

Planning Committee

25 January 2011

Reference:
APP/10/01206

Area Team:
South Team

Case Officer:
Miss A McDougall

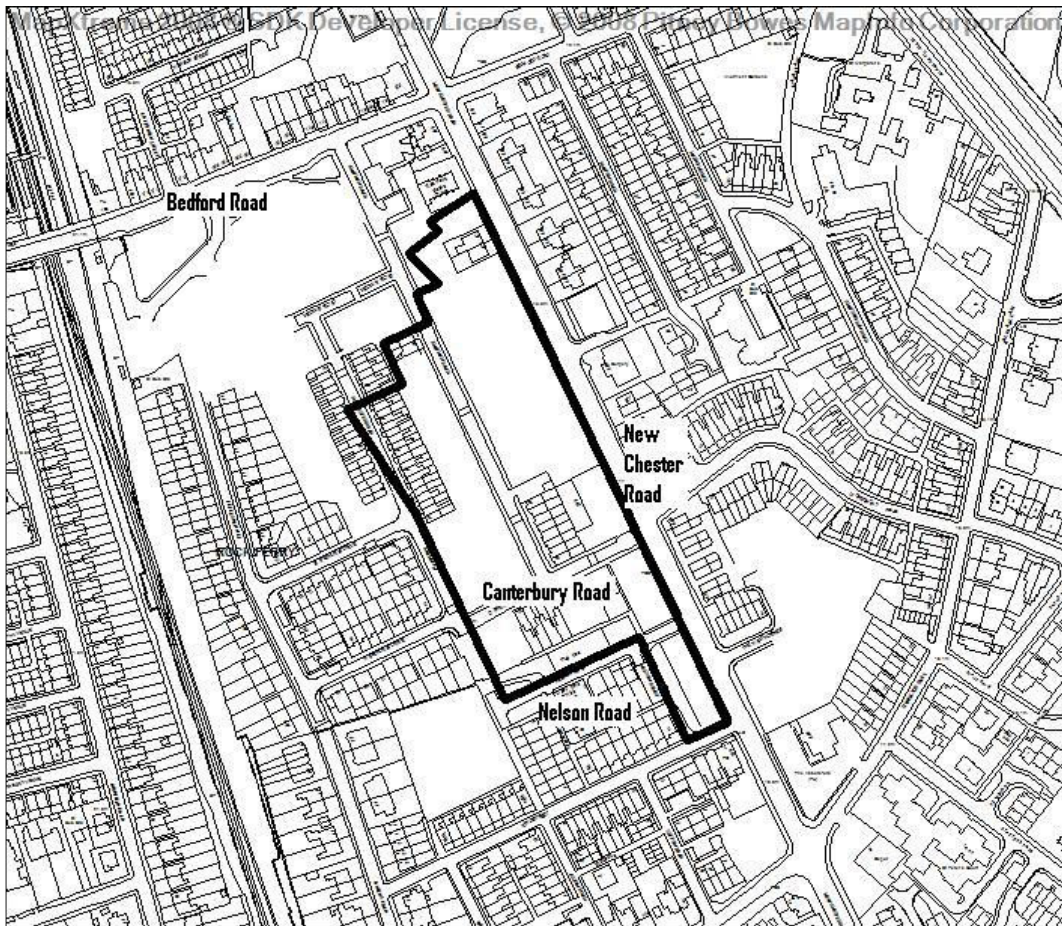
Ward:
Rock Ferry

Location: Land boarded by Bedford Road to north, New Chester Road to east and Nelson Road to south, Rock Ferry, Wirral

Proposal: Erection of 78 houses and 57 apartments (extension to OUT/2006/7396)

Applicant: Lovell Partnerships Ltd
Agent : DK Architects

Site Plan:



Development Plan allocation and policies:

Primarily Industrial Area
Primarily Residential Area
Rail Corridor subject to Environmental Improvement
HS4
PPS3
Fiveways Masterplan

Planning History:

06/7396 Erection of 78 houses and 57 apartments - Approved

06/7397 Erection of 148 houses - Approved

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

Ten site notices were displayed around the site due to the scale of the area. At the time of writing this report no objections have been received.

Consultations:

Director of Technical Services – Traffic Management: No objections subject to previous conditions being implemented

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

The application is to replace an extant planning permission in order to extend time for implementation. The proposal is for 135 residential units and therefore constitutes Major development.

INTRODUCTION

The site benefits from an outline approval for 135 residential units, 78 of which are houses and 57 are apartments.

PRINCIPLE OF DEVELOPMENT

The principal of the development has therefore previously been established with the previous outline consent. There are no proposed changes to scheme as approved and this application is simply seeking an extension of time as the developers have not been in a position to implement the previously approval prior to it lapsing.

SITE AND SURROUNDINGS

The site has recently been cleared and originally consisted of large terraced houses. The site sits between Rock Ferry and New Ferry, bounded by New Chester Road to the east, Bedford Road to the North, the railway to the west and residential area to the south.

The site has been identified as part of the Fiveways Masterplan which has been adopted by the Local Authority Housing and Community Safety Select Committee in May 2005.

POLICY CONTEXT

The proposal is for new housing within an identified primarily residential area, the application approved under 06/7396 was for outline consent. The proposal should conform with the Local UDP Policy HS4, this policy has not altered since the initial scheme approval in 2007. This application is for outlined consent only, as such replacement residential properties in this location is acceptable in principle.

The regeneration scheme of this original residential development is acceptable in terms of numbers and positive regeneration objectives in line with the Fiveways Masterplan. In terms of extension of time permission for this extant planning permission, there have been no significant changes to policy that would determine this scheme unacceptable, the proposal is therefore acceptable.

APPEARANCE AND AMENITY ISSUES

The proposal is for an extension of time permission on an approved Outline application, as part of this proposal there are no formal details in terms of scale and appearance. In principle replacement residential development in this location and volume is acceptable.

The final design details are subject to a reserved matters application.

SEPARATION DISTANCES

This application is subject to final details, the proposal does replace existing residential properties however the design details will be determined as part of the reserved matters.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposal is a residential regeneration scheme, the site re-uses a previously developed site and as such creates a sustainable form of development.

CONCLUSION

The proposed scheme is acceptable in terms of reuse of the site in accordance with the regeneration objectives of the Fiveways Masterplan.

Summary of Decision:

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

The proposal would enhance and complement the intention to comprehensively restructure the housing market through the redevelopment of the area in accordance with the Fiveways Masterplan. The overall scheme is acceptable having regard to PPS3 and Wirral's UDP Policy HS4.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (a) Layout
 - (b) Scale
 - (c) Appearance
 - (d) Access and
 - (e) Landscaping

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

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

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

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

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

Planning Authority. The approved materials shall then be used in the construction of the development.

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

4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the Wirral Unitary Development Plan 2006

5. Any further submission of details shall include floor levels of the dwellings and relationship to the highway.

Reason: In the interests of Highway Safety

6. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water drainage 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 drainage system has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of controlled waters and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. Details of any security or floodlighting shall be submitted to and agreed in writing with the Local Planning Authority before any such lighting is brought into use. The lighting shall be implemented as agreed and retained as such thereafter.

Reason: To protect residential amenity having regard to Wirral's UDP Policy HS4.

8. As part of the submission of the reserved matters, finished floor levels shall be provided together with proposed levels within the site and a survey or existing site levels.

Reason: Appearance and overlooking having regard to Policy HS4 of the adopted Wirral UDP.

9. All areas shown on plan and such other areas as may be shown on the approved plan shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to commencement of any demolition/construction work on the site, such landscaping work to be completed Other details shall include any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those originally planted.

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

10. Prior to commencement of development a scheme of noise insulation shall be submitted to and approved in writing by the Local Planning Authority for all properties facing adjacent to New Chester Road to the eastern boundary to the site. Upon receipt of written approval

from the Local Planning Authority all details shall be implemented in full and retained as such thereafter.

Reason: In the interests of residential amenity

11. Prior to the commencement of development a scheme shall be submitted to and approved in writing by the LPA for the reinstatement of all redundant accesses to standard footway levels. Upon receipt of written approval from the LPA all approved details shall be implemented in full prior to the dwellings first being brought into use.

Reason: In the interests of highway Safety.

12. Any subsequent reserved matters application submitted to the LPA must comply and be in accordance with all aspects of the content of the accompanying design code to this application hereby approved.

Reason: In the interests of residential amenity and having regard to Policy HS4 of the adopted Wirral UDP.

13. 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/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

14. 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 amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

15. 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 lying between any main wall of the building fronting a highway and the highway boundary.

Reason: To preserve the visual amenities of the area and to accord with Policy HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 09/12/2010 09:26:43

Expiry Date: 01/02/2011