
ITEM	APP/2007/5990	WARD Pensby and Thingwall
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Location: Barnston Dale Youth Camp Storeton Lane Barnston Wirral CH61 1BX

Proposal: Retention of a climbing and abseiling tower

Applicant: Barnston Dale Youth Camp
Storeton Lane
Barnston
Wirral
CH61 1BX

Development Plan allocation and policies: Green Belt
Policy HS15 UDP Non-residential uses in Primarily Residential Areas
Policy GB2 UDP Green Belt
PPG2 Green Belt

Planning History: 20046328 erection of single storey building to provide toilet block, approve conditionally
20045358 replacement of existing equipment store with new building, approve conditionally
20037170 erection of two-storey accommodation with self catering facilities and general activity area, approve conditionally

Representations and consultations received: Representations:
A site notice was displayed to the front boundary of the site. A total of 15 letters of notification have been sent to properties in the area. At the time of writing this report two objections have been received, listing the following grounds: noise, privacy and house prices.

Consultations:
Director of Regeneration - Housing & Environmental Protection Division: No objection
Director of Technical Services - Traffic Management Division: No objection
Green Belt: No objection

Directors comments: PROPOSAL
The proposal is for the retention of an existing climbing and abseiling tower. The proposal is located to a side elevation of an existing building to the north east elevation of the site, the tower is a stair tower with a climbing wall, the structure has a full height of 10.4m.

PRINCIPLE OF DEVELOPMENT
The proposal is in relation to the existing recreation and sport use of the site at Barnston Dale.

In terms of Policy GB2 this type of development would not be acceptable in this location due to its size and prominence within the green belt. By reason of its height and scale the proposal does not preserve the openness of the green belt. As the location of the tower is 11m from the rear boundary with no12 Overdale Avenue, this means that impact onto residential properties must be considered due to its height and visual impact.

SITE AND SURROUNDINGS
The existing site is an activity site within the Green Belt and whilst small, unobtrusive essential facilities may be acceptable, the use of the structure is contrary to Policy GB2 and PPG2 in that the nature of this proposed permanent structure would be intrusive and of a substantial size within the green belt.

There is a residential estate that runs along the north east boundary with Barnston Dale, the rear of the dwellings of nos10-14 Overdale Avenue will be able to view the tower in winter.

POLICY CONTEXT
In terms of PPG2 and GB2, the structure would introduce an element that would be

detrimental to the character and openness of the existing green belt. The site itself consist of low level hut structures, the tower is a more substantial structure of much greater height within the green belt and would cause harm to the open aspect.

The proposal would result in a loss of outlook and privacy to the amenities currently enjoyed by the neighbouring residential dwellings. The proposal would therefore be contrary to PPG2 and Policies GB2 and HS15 of the adopted Wirral UDP.

APPEARANCE AND AMENITY ISSUES

Two site visits have been undertaken, one in winter and one in summer. The structure was not in use and was not visible during the summer site visit. However an enforcement officer visited no12 Overdale Avenue in February and the tower was visible and users could be heard from the residential garden.

In terms of amenity and appearance the structure is not acceptable within close proximity of residential dwellings. The proposal will cause visual intrusion at a higher level and will cause nuisance to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

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 proposal would be detrimental to privacy and outlook of neighbouring residential properties, the proposal would therefore be contrary to Policy HS15 of the adopted Wirral UDP, in that the tower would be inappropriate in terms of height, noise and visual impact to the neighbouring residential properties.

Recommendation: **Refuse**

Reason(s):

- 1 The tower would create a structure that due to its height and appearance would cause harm in terms of visual amenity and outlook to the neighbouring residential dwellings and loss of privacy in the gardens of these properties. The proposal is therefore unacceptable in terms of the criteria set out in Policy HS15 of the adopted Wirral UDP.
- 2 The tower would create a structure harmful to the open aspect of the green belt by reason of its size and prominence. The proposal is therefore inappropriate development which is contrary to PPG2 Green Belt and Policy GB2 of the adopted Wirral UDP.

Last Comments By: **26 July 2007**

56 Day Expires On: **20 August 2007**