Agent:	
Location:	8 BRAEMORE ROAD, LISCARD, CH44 2BL		
Proposal:	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		
Application No.:	APP/17/00710	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Shone	Agent:	LightBlue Solutions LTD
Location:	15 BLAKELEY BROW, RABY MERE, CH63 0PS		
Proposal:	Single storey side and rear extensions.		
Application No.:	APP/17/00711	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs Isherwood	Agent:	Constructive Thinking Studio Ltd
Location:	31 BANBURY WAY, OXTON, CH43 0UH		
Proposal:	2 Storey side extension and single storey rear extension with proposed canopy to front elevation		
Application No.:	APP/17/00714	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Elliott	Agent:	Clayton Architecture Limited
Location:	2 SHREWSBURY DRIVE, UPTON, CH49 6LB		
Proposal:	2 storey extension to the side of the detached dwelling to mirror the existing in terms of massing.		

Application No.:	APP/17/00717	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Pope	Agent:	Fleming Smith Associates Limited
Location:	3 HIGHFIELD CRESCENT, ROCK FERRY, CH42 2DP		
Proposal:	Construction Of Detached Double Garage		
Application No.:	APP/17/00718	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr Jeff Harris	Agent:	Mr Clive Lacey
Location:	Station Cottage, STATION ROAD, BIRKENHEAD, CH41 7AZ		
Proposal:	Conversion of property into 2-bedroom cottage and office accommodation		
Application No.:	APP/17/00722	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr RUFFLER	Agent:	ArchitectFolk
Location:	6 ROLLESTON DRIVE, BEBINGTON, CH63 3DB		
Proposal:	Revision to existing planning application. Demolition of existing single storey element of dwelling to be replaced with new single storey extension to provide kitchen accommodation.		
Application No.:	APP/17/00726	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	01/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Baker	Agent:	Neil Braithwaite Architect Ltd
Location:	135A MILNER ROAD, BARNSTON, CH60 5RX		
Proposal:	Extension to dormer bungalow to raise ridge height by 0.5m and extend with single and two storey extensions to rear, and single storey porch to front		
Application No.:	DPP3/17/00727	Application Type:	Work for Council by Council
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	31/07/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	Somerville Primary School, NORTHBROOK ROAD, POULTON, CH44 9AR		
Proposal:	The construction of a single storey admin office extension with flat roof of modern construction ; adjacent to the main school entrance.		

Application No.:	APP/17/00729	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Scott Paterson	Agent:	
Location:	18 MARK RAKE, BROMBOROUGH, CH62 2DN		
Proposal:	To extend existing kitchen and incorporate new toilet facilities.		
Application No.:	RESX/17/00731	Application Type:	Prior Approval Householder PD
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	21/07/2017	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr Mike Bowen	Agent:	
Location:	2 DELVES AVENUE, SPITAL, CH63 9YG		
Proposal:	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 3m and for which the height of the eaves would be 2.25m		
Application No.:	RESX/17/00732	Application Type:	Prior Approval Householder PD
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	21/07/2017	Decision:	Prior Approval Given
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Kevin & Claire Bowe	Agent:	Whiteside Building Design
Location:	23 PENNINE ROAD, LISCARD, CH44 2BJ		
Proposal:	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 3.2m and for which the height of the eaves would be 2.99m		
Application No.:	APP/17/00733	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Cummings	Agent:	
Location:	Sundown, 2 HILBRE AVENUE, HESWALL, CH60 4SL		
Proposal:	Extension to the side of an existing bungalow. In addition, re-roof the property taking out the existing 'hipped' gable and increasing the pitch to create extra living accommodation in a newly converted loft space. New front dormer windows. An external terrace will also be formed over the new extension to the side.		
Application No.:	APP/17/00741	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	RPC BPI Protec	Agent:	
Location:	BPI Films, 40 THURSBY ROAD, BROMBOROUGH, CH62 3PW		
Proposal:	Installation of 5 silos containing non-hazardous materials to sit adjacent to existing silos		

Application No.:	APP/17/00742	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr P Taylor	Agent:	
Location:	3 THE PASTURES, NEWTON, CH48 9XT		
Proposal:	Demolish the existing garage and outbuilding to the left hand side of the property. Build a new extension to the left hand side and rear, providing a kitchen, utility and storage area. Erect an extension to the existing front entrance porch.		
Application No.:	APP/17/00745	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Refuse
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Redhead	Agent:	PATERSON MACAULAY & OWENS
Location:	Dunloe Cottage, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 0LU		
Proposal:	Proposed single storey rear extension		
Application No.:	APP/17/00746	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Charles Stephens Funeral Directors	Agent:	LHGProjects
Location:	Charles Stephens Funeral Directors, 215 BEBINGTON ROAD, ROCK FERRY, CH42 4QA		
Proposal:	Erection of single storey garage between 215 & 217 Bebington Road		
Application No.:	LBCO/17/00752	Application Type:	Local Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	12/07/2017	Decision:	Acceptable
Case Officer:	Mrs J Malpas		
Applicant:	Mr Anthony Coleman	Agent:	
Location:	10 CIRCULAR DRIVE, PORT SUNLIGHT, CH62 5EP		
Proposal:	Replace rear door		
Application No.:	RESX/17/00773	Application Type:	Prior Approval Householder PD
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Ms G Forrest	Agent:	
Location:	8 ASHLEY AVENUE, MEOLS, CH47 7BJ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.6m		

Application No.:	DEM/17/00778	Application Type:	Prior Notification of Demolition
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	25/07/2017	Decision:	Prior approval is not required
Case Officer:	Miss A McDougall		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	RIVERSIDE CENTRE, 80 DUKE STREET, BIRKENHEAD, CH41 8BS		
Proposal:	Adult day care centre, brick built, slate roof Empty Building 360 Demolition		
Application No.:	RESX/17/00786	Application Type:	Prior Approval Householder PD
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr M Austin	Agent:	
Location:	75 WESTBOURNE ROAD, WEST KIRBY, CH48 4DH		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3m and for which the height of the eaves would be 2.5m		
Application No.:	RESX/17/00787	Application Type:	Prior Approval Householder PD
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	03/08/2017	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Calvey	Agent:	Bryson Architecture
Location:	11 RICKABY CLOSE, BROMBOROUGH, CH63 0EG		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.42m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.5m		
Application No.:	RESX/17/00788	Application Type:	Prior Approval Householder PD
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	02/08/2017	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr G Spencer	Agent:	
Location:	64 GAINSBOROUGH ROAD, WALLASEY VILLAGE, CH45 8PU		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.3m		

Application No.:	RESX/17/00803	Application Type:	Prior Approval Householder PD
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Prior approval is not required
Case Officer:	Mr C Smith		
Applicant:	Mr S Thompson-Barker	Agent:	
Location:	15 WOODPECKER CLOSE, UPTON, CH49 4QW		
Proposal:	Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.1m		
Application No.:	LBCO/17/00805	Application Type:	Local Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	20/07/2017	Decision:	Acceptable
Case Officer:	Mrs J Malpas		
Applicant:	Family Housing Association	Agent:	Mr I McGregor
Location:	56 GREENDALE ROAD, PORT SUNLIGHT, CH62 5DG		
Proposal:	Replace a yard gate.		
Application No.:	APP/17/00827	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	04/08/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Scott Ward	Agent:	
Location:	68 SEAVIEW ROAD, LISCARD, CH45 4LB		
Proposal:	Variation of Condition 2 attached to APP/17/00178, to vary the design of the proposed development.		
Application No.:	LDP/17/00833	Application Type:	Lawful Development Certificate Proposed
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	26/07/2017	Decision:	Lawful Use
Case Officer:	Mrs S Williams		
Applicant:	Mr Longrigg	Agent:	
Location:	The Orchard, 24 THE LEAS, THINGWALL, CH61 1BB		
Proposal:	Erection of a single storey extension		
Application No.:	STAT/17/00841	Application Type:	PriorApproval Statutory Undertaker Works
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	31/07/2017	Decision:	Prior Approval Given
Case Officer:	Ms J Storey		
Applicant:	Network Rail	Agent:	
Location:	Railway Bridge, east of College Drive, Higher Bebington		
Proposal:	Works to parapets of footbridge.		

Application No.:	LBCO/17/00858	Application Type:	Local Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	28/07/2017	Decision:	Acceptable
Case Officer:	Mrs J Malpas		
Applicant:	Ms C Lewis	Agent:	
Location:	21 KING GEORGES DRIVE, PORT SUNLIGHT, CH62 5DX		
Proposal:	Installation of a satellite dish		

Total Number of Applications Decided: 134

Summary of data

	Total Per D
Acceptable	3
Approve	102
Lawful Use	1
Permitted development	1
Prior Approval Given	3
Prior approval is not required	9
Refuse	10
Refuse (mixed)	1
Withdrawn	4
Report Total	134