

Planning Committee
26 July 2012

Reference:
APP/12/00206

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

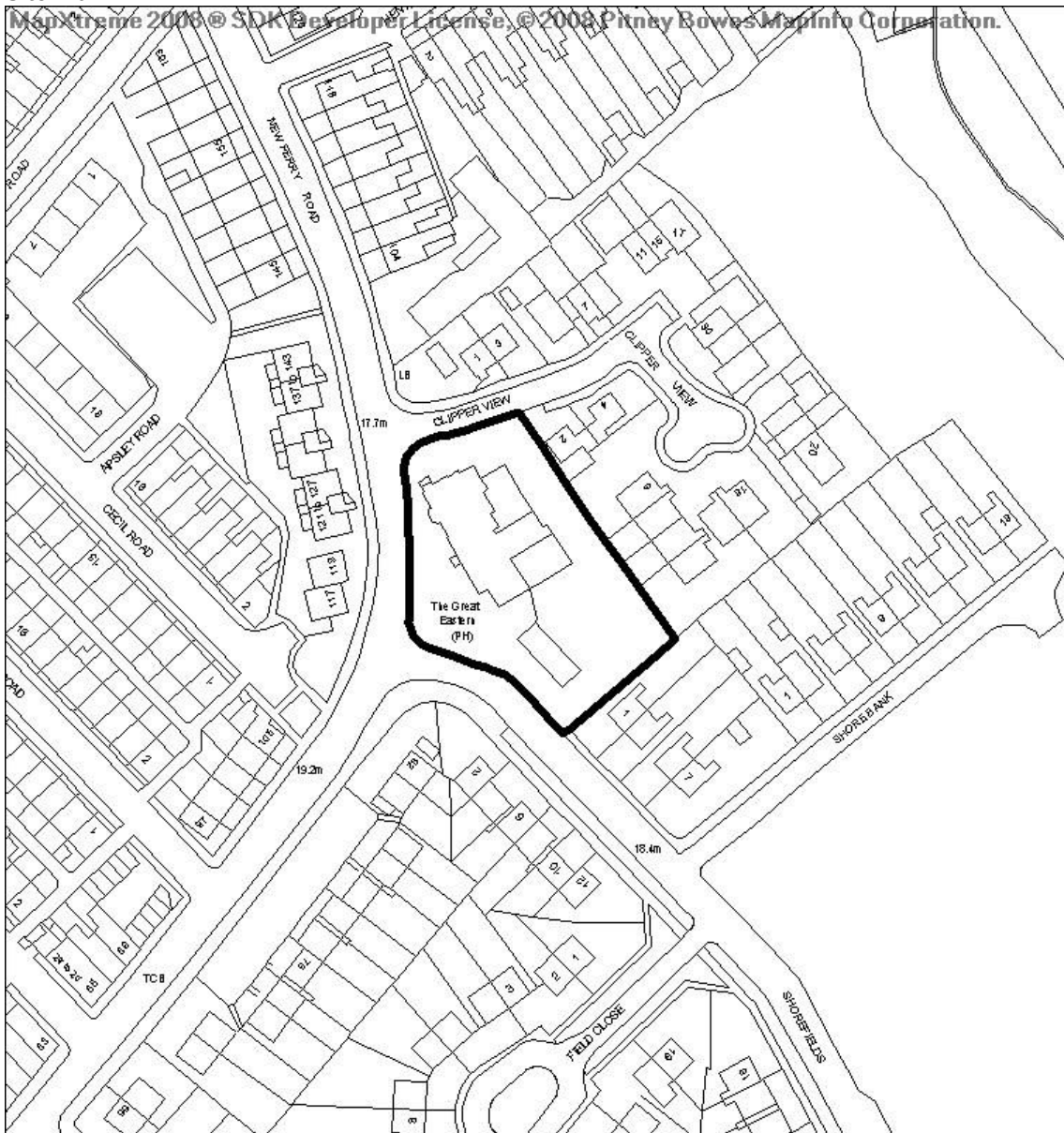
Location:
Proposal:

Great Eastern, NEW FERRY ROAD, NEW FERRY, CH62 1BN
Removal of condition 10 of approval APP/10/00223 (Erection of 10 no 2 storey houses) - to remove the need for details of the proposed measures to be incorporated within the building to achieve 10% of the predicted energy requirements of the site from renewable sources.

Applicant:
Agent :

G & A Homes
The Kenefick Jones Partnership Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

OUT/08/05586 - Demolition of former public house and erection of two buildings containing 30 apartments (Outline) - Refused 22.08.2008

APP/08/00223 - Demolition of existing public house and erection of 10 two storey dwellings - Approved 07.07.2010

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were sent to 30 neighbouring properties, and a site notice was also posted. At the time of writing this report no representations have been received.

CONSULTATIONS

None required

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

The application seeks variation of condition on an application which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The application is for the removal of condition 10 of planning approval APP/10/00223 (Erection of 10 no 2 storey houses) - to remove the need for details of the proposed measures to be incorporated within the building to achieve 10% of the predicted energy requirements of the site from renewable sources.

PRINCIPLE OF DEVELOPMENT

The overall principle of the development has been established by the original approval APP/10/00223 - for the demolition of existing public house and erection of 10 no. 2 storey semi-detached dwellings. The applicant is seeking the removal of condition 10 of the approved scheme stating it is not economically viable to provide 10% of their predicted energy requirements through renewable or low-carbon sources and in any case they will achieve 33% energy saving per year through the construction of the buildings using energy efficient materials.

SITE AND SURROUNDINGS

The application site is the former Great Eastern public house located at the junction between Shorefields and New Ferry Road.

There is a mixture of housing styles and designs surrounding the site, predominantly two storey semi detached dwellings and terraces.

POLICY CONTEXT

Policy EM18 - Decentralised Energy Supply OF The North West of England Plan Regional Spatial Strategy to 2021 states that plans and strategies should encourage the use of decentralised and renewable or low-carbon energy in new development in order to contribute to the achievement of the targets set out in Table 9.6 and 9.7a-c. In particular, local authorities should, in their Development Plan Documents, set out: targets for the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, based on appropriate evidence and viability assessments; and the type and size of development to which the target will be applied. In advance of local targets being set, new non residential developments above a threshold of 1,000m² and all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its

design, that this is not feasible or viable.

As the proposal was for the demolition of existing public house and erection of 10 no. 2 storey semi-detached dwellings, it was deemed appropriate to impose a condition for the applicant to secure 10% of their predicted energy requirements through renewable or low-carbon sources.

The applicant states that they are developing the scheme for Cosmopolitan Housing Association (CHA) who is a leader in promoting sustainable development and has been recognised for the innovative work in sustainability via a number of awards.

The Code for Sustainable Homes (CfSH) is a preferred nationally recognised tool to measure sustainable developments but takes a holistic, 'whole house', approach to measuring sustainability. The applicant states that the scheme will provide 100% affordable homes for CHA that will achieve Level 3 CfSH. This requires the development to achieve a significant improvement over current Building Regulations with better U-values and lower air leakage standards to reduce heat loss. It also requires standards to be met in terms of water usage and reduction of peak flow of water runoff from drainage, day lighting, energy efficiency of appliances and waste management. It encourages recycling in both the construction and life of the building and looks at the carbon footprint of the materials used in the construction, ensuring that they are responsibly sourced.

Their approach to CfSH also enables the building to be suitable for the lifetime of the residents (by meeting Lifetime Homes Standards) whilst the energy saving measures help reduce fuel poverty and therefore this scheme will be more sustainable across the life of the buildings than a scheme required to meet minimum Building Regs standards with 10% renewables added to satisfy EM18.

In achieving Level 3 priority of resources has been given to maximizing energy efficiency through the fabric of the building and reducing energy demand before renewable and low-carbon technologies are considered. This means the proposals at New Ferry Road provide homes that are energy efficient, reduce fuel bills for residents and meet the sustainability aspirations sought in the RSS policies.

It is also stated that the value of the land has reduced to half its original value when it was purchased 20 months ago. This coupled with the rising costs of materials and the added cost of installing renewable energy sources such as solar panels or other devices to achieve the 10% of the predicted energy requirements through renewable sources would make it very difficult for the development to become viable and will seriously put the project at risk.

APPEARANCE AND AMENITY ISSUES

There are no appearance or amenity issues relating to this proposal. However, if the development of the site is not viable due to rising costs and the need to provide 10% renewable sources, the site will be at risk of remaining vacant and potentially unsightly.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed scheme will achieve Level 3 Code for Sustainable Homes. This requires the development to achieve a significant improvement over current Building Regulations with better U-values and lower air leakage standards to reduce heat loss. It also requires standards to be met in terms of water usage and reduction of peak flow of water runoff from drainage, day lighting, energy efficiency of appliances and waste management. It encourages recycling in both the construction and life of the building and looks at the carbon footprint of the materials used in the construction, ensuring that they are responsibly sourced.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that in this instance there is sufficient evidence to weigh in favour of removing condition 10 of the approved scheme. The development will secure energy efficient homes as they will be built to achieve Level 3 code for sustainable homes.

Their approach to CfSH also enables the building to be suitable for the lifetime of the residents (by meeting Lifetime Homes Standards) whilst the energy saving measures help reduce fuel poverty and therefore this scheme will be more sustainable across the life of the buildings than a scheme required to meet minimum Building Regs standards with 10% renewables added to satisfy EM18. The application is therefore recommended for approval.

Summary of Decision:

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

It is considered that in this instance there is sufficient evidence to weigh in favour of removing condition 10 of the approved scheme. The development will secure energy efficient homes as they will be built to achieve Level 3 code for sustainable homes. Their approach to CfSH also enables the building to be suitable for the lifetime of the residents (by meeting Lifetime Homes Standards) whilst the energy saving measures help reduce fuel poverty and therefore this scheme will be more sustainable across the life of the buildings than a scheme required to meet minimum Building Regs standards with 10% renewables added to satisfy EM18. The application is therefore recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

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

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

3. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the alteration of the highway required by the development; including the removal of redundant vehicle accesses, the provision of new accesses and kerbs, resurfacing of the footway, alterations to street lighting and the provision of a traffic regulation order prohibiting waiting at the junction of New Ferry Road / Shorefields. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified as complete by or on behalf of the local planning authority.

Reason: In the interest of highway safety.

4. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works to provide pedestrian dropped kerbs at the junction of New Ferry Road / Shorefields, New Ferry. The occupation of any

part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: In the interest of highway safety.

5. Prior to the commencement of development details of the proposed public art designation-focal point relating to the Great Eastern and IK Brunel as indicated on Drawing No. 09-103-10 shall be submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full within a time frame to be agreed with the Local Planning Authority.

Reason: In the interest of amenity

6. The development hereby approved shall be carried out in accordance with the details shown on drawing number 09-103-10.

Reason: In the interests of secure-by-design

7. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas, including the levels and contours to be formed and showing the relationship of proposed mounting to existing vegetation and surrounding landform. Details of soil stripping, storage and replacement shall be included where appropriate. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.

Reason: To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

9. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 14th May 2010.

Reason: In the interest of amenity

Further Notes for Committee:

Last Comments By: 31/03/2012 11:34:55
Expiry Date: 17/05/2012