

PLANNING COMMITTEE – 16 JANUARY 2020
ADDENDUM LIST

ITEM 3

APP/16/01455 – CHANGE OF USE AND CONVERSION OF FARM BUILDINGS TO FARM SHOP AND CAFÉ AND CREATION OF NEW CUSTOMER CAR PARK – BRIMSTAGE HALL, BRIMSTAGE ROAD, BRIMSTAGE, WIRRAL, CH63 6JA

An updated report is attached.

Paragraph's 3.5.8 and 3.5.9 on the previously published report have been removed and the Very Special Circumstances relating to this application at Brimstage Hall have been updated within the attached report.

CONDITION 15 on the previous report has been updated and renumbered as 16 and now reads:

16. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification), the building hereby permitted shall only be used for agricultural storage, a farm shop and café for the sale of local food, drink or products associated with the agricultural or horticultural undertakings enterprise; and demonstration kitchens and training rooms associated with the agricultural holding known as "Brimstage Farm Shop", and for no other purpose within Classes A1, A3 or D1 of the schedule of that Order.

Reason: To retain the functional linkage between the agricultural holding and because an unrestricted retail, café, demonstration and training use would otherwise be inappropriate and unsustainable in this location pursuant to Policies GB2, AG7, SHO1 and SH9 of the Wirral Unitary Development Plan and the National Planning Framework.

CONDITION 14 has been amended as follows:

14. NO DEVELOPMENT SHALL TAKE PLACE until a programme of archaeological work to include but not be limited to a scheme for trial trenching around the scheduled moat has been submitted to and agreed by the LPA in writing. The works shall be implemented in full in accordance with the approved scheme.

Reason: To ensure that adequate opportunity is provided for archaeological research on this historically important site with particular reference to the medieval moat is secured and to comply with Local and National Policies.

ADD Condition 15 as follows:

15. The developer shall afford access at all reasonable times to any archaeologist approved by the Local Planning Authority and shall allow them to observe any excavations and record items of interest and finds.

Reason: To ensure that adequate opportunity is provided for archaeological research on this historically important site with particular reference to the medieval moat is secured and to comply with Local and National Policies.

ITEM 5

APP/19/01157 – ALTERATIONS AND EXTENSION OF CLUBHOUSE TO PROVIDE IMPROVED FACILITIES AND ASSOCIATED IMPROVEMENTS TO CAR PARKING AND ACCESS TOGETHER WITH PROVISION OF NEW SPORT/LEISURE FACILITIES – CALDY GOLF CLUB, LINKS HEY ROAD, CALDY CH48 1NB

AMEND Conditions 2 & 7 (following receipt of updated Landscape Strategy Plan) as follows:

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12th August 2019 and listed as follows:

Location Plan, received 12th August 2019;
201/A, received 12th December 2019
202, received 12th August 2019;
401, received 12th August 2019;
501, received 12th August 2019;
502, received 12th August 2019;
039.01.10 (Figure 6.1)/A, received 8th January 2020; and

'Preliminary Ecological Assessment' and 'Addendum' reports (produced by Etive Ecology Ltd in June and November 2019).

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

7. The creation of a wildflower area to replace the existing anglers car park shall be implemented in accordance with the details contained in submitted drawing no. 039.01.10 (Figure 6.1)/A and within the 'Addendum Report' (produced by Etive Ecology Ltd in November 2019) before the extended car parking area hereby approved is brought into use.

Reason: To protect the openness of the Green Belt and to comply with Policy GB2 of the Wirral Unitary Development Plan and the relevant policies of the NPPF.

ITEM 8

APP/19/01479 – CONSTRUCTION OF NEW SINGLE STOREY CLUBHOUSE TO SOUTH EASTERN CORNER OF THE SITE TOGETHER WITH A NEW CAR PARK (TO NORTH-WEST OF SITE) AND ASSOCIATED WORKS – WESTWAYS, 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ

AMEND Condition 5 as follows:

5. Prior to the first use of the development hereby approved, a lockable gate or barrier shall be installed at the entrance to the main car park from St Peters

Road, the details of which shall beforehand be submitted to and approved in writing by the Local Planning Authority. The barrier or gate shall be retained and maintained in an operational state in perpetuity in accordance with the approved details. The main car park shall be closed and locked at 21:00 hours each evening (and shall not re-open before 09:00 hours the following morning) other than on days when Cammell Laird 1907 FC have a first team game at the site or are hosting a tournament.

Reason: In the interests of residential amenity having regards to the National Planning Policy Framework.