

Planning Committee

16 January 2020

Reference:
APP/19/01377

Area Team:
**Development
Management Team**

Case Officer:
Mr B Pratley

Ward:
Clatterbridge

Location: Westwood Hall, BRIMSTAGE ROAD, BRIMSTAGE, CH63 6HF
Proposal: Erection of plant room to house ground source heat pump - energy for space and water heating.

Applicant: Springcare LTD
Agent: Harry Kennedy and Associates

Qualifying Petition: No

Site Plan:



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Development Plan designation:
Green Belt

Planning History:

Location: Westwood Hall Nursing Home, Brimstage Road, Brimstage, Wirral, CH63 6HF

Application Type: Full Planning Permission
Proposal: Erection of single storey extensions and increase in number of bedrooms by one additional bedroom.
Application No: APP/04/06184
Decision Date: 21/07/2004
Decision Type: Approved

Location: Westwood Hall, Nursing Home, Brimstage Road, Brimstage, Wirral, L63 6HF,
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension at entrance
Application No: APP/99/05265
Decision Date: 31/03/1999
Decision Type: Approved

Location: Westwood Hall Nursing Home, Brimstage Road, Brimstage, Wirral, L63 6HF
Application Type: Advertisement Consent
Proposal: Erection of an advertisement hoarding.
Application No: ADV/98/05047
Decision Date: 13/03/1998
Decision Type: Refused

Location: Westwood Hall Nursing Home, Brimstage Road, Brimstage. L63 6HF
Application Type: Full Planning Permission
Proposal: Extension to nursing home (alternative proposal to approved scheme).
Application No: APP/89/05611
Decision Date: 19/06/1989
Decision Type: Approved

Location: Westwood, Brimstage Road, Brimstage. L63 6HF
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension.
Application No: APP/89/05018
Decision Date: 16/02/1989
Decision Type: Approved

Location: Westwood Hall Nursing Home, Brimstage Road, Brimstage. L63 6HF
Application Type: Full Planning Permission
Proposal: Conversion of existing outbuilding to provide twenty-nine additional bedrooms.
Application No: APP/88/06076
Decision Date: 11/10/1988
Decision Type: Approved

Location: Westwood, Brimstage Road, Brimstage. L63 6HF
Application Type: Full Planning Permission
Proposal: Alterations to existing nursing home to increase bed spaces from 15 to 29.
Application No: APP/87/05815
Decision Date: 01/07/1987
Decision Type: Approved

Location: Westwood, Brimstage Road, Brimstage. L63 6HF
Application Type: Full Planning Permission
Proposal: Change of use to private school and family residence.
Application No: APP/87/05358
Decision Date: 09/04/1987
Decision Type: Approve

Location: Westwood, Brimstage Road, Brimstage. L63 6HF

Application Type: Full Planning Permission
Proposal: Erection of animal boarding facilities.
Application No: APP/86/06780
Decision Date: 27/01/1987
Decision Type: Refused

Location: Westwood, Brimstage Road, Brimstage. L63 6HF
Application Type: Full Planning Permission
Proposal: Change of use to nursing home.
Application No: APP/86/06335
Decision Date: 13/11/1986
Decision Type: Approved

Location: Westwood, Brimstage Road, Brimstage, L63 6HF
Application Type: Full Planning Permission
Proposal: Erection of front porch
Application No: APP/81/17405
Decision Date: 12/03/1981
Decision Type: Conditional Approval

Summary of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

2.1 Having regard to the Council Guidance on Publicity for Applications 1 notification was sent to adjoining properties. At the time of writing this report no objections have been received.

CONSULTATIONS

2.2 **Tree Preservation Officer** - No objection received.

3.1 Reason for referral to Planning Committee

3.1.1 This application has been referred to Planning Committee because it represents a Departure from the UDP.

3.2 Site and Surroundings

3.2.1 The site is a nursing home located within the Green Belt. The surrounding area comprises mainly farmland, with isolated dwellings and farms. Brimstage Manor Nursing Home is located to the west. An Area of Special Landscape Value is located on the far side of Brimstage Road.

3.3 Proposed Development

3.3.1 The application is for a plant room to house a ground source heat pump to be used to generate space and water heating for the nursing home. The building will have a footprint of approximately 22 square metres and will be located within the corner of the home's garden.

3.4 Development Plan

3.4.1 Policy GB2 – Guidelines for Development in the Green Belt

Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Planning permission will not be granted for development in the Green Belt unless it is for the purposes of:

- (i) Agriculture and forestry
- (ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not

- conflict with the purposes of including land within it;
- (iii) The limited extension, alteration or replacement of existing dwellings, subject to Policy GB4 and Policy GB5;
- (iv) The limited infilling in existing villages, subject to Policy GB6, including limited affordable housing subject to local community needs;
- (v) The limited infilling or redevelopment of major existing developed sites identified under Proposal GB9

Such appropriate development shall not damage the visual amenities of the Green Belt by virtue of its siting, materials or design.

3.4.2 Policy LA1 – Protection for Areas of Special Landscape Value

The Local Planning Authority will protect the character and appearance of areas designated as Areas of Special Landscape Value from the adverse effects of development and will not permit proposals which would:

- (vi) Introduce new intrusive development within an otherwise open setting, especially along a prominent skyline or along the undeveloped coast; or
- (vii) Result in the loss or erosion of distinctive landscape features, such as woodlands, hedges or trees, without appropriate replacement provision; and
- (viii) Other proposals which, in terms of their siting, scale and external appearance, would detract from the appearance of the Area or intrude within important views into or out of the area.

Proposals for public utilities, telecommunications apparatus, the working of minerals or landfilling of waste, may be permitted where they would not cause unacceptable impact.

3.5 **Other Material Planning Considerations**

3.5.1 The NPPF states that, when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

3.6 **Assessment**

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design; and
- Amenity

3.7 Principle of Development:

3.7.1 As explained at paragraphs 3.3 and 3.4 above, very special circumstances should be demonstrated to justify what would otherwise be inappropriate development. In response to a request by officers the applicant has submitted further information and calculations confirming that, in comparison to the continued use of the existing oil boilers, the proposed heat pump will save 119 tonnes of carbon dioxide a year. As a comparison, the average carbon emissions of a UK citizen are approximately 10 tonnes per year.

3.7.2 The significant carbon savings noted above are considered to be very special circumstances that outweigh the impact of a modestly sized building in the Green Belt.

3.8 Design:

3.8.1 The proposed building will be rendered to match the main nursing home and will have a pitched tiled roof. It will have an overall height of 3.5 metres and will be positioned within a corner of the garden largely screened by high conifers and hedges. It is considered to have an acceptable visual impact on the character and appearance of the site and the nearby Area of Special Landscape Value.

- 3.9 Highways:
3.9.1 There are no Highway Implications relating to this proposal.
- 3.10 Ecology:
3.10.1 There are no Environmental/Sustainability issues relating to these proposals.
- 3.11 Amenity:
3.11.1 There are no known amenity issues arising from the proposed development.

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 applicant has submitted sufficient justification to demonstrate very special circumstances that outweigh the impact of a modestly sized building in the Green Belt. The visual impact of the proposal is considered to be acceptable and there are no known amenity issues. The proposal therefore complies with Policies GB2 and LA1 of the Wirral UDP and the provisions of 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 27 September 2019 and listed as follows: 549.01.

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

Last Comments By: 06/11/2019
Expiry Date: 23/01/2020