

Planning Committee

6 July 2010

Reference:
APP/10/00401

Area Team:
South Team

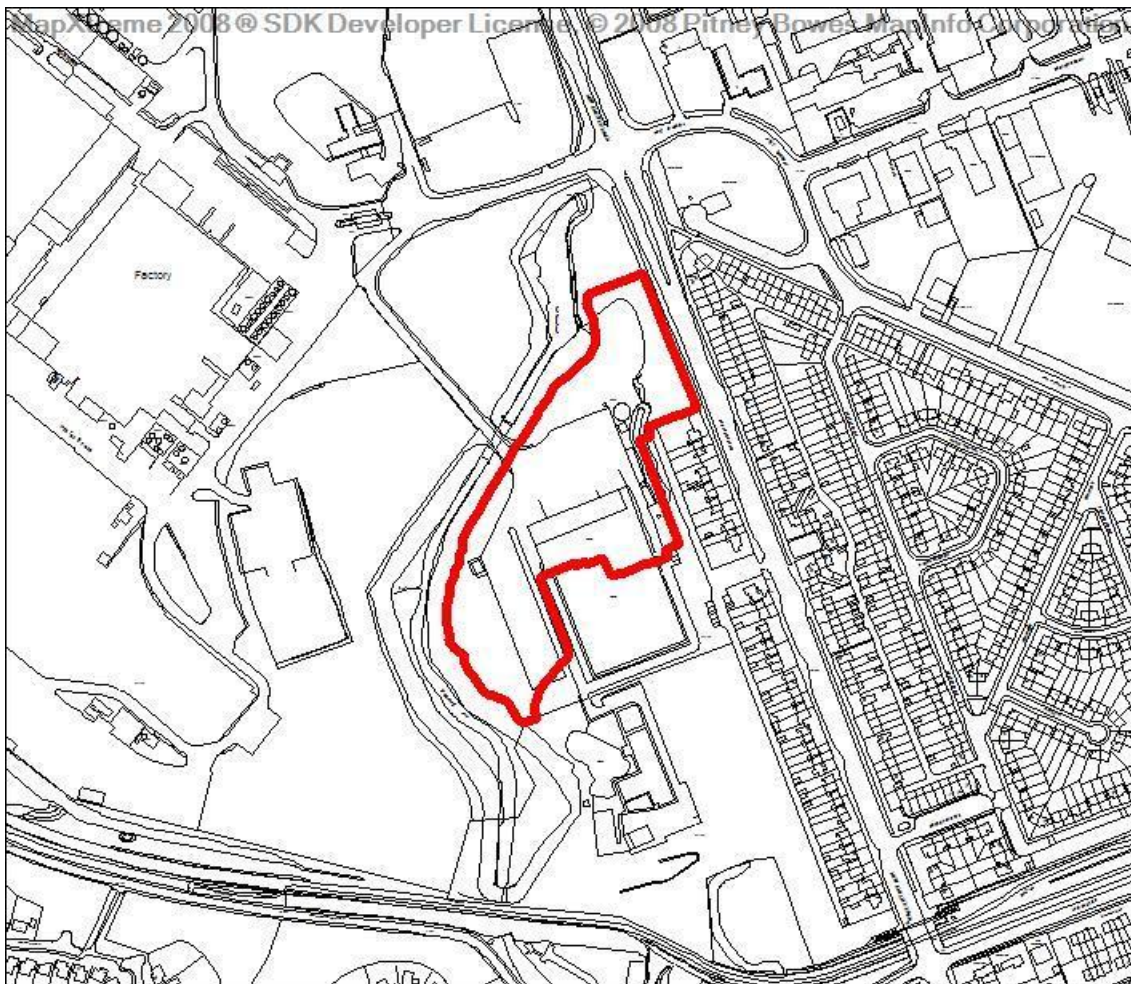
Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Land Off New Chester Road, Bromborough, Wirral
Proposal: Resubmission of Application Ref. APP/2009/6529 - Proposed Replan to Final Phase (Plots 60-99 / 112-122 + 129-146) - Construction of 69 No Dwellings together with Associated Works. (Omission of Plots 147 to 192) Original Planning Approval Ref. APP/2007/5272

Applicant: Redrow Homes (NW) Ltd
Agent : DGL Associates Limited

Site Plan:



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Development Plan allocation and policies:

Primarily Industrial Area
Primarily Residential Area
Road Corridor subject to Environmental Improvement

Planning History:

APP/2006/5449 - Demolition of existing Buildings and erection of 192 residential units (class C3) with associated car parking, landscaping, children's play area, access, servicing and related works – Approved 15/12/2006

APP/2007/5272 - Demolition of existing Buildings and erection of 192 residential units (class C3) with associated car parking, landscaping, children's play area, access, servicing and related works – Approved 30/07/2007

APP/2007/7324 - Substitution of 13 plots - Approved 17/04/2007

APP/2008/5405 - Plot substitution of 21 plots upon approved scheme of 192 units APP/2007/5272. – Approved 09/05/2008

APP/2009/6529 - Proposed replan to plots 60-99 / 112-122 / 129-192 (with the omission of plots 88-99 / 122 / 190-192) - Construction of 99 No. private dwellings together with associated Works. Original planning reference. APP/2007/5272 - Withdrawn

Summary Of Representations and Consultations Received:

The proposal was advertised and a site notice was posted. 260 individual letters of notification were sent out. At the time of writing this report no objections has been received.

Director of Regeneration (Pollution Control) – No Objection

Director of Technical Services (Traffic Management Division) – No traffic implications as development is for change of house design only.

Environment Agency - No Objection

Director's Comments:

INTRODUCTION

The proposed development is a replan to the final phase of the scheme on Plots 60-99, 112-122 and 129-146. The proposal includes the construction of 69 No dwellings together with Associated Works and the omission of plots 147 to 192 that were originally approved under Planning Approval Ref. APP/2007/5272.

Full planning permission was originally granted for the demolition of the existing buildings on the site and the construction of 192 residential units together with associated car parking, landscaping, children's play area, access and servicing related works in December 2006 (APP/2006/5449). Following the approval there have been numerous plot substitution applications. This application is for the substitution of house types to omit two and a half and three storey dwellings and apartments in favour of more traditional dwelling types and sizes and is a direct result of current market conditions for family housing. The proposal results in a reduction of the total numbers on the scheme by 46 dwellings.

PRINCIPLE OF DEVELOPMENT

The overall principle of the development has already been established by the previous approval and as a result the main consideration is that of design and site layout, residential amenity, noise/pollution and landscaping issues.

SITE AND SURROUNDINGS

The site is located within the Unilever manufacturing complex, to the south of Port Sunlight Village. It is bounded by the A41 New Chester Road to the east, Bromborough Road to the south, the River Dibbin to the west and the remainder of the manufacturing complex to the north. The site covers a total area of approximately 7 hectares and is currently partially developed. The application site is located on the northern half of the existing approved development and is accessed by New Chester Road via Hesketh Way.

POLICY CONTEXT

The development is located on land designated within Wirral's Unitary Development Plan as Primarily Industrial, however the original approval has established a residential use on the site under planning application APP/2007/5272. Therefore the main policies of concern in the revised layout are as follows: HS4 – Criteria for New Housing Development GR5 – Landscaping and New Development GR6 – Greenspace within New Family Housing Development GR7 – Trees and New Development RE11 – Criteria for Children's Play Facilities NC7 – Species Protection and TR9 – Requirements for Off Street Parking of Wirral's Unitary Development Plan.

APPEARANCE AND AMENITY ISSUES

It is considered that the overall design and appearance of the substitution dwellings will not have an adverse impact upon the overall character of the scheme.

The proposed development still allows for a mixed scheme of houses and the applicants advise that the nearby Port Sunlight Village informs the concept for the design.

A range of housing needs have been identified and the proposal incorporates a mix of housing. In addition to the housing, a variety of spaces have been built into the scheme to help create a sense of place and local identity. These include tree lined avenues, formal and informal squares and courts, greened amenity spaces and play areas together with a 'village square' which will serve to create a sense of belonging to the future residents.

Public open space is distributed throughout the development with large and small areas being numerous and accessible in easy walking distance from all dwellings. These areas also benefit from passive surveillance from the properties that will overlook them. The areas of public open space will be maintained privately under a management agreement with the development company.

The mix of storey heights has been used to provide diverse street scenes that benefit from different roofscapes with variations of eaves and ridge height.

The architects employed on the scheme advise that their design vocabulary has been created, inspired and influenced by both Wirral's suburban vernacular and the garden city movement in general rather than Port Sunlight specifically. Car parking has been located to the rears of housing through the use of parking courts to allow for a street presence to be created. This is then broken up with buildings being stepped forward or backwards for emphasis and to break up the form of development, allowing for an interesting footprint and street scene.

Traditional materials are proposed for the construction of the proposed new dwellings which will achieve elevation styles that benefit from and compliment local building traditions and offer warm, energy efficient housing that require minimal maintenance.

The elevation materials and features will include a minimum of two facing bricks and a contrast brick, brick arch headers and brick cills together with other features, including chimneys, all consistent with an English domestic tradition. The form and layout of the development makes full and effective use of the land, whilst having regard to the essential qualities of the area, creating a high quality development with its own sense of place.

SEPARATION DISTANCES

The proposed development is the result of numerous meetings between the developer's architects and the Local Planning Department. It is considered that the scheme in question has been designed to allow sufficient outlook for future occupiers as well as maintaining a sense of privacy. There will be no adverse impact upon surrounding residential properties located along New Chester Road or to those occupiers of the existing approved development surrounding the site.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services - Traffic Management comments that there are no significant transport impacts as the scheme is for as development is for change of house design only.

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 overall principle of the development has not altered from that of the original planning application APP/2007/5272. The amended house types are considered acceptable in design terms and in terms of Wirral's Unitary Development Plan. The proposed development is therefore considered to be acceptable and is recommended for approval subject to conditions.

Summary of Decision:

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

The overall principle of the development has not altered from that of the original planning application APP/2007/5272. The amended house types are considered acceptable in design terms and in terms of Wirral's Unitary Development Plan. The proposed development is therefore considered to be acceptable and is recommended for approval subject to conditions.

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

Reason: To ensure that the development reflects the character of the area in the interests of visual amenity. This condition is imposed having regard to policy EM6 (General Criteria for New Employment Development) or HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan.

3. No development shall be commenced until full details of soft and hard landscaping have been 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.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 (Landscaping and New Development.) of the Wirral Unitary Development Plan.

4. 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 approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 (Landscaping and New Development.) of the Wirral Unitary Development Plan.

5. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 3. The works shall be carried out:

- In accordance with a programme to be agreed with the Local Planning Authority;

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 (Landscaping and New Development.) of the Wirral Unitary Development Plan.

6. Details of a Method Statement of Arboricultural Works and the Arboricultural site supervision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development hereby permitted shall only be carried out in accordance with these approved details.

Reason: To ensure that the Arboricultural work is carried out to a satisfactory standard and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

7. Development works must comply with the Council's Supplementary Planning Guidance for Trees and Development and British Standard Guide for Trees in Relation to Construction Sites (BS 5837) (1991).

Reason: To ensure that the works on the site properly take account of the future health of the trees and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

8. The development hereby approved shall not commence until a scheme for the translocation of the Bluebells (*Hyacinthoides non-scripta*) and Purple Ramping-Fumitory (*Fumaria purpurea*) identified in the Phase 1 Habitat Survey has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the future management of the species and their recreated habitat, together with post-translocation monitoring for a period of 5 years following the translocation. The scheme shall also include details of the site ecologist who will be responsible for undertaking the translocation works. No deviation shall be made from the approved details without the written approval of the local planning authority. The agreed scheme shall be implemented within the first available harvesting/translocation period following the approval of the development hereby permitted.

Reason: The development will detrimentally affect native bluebells and purple ramping fumitory and has been allowed because of (exceptional circumstances). In order to ensure that the native bluebells and purple ramping fumitory are conserved, it is necessary for adequate provision to be made to secure the recreation of the habitat outside the development area.

9. No trees shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.

Reason: To protect trees which are of significant amenity value to the area and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

10. Prior to the commencement of the development, a noise survey, as outlined in Planning Policy Guidance Note 24, shall be submitted to and approved in writing by the Local Planning Authority, in relation to the impact of traffic noise on the future residents of the proposed dwellings. If such a survey identifies any dwelling as being within noise exposure categories B or C then, prior to the commencement of development, a scheme of noise insulation to those dwellings shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full concurrently with the erection of the dwellings to which it relates.

Reason: In the interests of the residential amenity of future occupiers.

11. No development shall take place within 5 metres of the River Dibbin corridor.

Reason: To protect and maintain the river corridor status as an important wildlife link and to provide a buffer zone between the corridor and the development site, having regard to policy NC4 of the adopted Wirral Unitary Development Plan.

12. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance and avoid overlooking having regard to Policy HS4 of the Wirral Unitary Development Plan.

13. No development shall take place until a scheme of land drainage has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure adequate land drainage, and the adequate protection of local amenity, having regard to policy HS4 of the adopted Wirral Unitary Development Plan.

14. Development shall not to be commenced until a Travel Plan has been submitted to and approved in writing by the local planning authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein and shall not be varied other than through agreement with the local planning authority.

For the avoidance of doubt, such a plan shall include;

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

Reason: In accordance with PPG13 paragraph. 89 "The Government considers that travel plans should be submitted alongside planning applications which are likely to have significant transport implications.

15. No development shall commence until full details of an emergency vehicular access, including its location, has been submitted to and approved in writing by the Local Planning Authority. The first use of the development shall not commence until such works have been completed in accordance with the Local Planning Authority's written approval and shall thereafter be retained.

Reason: In the interests of highway safety.

16. No development shall commence until a further bat survey has been carried out within the site between the months of October, November and December. The survey shall be carried out by a suitably qualified ecologist and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any bats (a statutorily protected species) present within the site and their roosts are identified to ensure that development does not cause any interference.

17. Before development commences, details of numbers and locations of bat boxes to be erected on the trees within the adjacent woodland(s) shall be submitted to and approved in writing with the Local Planning Authority. Any boxes as may be approved shall thereafter be retained.

Reason: To ensure that the development does not cause any interference to a statutorily protected species.

18. No development approved by this permission shall be commenced until: -

a) A desk top study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall then be produced.

b) A site investigation has been designed using the information from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to the investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details approved by the local planning authority.

d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above, have been submitted to and approved in writing by the local planning authority.

Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy, referred to in (d) above, and to a timetable agreed in writing by the local planning authority; unless otherwise agreed in writing by the local planning authority.

Reason:

a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses, the sources of contamination, pathways and receptors.

b) To enable:
· a risk assessment to be undertaken,
· refinement of the Conceptual Model, and
· the development of a Method Statement and Remediation Strategy.

c) & (d) To ensure that the proposed site investigations and remediation strategy will not cause pollution of ground and surface waters both on and off the site.

19. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation and risk assessment should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution.

20. A Scheme of acoustic double glazing to all habitable rooms of the proposed new dwellings fronting onto New Chester Road (Plots 141-154) and those facing the existing Lever Faberge site to the North (Plots 60, 61-62, 71-82, 83-84, 85-93, 161, 188-192, 181-187) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full, concurrently with the erection of the dwelling hereby approved.

Reason: In the interests of the residential amenity of future occupiers and having regard to policy HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan.

21. Notwithstanding the approved plans all boundary treatment between garden plots; 141-and 151 and New Chester Road shall be constructed of a 1.8m solid timber fence of a minimum thickness of 18mm, details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect nearby occupiers from unacceptable noise and disturbance.

22. The development hereby approved shall be carried out in accordance with the details of the plans received by the Local Planning Department on 8th June 2010

Reason: For avoidance of doubt.

Last Comments By: 10/06/2010 09:55:42

Expiry Date: 30/06/2010

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