



Planning Committee

Date: Tuesday, 1 June 2010

Time: 6.00 pm

Venue: Committee Room 1 - Wallasey Town Hall

Contact Officer: Pat Phillips
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1. MINUTES (Pages 1 - 22)

The Director of Law, HR and Asset Management submitted the minutes of the meetings held on 31 March 2010 and 22 April 2010.

RECOMMENDED: That the minutes be received.

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

3. REQUESTS FOR SITE VISITS

Members are asked to request all site visits before any application is considered.

4. APP/09/06439 - 10 HADFIELD AVENUE, HOYLAKE, WIRRAL, CH47 3DJ - DEVELOPMENT OF A C2 USE (RESIDENTIAL INSTITUTION) SATELLITE UNIT PROVIDING CLOSE CARE, RESIDENTIAL ACCOMMODATION FOR PEOPLE IN NEED OF CARE (FOR THE YOUNGER PATIENT WITH PHYSICAL AND SENSORY DISABILITY) SPECIFICALLY FOR PEOPLE BETWEEN THE AGES OF 16-65. (Pages 23 - 26)

5. 09/06500 - 17 WESTBANK ROAD, TRANMERE, CH42 7JL - CHANGE OF USE - CLASS C3 TO CLASS C2. DWELLING HOUSE TO RESIDENTIAL INSTITUTION - SUPPORTED HOUSING FOR VULNERABLE ADULTS WITH 24HR CARE. (Pages 27 - 30)

6. **APP/09/06528 - 2-4 EUSTON GROVE, BIRKENHEAD, CH43 4TY - RETENTION OF CHANGE OF USE FROM SOLARIUM AND REPAIR OF MG SPORTS CAR TO OFFICES AND STORAGE AND ELEVATIONAL CHANGES (AMENDED DESCRIPTION) (Pages 31 - 34)**
7. **APP/10/00214 - HILLBARK HOTEL, HILL BARK ROAD, FRANKBY, CH48 1NP - ERECTION OF A MARQUEE (Pages 35 - 46)**
8. **APP/10/00223 - GREAT EASTERN, NEW FERRY ROAD, NEW FERRY, CH62 1BN - DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 10 NO. 2 STOREY SEMI-DETACHED DWELLINGS (Pages 47 - 54)**
9. **APP/10/00157 - THE OLD FARMHOUSE, OLDFIELD ROAD, HESWALL, CH60 6SG - INSTALLATION OF ONE 11KW GAIA WIND TURBINE MOUNTED ON AN 18M FREE STANDING BASE ON A 5SQM CONCRETE BASE. THE TURBINE IS TWIN-BLADED AND THE BLADES ARE MANUFACTURED AS A SINGLE COMPOSITE UNIT 13M IN DIAMETER (Pages 55 - 62)**
10. **LBC/10/00215 - HILLBARK HOTEL, HILL BARK ROAD, FRANKBY, CH48 1NP - ERECTION OF A MARQUEE (Pages 63 - 74)**
11. **APP/10/00240 - 33A CAITHNESS DRIVE, EGREMONT, CH45 7PN - CONVERSION OF EXISTING GARAGE TO CREATE LOFT AND INTRODUCTION OF TWO ROOF DORMER EXTENSIONS FACING LINCOLN DRIVE. (Pages 75 - 78)**
12. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 14/04/2010 AND 19/05/2010 (Pages 79 - 108)**
13. **ANY OTHER BUSINESS**

To consider any urgent business accepted by the Chair.

PLANNING COMMITTEE

Wednesday, 31 March 2010

<u>Present:</u>	Councillor	D Elderton (Chair)	
	Councillors	B Kenny M Redfern P Johnson S Mountney	J Crabtree J Salter A Jennings D Mitchell
<u>Deputies:</u>	Councillors	J Keeley (for P Hayes) D Roberts (for J George)	

169 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members were asked to consider whether they had any personal or prejudicial interests in connection with any item(s) on the agenda and, if so, to declare them and state the nature of the interest.

No such declarations were made.

170 MINUTES

Members were requested to receive the minutes of the meetings of the Planning Committee held on 18 February 2010 and 11 March and also the special meeting held on 11 March.

In respect of minute 159 (Special Meeting – 11/3/10) and therefore also of minute 151 (18/2/10) the Chair suggested that the wording of Councillor Hayes' motion was not complete and that the minutes be amended to read:

“That the planning application be refused because the proposed development would result in a larger industrial building which is visually obtrusive and out of character with the surrounding residential area. The proposal is therefore contrary to Policy HS15 of the adopted Wirral Unitary Development Plan.”

Resolved –

(1) That the minutes of the ordinary meeting on 11 March be approved.

(2) That the minutes of the meeting of 18 February and special meeting of 11 March be amended and resubmitted for signing at the next meeting of the Planning Committee.

171 REQUEST FOR SITE VISITS

Members were asked to request any site visits before any applications were considered. No such requests were made.

172 **APP/09/06285 - LAND ADJACENT TO 50 WOODCHURCH LANE, PRENTON - ERECTION OF 8 NO. SELF CONTAINED FLATS AND 6 NO. HOUSES**

The Director of Technical Services submitted the above application for consideration.

A petitioner addressed the meeting.

A ward Councillor addressed the meeting.

On a motion by Councillor Kenny and seconded by Councillor Johnson it was -

Resolved (9:2) - That the application be approved subject to the following conditions:

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

2. Before any construction commences, samples of the facing/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.

3. The occupation of the development hereby permitted shall not commence until a full scheme of works to amend the existing Tranmere Rovers Residential Parking Scheme has been submitted to and agreed in Writing with the Local Planning Authority. The works shall be competed in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

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 vehicle access from the highway into the development site, tactile paving and traffic signage as necessary. The occupation of any part of the development shall not begin until those works have been competed 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.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be implemented in accordance with the approved strategy.

173 **APP/09/06451 - 24 CASTLEFIELDS ESTATE, LEASOWE - ERECTION OF GATE AND FORMATION OF VEHICULAR ACCESS TO LEASOWE ROAD**

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Redfern it was -

Resolved - That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development shall be constructed in accordance with the plans submitted on 2nd March 2010.
3. Before any construction commences, details and samples of the materials to be used in the external construction of the access 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.

174 APP/09/06552 - 49 MULBERRY ROAD, ROCK FERRY - ERECTION OF 19 DWELLING HOUSES AND ASSOCIATED CAR PARKING AND LANDSCAPING - RESUBMISSION OF APP/09/5465 - AMENDED DESIGN (AMENDED DESCRIPTION)

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Salter and seconded by Councillor Mitchell it was -

Resolved - That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Before any construction commences, samples of the facing/roofing/window 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.
3. Development shall not commence until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details prior to the occupation of the development hereby approved and retained as such thereafter.
4. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.
5. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species

and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features.

6. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

7. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 5. The works shall be carried out:

In accordance with a programme to be agreed with the Local Planning Authority.

8. Prior to the commencement of the development details of the proposed access onto Mulberry Road shall be submitted to and agreed in writing with the local planning authority. 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 in writing as complete by or on behalf of the local planning authority.

9. Prior to the first occupation of the development the obsolete access shall be reinstated to standard footway levels, details of which shall be submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter.

10. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

11. No part of the development shall be brought into use until sight lines of 2.4m by 38m at the proposed junction with Mulberry Road have been provided clear of obstruction to visibility at or above a height of 0.6m above the carriageway level of Mulberry Road. Once created, these sight lines shall be maintained clear of any obstruction and retained for their intended purpose at all times.

12. No part of the development shall be brought into use until visibility splays of 2.4m x 2.4m measured down each side of the access and the back

edge of the footway have been provided clear of obstruction to visibility at or above a height of 0.9m above the footway level of Mulberry Road. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

13. A detailed remediation strategy as indicated in the Ground Investigation and risk report (points 9.2, 9.3 & 9.4) to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, must be prepared and is subject to the approval in writing of the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetables of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.

14. The approved remediation strategy must be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation works.

15. Following completion of the remedial works identified in the approved remediation strategy, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority, prior to the commencement of the development.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the enlargement, of the dwelling(s) or any addition to the roof or the erection or construction of a porch shall not be carried out.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) once the dwellings have been erected no new windows shall be introduced nor shall any existing windows be altered without prior approval of the Local Planning Authority.

175 APP/10/00061 - AMENITY OPEN SPACE, POOL LANE, BROMBOROUGH - CONSTRUCTION OF A NEW CHILDREN'S PLAY AREA ON PUBLIC OPEN SPACE

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Mitchell and seconded by Councillor Salter it was -

Resolved - That the application be approved subject to the following conditions:

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

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the approved details and plans.

3. A management plan, including long term design objectives, management responsibilities and maintenance schedules for the play area and all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the first use of the development. The landscape management plan shall be carried out as approved.

4. No works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall include:

1. A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

2. The details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.

3. A schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.

4. The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).

5. The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

6. The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).

7. The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

8. The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing).

9. The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

10. The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
11. The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).
12. The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
13. The timing of the various phases of the works or development in the context of the tree protection measures.

The development shall be carried out with the approved detail.

5. The following activities must not be carried out under any circumstances:

- a. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b. No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
- c. No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d. No mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
- e. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.

6. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

176 **APP/10/00125 - ADAGIO NURSING HOME, 50 WELLINGTON ROAD, NEW BRIGHTON - CHANGE OF USE FROM NURSING HOME TO 10 NO. SELF CONTAINED DWELLING UNITS AND THREE AND A HALF STOREY SIDE EXTENSION**

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Mounthey and seconded by Councillor Salter it was -

Resolved - That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Before any construction commences, details of the facing/roofing/window 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 and retained thereafter.

3. A scheme for noise insulation shall be provided to walls between the party wall with the adjoining property (No.52 Wellington Road) to be agreed in writing by the Local Planning Authority. The insulation shall be installed prior to occupation of the units hereby approved.

4. No development shall take place until full details and specifications of: the new render/stucco new lead dormers to the roof, with working drawings the new balcony railings and balustrade the new windows rainwater goods rooflights have been submitted to and improved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

5. No development shall take place until details of a landscaping scheme (including a cross-section for the retaining wall) have been submitted to and improved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

6. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

7. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres at the proposed junction with Wellington Road have been provided clear of obstruction to visibility at or above a height of 1 metre above the carriageway level of Wellington Road. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

8. 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.

177 APP/10/00214 - HILLBARK HOTEL, HILLBARK ROAD, FRANKBY - ERECTION OF A MARQUEE

The Director of Technical Services requested that this application be deferred.

On a motion by Councillor Elderton and seconded by Councillor Jennings it was -

Resolved - That the application be deferred to enable officers to consider additional information.

178 LBC/10/00215 - HILLBARK HOTEL, HILLBARK ROAD, FRANKBY - ERECTION OF A MARQUEE

The Director of Technical Services requested that this application be deferred.

On a motion by Councillor Elderton and seconded by Councillor Jennings it was -

Resolved - That the application be deferred to enable officers to consider additional information.

179 **APP/10/00107 - DEVELOPMENT SITE ON SOUTH SIDE EAST OF BY-PASS, THE DELL, ROCK FERRY - AMENDMENT TO PLANNING APPLICATION APP/2008/5589 - VARIATION OF HOUSE TYPE PLOTS: 29-31 AND 33-67**

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Mitchell and seconded by Councillor Johnson it was -

Resolved - That the application be approved subject to the following conditions:

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

2. Before any construction commences, samples of the facing/roofing/window 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.

3. Prior to the commencement of development details of the proposed cctv system, all fencing, walls and boundary treatment to the site and auto gates to the proposed car park shall be submitted to an agreed in writing with Police Architectural Liaison Officer. The approved scheme shall be implemented in full and retained as such thereafter.

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.

5. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

6. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

7. Before any part of the development hereby approved is first occupied, the existing fence to the west of the site on The Dell shall be removed. Details of a replacement fence and footway shall be submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter unless otherwise agreed in writing.

8. Before any part of the development hereby approved is first occupied, the road markings, traffic signs and posts and pedestrian guardrail on The Dell associated with the development sites' previous use as a primary school shall be removed and the carriageway and footway reinstated. Details of which shall be submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter.

9. Before any part of the development hereby approved is first occupied, the traffic sign and post on New Chester Road associated with the development sites' previous use as a primary school shall be removed and the footway reinstated. Details of which shall be submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter.

10. Before development commences a Residential Travel Plan will be submitted to and approved in writing by the local planning authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the Residential Travel Plan and shall not be varied other than through agreement with the local planning authority.

11. Prior to the commencement of development details of a boundary screen built to a minimum height of 1.8m to be located on the eastern boundary of the balcony of plot 57 facing 28 and 30 Thorburn Avenue shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation and retained as such thereafter.

12. Notwithstanding the details of condition 7, prior to the commencement of development details of the 3m high minimum acoustic fence/barrier running along boundary and the bypass together with measures to mitigate any adverse impact upon the existing properties opposite shall be submitted to and agreed in writing with the Local Planning Authority. The noise barrier shall have a minimum superficial density of 12.5kg/m², be imperforate, continuous and sealed at the base. The approved scheme shall be implemented in full and retained as such thereafter.

13. No development shall take place until full details of a scheme for sound insulation, providing the specifications for both the double/secondary glazing and any passive ventilation to be provided to those rooms of dwellings facing the Bypass, should be submitted to and agreed in writing with the local planning authority and retained as such thereafter.

14. The surface water drainage scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

180 **WIRRAL BOROUGH COUNCIL TREE PRESERVATION ORDER NO. 338 - 1
PRIORY ROAD, WEST KIRBY**

The Director of Technical Services submitted a report informing Members of an objection to Wirral Borough Council Tree Preservation Order No. 338.

On a motion by Councillor Jennings and seconded by Councillor Redfern it was -

Resolved - That Wirral Borough Council Tree Preservation Order No. 338 be confirmed.

181 **PLANNING APPEAL DECISIONS**

The Director of Technical Services submitted a report informing Members of six planning appeal decisions. Five of the decisions related to an application where Planning Committee resolved to refuse planning permission contrary to officer recommendations of approval and one related to an application with an officer recommendation of refusal, subsequently supported and endorsed by the Planning Committee.

The Chair commented upon the Committee needing to be mindful of the possible consequences in respect of moving motions against officers' recommendations.

Resolved - That the report be noted.

182 **DELEGATED DECISIONS**

The Director of Technical Services submitted a report informing members of Planning Applications which had been decided under his delegated powers between 4 February and 22 March, 2010.

Resolved – That the report be noted.

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PLANNING COMMITTEE

Thursday, 22 April 2010

Present: Councillor S Mountney (Vice Chair in the Chair)

Councillors	B Kenny	J Crabtree
	M Redfern	J George
	P Hayes	J Salter
	P Johnson	A Jennings
		D Mitchell

Deputy: Councillor G Watt (for Cllr D Elderton)

183 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 18 February and the special meeting held on 11 March.

Resolved - That the minutes be received.

184 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

Councillor M Redfern declared a prejudicial interest in respect of application APP/10/00157 by virtue of having made reference to this in a photo article.

Councillor P S C Johnson also declared a prejudicial interest in application APP/10/00157 by virtue of his son being the applicant.

185 REQUESTS FOR SITE VISITS

Members were asked to submit their requests for site visits before any planning applications were considered.

The following requests for site visits were approved:

Application 201000157 - The Old Farmhouse, Oldfield Road, Heswall - Installation of one 11KW Gaia wind turbine mounted on an 18m free standing base on a 5sq m concrete base. The turbine is twin-bladed and the blades are manufactured as a single composite unit 13m in diameter (Councillor D Mitchell).

Applications 201000215 and 200100214 - Hillbark Hotel, Hill Bark Road, Frankby - Erection of a marquee (Councillor B Kenny)

Application 200906500 - 17 Westbank Road, Tranmere - Change of Use - Class C3 to Class C2 - Dwelling house to residential institution - supported housing for vulnerable adults with 24hr care (Councillor B Kenny)

186 **LBC/10/00215 - HILLBARK HOTEL, HILL BARK ROAD, FRANKBY, CH48 1NP - ERECTION OF MARQUEE**

The Director of Technical Services submitted the above application for consideration.

Resolved - That consideration of the application be deferred for a formal site visit by members.

187 **APP/10/00214 - HILLBARK HOTEL, HILL BARK ROAD, FRANKBY, CH48 1NP - ERECTION OF A MARQUEE**

The Director of Technical Services submitted the above application for consideration.

Resolved - That consideration of the application be deferred for a formal site visit by members.

188 **APP/10/00157 - THE OLD FARMHOUSE, OLDFIELD ROAD, HESWALL CH60 6SG - INSTALLATION OF ONE 11KW GAIA WIND TURBINE MOUNTED ON AN 18M FREE STANDING BASE ON A 5SQM CONCRETE BASE. THE TURBINE IS TWIN-BLADED AND THE BLADES ARE MANUFACTURED AS A SINGLE COMPOSITE UNIT 13M IN DIAMETER**

The Director of Technical Services submitted the above application for consideration.

Resolved - That consideration of the application be deferred for a formal site visit by members.

189 **APP/09/06500 - 17 WESTBANK ROAD, TRANMERE, CH42 7JL - CHANGE OF USE - CLASS C3 TO CLASS C2 - DWELLING HOUSE TO RESIDENTIAL INSTITUTION - SUPPORTED HOUSING FOR VULNERABLE ADULTS WITH 24HR CARE**

The Director of Technical Services submitted the above application for consideration.

Resolved - That consideration of the application be deferred for a formal site visit by members.

190 **APP/09/06344 - THREE COUNTIES CAR SALES, 17 HOYLAKES ROAD, MORETON, CH46 - PROPOSAL -DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW FOODSTORE WITH ASSOCIATED ACCESS, PARKING AND SERVICING FACILITIES**

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Redfern and seconded by Councillor Mitchell it was:

Resolved (11:0) - That the application be approved subject to a Section 106 Legal Agreement and the following conditions:

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

2 The development hereby permitted shall not be commenced until such time as a scheme to improve the existing surface water disposal system has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved detail

3 The development hereby permitted shall not be commenced until such time as a datum for measuring land levels has been submitted to and agreed in writing by the Local Planning Authority. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details and retained as such thereafter.

4 Notwithstanding the details submitted, the development authorised by this permission shall not be commenced until the Local Planning Authority has approved in writing a full scheme of works to provide vehicle access from the highway into the development site, including:

- Alterations to the signalised junction of Hoylake Road / Reeds Lane / Fender Lane including pedestrian arrangements, cycle infrastructure and all necessary pedestrian guardrails, road markings and Traffic Regulation Orders;**
- A full scheme of traffic signal control for the site access including phasing arrangements;**
- Removal and reinstatement of existing vehicle accesses rendered obsolete by the development;**
- Relocation of the existing Speed Enforcement Camera and associated markings on Hoylake Road to an agreed location;**
- Relocation of the bus stop, and associated shelter and road marking on the south side of Hoylake Road fronting the development site, to a location to be agreed in writing by Merseytravel, to the appropriate standard.**

The occupation or use of any part of the development shall not begin until those works have been completed in accordance with the Local Planning Authorities' approval and have been certified in writing as complete on behalf of the Local Planning Authority.

5 Notwithstanding the details submitted, the development authorised by this permission shall not be commenced until the Local Planning Authority has approved in writing a full scheme of works to improve kerb radius to the east side of Stavordale Road at its junction with Hoylake Road, including:

- Retention of a minimum footway width of 2 metres at the radius;
- All necessary tactile paving and dropped kerbs at the pedestrian crossing points on both sides of the junction;
- All necessary road markings and traffic signs;

The occupation or use of any part of the development shall not begin until those works have been completed in accordance with the Local Planning Authorities' approval and have been certified in writing as complete on behalf of the Local Planning Authority.

6 Notwithstanding the details submitted, the development authorised by this permission shall not be commenced until the Local Planning Authority has approved in writing a full scheme of works to provide direct cycle access between the development site and Stavordale Road, including all signing, road markings, and Traffic Regulation Orders necessary. The occupation or use of any part of the development shall not begin until those works have been completed in accordance with the Local Planning Authorities' approval and have been certified in writing as complete on behalf of the Local Planning Authority.

7 Notwithstanding the details submitted, the development authorised by this permission shall not be commenced until the Local Planning Authority has approved in writing a full scheme of works to provide direct cycle access between the development site and Hoylake Road, including all signing, road markings, and Traffic Regulation Orders necessary. The occupation or use of any part of the development shall not begin until those works have been completed in accordance with the Local Planning Authorities' approval and have been certified in writing as complete on behalf of the Local Planning Authority.

8 The development shall be implemented in accordance with the commitments contained within the submitted Framework Travel Plan (reference 782-01-02a dated 28th October 2009).

9 A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation of the development hereby approved. The provisions of the Travel Plan shall be implemented and operated in accordance with the programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt a travel plan should include, but shall not be limited to:

- A commitment to the principals outlined in the Framework Travel Plan (reference 782-01-02a dated 28th October 2009);
- Any changes to the existing transport services to the site;
- Results of the initial staff travel survey;
- Details of visitor travel patterns;
- Revised targets for modal shift or split based upon the travel survey;
- Identification of a Travel Plan co-ordinator;
- An action plan of measures with a timescale for implementation;
- Detail of measures and resource allocation to promote the Travel Plan;

and

- Mechanisms for monitoring (which include mode share and exact numbers of staff) and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.

10 Notwithstanding the submitted details, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing the details of a cycle parking scheme. The occupation of any part of the development shall not begin until those works have been completed in accordance with the approved details.

11 The premises shall be closed between 20.00 hours and 08.00 hours Monday to Saturday, and between 17.00 hours and 10.00 hours on Sundays and Bank Holidays.

12 All deliveries and servicing of the premises shall only take place between the hours of 07.00 and 22.00 Monday to Saturday. On Sundays and Bank Holidays, deliveries and servicing of the premises shall only take place between the hours of 09.00 and 17.00.

13 Commercial waste collection shall only take place between the hours of 08.00 and 21.00, and shall be carried out within the service area south of the store as indicated in approved drawing 0180NES100 Rev K, dated 18th February 2010.

14 Deliveries to the store shall be carried out in strict accordance with the Aldi Stores Ltd. letter submitted 23rd March 2010 and Servicing Regime Statement received by the Local Planning Authority 7th April 2010. For the avoidance of doubt servicing shall be undertaken in accordance with the following unless otherwise agreed in writing by the Local Planning Authority:

- All loading and unloading shall take place internally within a delivery vehicle 'docked' within the enclosed service bay canopy;
- No waste, products or pallets shall be stored externally;
- Prior to entering the store site or car park, all refrigeration plant and reverse sounder units shall be switched off and deactivated.

15 A scheme of works to be submitted to and agreed in writing by the Local Planning Authority showing details of all mechanical extraction/ventilation units, air conditioning units, chillers and cooler systems. The scheme should include the sound power levels for each piece of equipment. All works to be completed in accordance with the approved scheme prior to the commencement of business.

16 Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing the details of measures to be incorporated for the prevention of crime. The detail shall include the following measures:

- ANPR and CCTV cameras to be installed to the building and car park;
- Roller shuttering to be installed to glazed areas;
- A grade 2/3 European Standard alarm with grade 4 signalling system (Duel Comm).

The development shall be implemented in accordance with the approved details, and retained as such thereafter.

17 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.

18 The remainder of the undeveloped land within the curtilage of the site shall be suitably landscaped 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 shall be completed prior to the first use of the the building hereby permitted and thereafter maintained to the satisfaction of the Local Planning Authority. 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.

19 Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to first use in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

20 All existing trees which are not directly affected by the building(s) and works hereby approved shall be clearly located and described in the required landscaping scheme. Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority. Any such tree which subsequently dies, becomes seriously diseased or has to be removed as a result of carrying out this development shall be replaced with a tree of a species and size and in such position, as the Local Planning Authority may require, in conjunction with the general landscaping required herein.

21 Prior to the commencement of demolition/construction the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall

at all times be kept clear of excavated soil, materials, contractors' plant and machinery.

22 Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risk arising from contamination at the site

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site

3) The site investigation results and the detailed risk assessment (2) and, based on remediation measures required and how they are to be undertaken

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements

for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

23 No development shall commence until 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 have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and operated as such thereafter.

24 Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 (or any subsequent re-enactment) there shall be no creation of additional floor space, including any mezzanine floor space, within the building hereby permitted as shown on the approved plans. The retail unit shall have gross internal floor space no greater than 1,342m² with a net trading area no greater than 900m², as shown in the approved drawings. Sub division of the unit to form smaller retail outlets is not permitted.

25 Notwithstanding the provisions of Class A1 of the schedule to the Town and Country Planning (Use Classes Order) 1987 (or any subsequent re-enactment), only convenience goods (other than those ancillary to the principal use of the premise) shall be sold from the premises hereby approved.

26 The development shall be implemented in accordance with the approved plans, drawing numbers: 180NES 100K; 180NES 102C; 180NES 103G; 180NES 105E; 180NES 106E; 180NES 110B; VLO180 101D, and; 2240/G/102.

191 **APP/09/06439 - 10 HADFIELD AVENUE, HOYLAKE, WIRRAL CH47 3DJ - PROPOSAL - DEVELOPMENT OF A C2 USE (RESIDENTIAL INSTITUTION) SATELLITE UNIT PROVIDING CLOSE CARE, RESIDENTIAL ACCOMMODATION FOR PEOPLE IN NEED OF CARE (FOR THE YOUNGER PATIENT WITH PHYSICAL AND SENSORY DISABILITY) SPECIFICALLY FOR PEOPLE BETWEEN THE AGES OF 16-65**

The Director of Technical Services submitted the above application for consideration.

Resolved - That consideration of the application be deferred to allow a survey of protected species to be carried out.

192 **DEVELOPMENT CONTROL QUARTERLY PERFORMANCE REPORT**

The Director of Technical Services submitted a report which set out Development Control Quarterly Performance for the third and fourth quarters of 2009/10.

Resolved - That the report be noted.

193 **IMPROVING THE PLANNING SERVICE**

The Director of Technical Services submitted a report updating Members on the series of ongoing and proposed improvements in the Planning Service throughout 2009/10 and continuing into 2010/11.

Councillor Mitchell felt that the report was very informative and had been impressed by the work that had been done by officers. This was endorsed by all Members of the Committee.

Councillor Mitchell requested that a précis of section 4.10 regarding budgetary constraints that was contained within the report be distributed to all Councillors in order that they are aware of the financial situation.

Resolved (11:0) -

(1) That the improvements implemented in 2009/10 be noted and the ongoing and proposed Development Control Service Improvement Initiatives for 2010/11 be endorsed.

(2) That a précis of section 4.10 of the report be distributed to all Councillors.

194 **DELEGATED DECISIONS**

The Director of Technical Services submitted a report informing members of Planning Applications which had been decided under his delegated powers between 23 March and 13 April 2010.

Resolved - That the report be noted.

195 **ANY OTHER BUSINESS**

As it was the last meeting of the municipal year, Councillor Mountney conveyed the Chair's wishes that he express his sincere thanks to all the Committee members and officers for their hard work over the past year.

Councillor Mountney also recognised that it was the last meeting that Councillor George would attend. He thanked him for his constructive comments and his contribution to the Committee and the Committee expressed their best wishes upon Councillor George's forthcoming retirement from the Council.

Councillor Mitchell also gave thanks to Councillor George for all his good work and commented that he had been a sterling member of the Committee. He also gave thanks to Councillor Alan Jennings as it would be the last meeting he would attend before taking up his Mayoral duties.

Councillor Mountney also congratulated Matthew Davies upon his forthcoming wedding.

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Agenda Item 4

Planning Committee

01 June 2010

Reference:
APP/09/06439

Area Team:
North Team

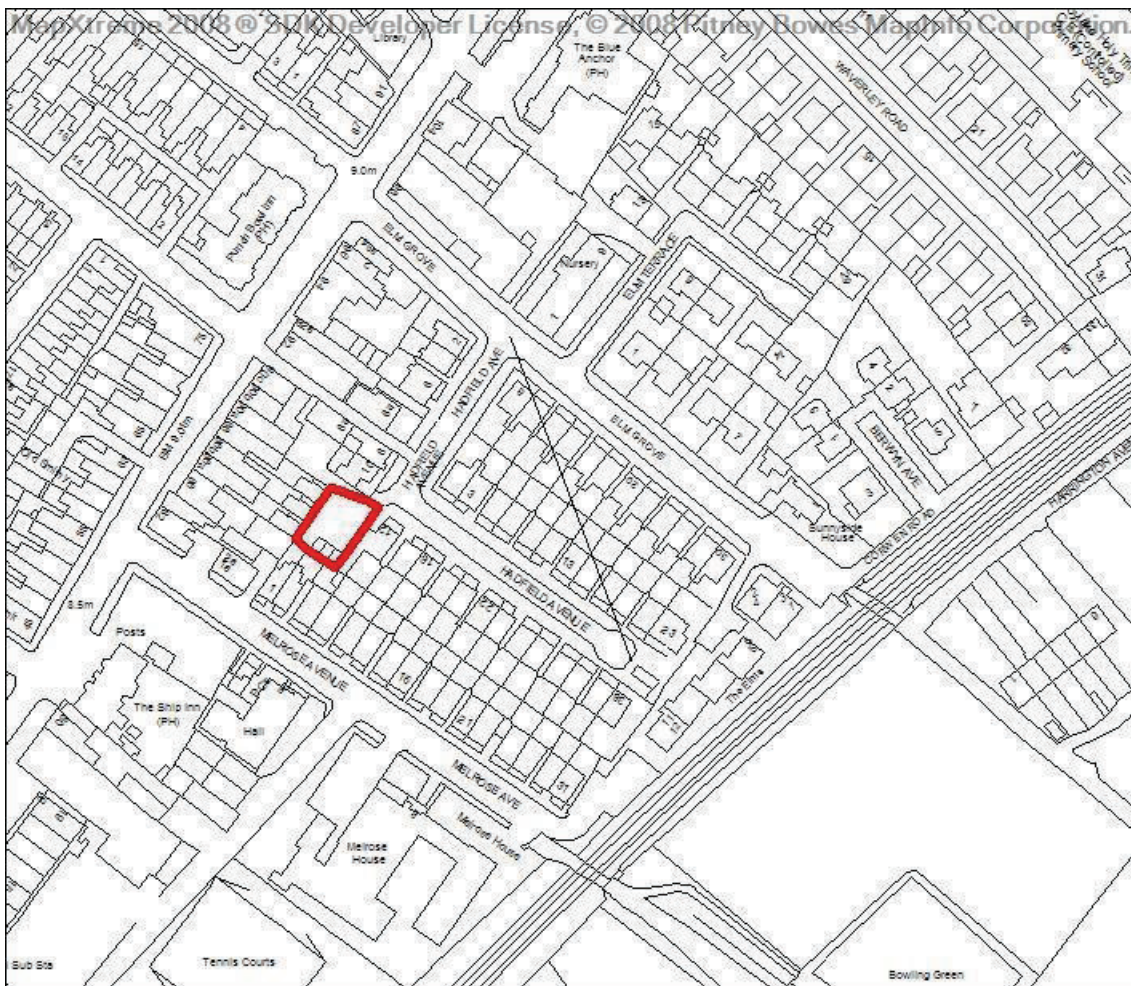
Case Officer:
Miss S Hesketh

Ward:
Hoylake and Meols

Location: 10 Hadfield Avenue, Hoylake, Wirral, CH47 3DJ
Proposal: Development of a C2 Use (Residential Institution) Satellite Unit providing close care, residential accommodation for people in need of care (for the younger patient with physical and sensory disability) specifically for people between the ages of 16-65.

Applicant: Salisbury Independent Living
Agent : Chris Jones

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/09/06065 - Development of a C2 use - Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS

25 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed by the applicant. Two objections were received citing the following concerns;

- Over-development of the site;
- Increased traffic congestion;
- Parking issues;
- The number of staff;
- There is a legal right of access leading to 8A Hadfield Avenue which is not indicated on the plans;
- The width of the legal access is 3.2m in width;
- There are two mature trees bordering the site;
- Lack of neighbour notification;
- The site is too small for residential development in terms of interface distances, open space and car parking;
- The correct Use Class for the development may be C3(b) or Sui Generis.

Councillor Gerry Ellis requested the application be removed from delegation on the grounds of over-development of the site, proximity to existing buildings and inadequate parking.

The occupier of No.8 Hadfield Avenue referred to previous emails relating to withdrawn planning application APP/09/6065 relating to the derelict condition of the site, lack of a bat survey, the suitability of the building for habitation, the site notice, separation distances, lack of car parking, the need of a C2 use in the area (and lack of evidence) and overdevelopment.

CONSULTATIONS

Director of Regeneration (Pollution Control) – No objection

Director of Technical Services (Traffic) – No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Gerry Ellis removed the application from delegation for reasons of overdevelopment, the proximity to existing buildings and inadequate parking.

INTRODUCTION

The application proposes a development for C2 use (residential institution) which involves extending an existing disused building in a residential area. The development would form a satellite unit providing close care and residential accommodation for people in the need of care with physical and sensory disability for people between the ages 16-65. The facility is to enable residents from the local area to leave home whilst remaining in close proximity

PRINCIPLE OF DEVELOPMENT

The proposal for C2 use in a residential area is acceptable in principle.

SITE AND SURROUNDINGS

The site comprises a derelict brick building tucked away on an internal corner of Hadfield Avenue. Hadfield Avenue is characterised by predominantly semi-detached properties which do not benefit from off-street parking. There are shops/flats to the rear of the property. There are shops/flats to the rear of the property.

POLICY CONTEXT

The application shall be assessed against policy HS8 Nursing Homes/Residential Care Homes of the adopted Wirral Unitary Development Plan.

APPEARANCE AND AMENITY ISSUES

As the proposed apartments are very much self contained, each with their own separate kitchen and bathroom, and the communal lounge is not essential for day to day existence, it appears the residents would be able to lead relatively independent lives and as such there were concerns the proposal may fall into Use Class C3 (dwelling house occupied by no more than six residents living together, including

a household where care is provided). The Local Planning Authority sought Councils view on the matter. It was the barrister's view that the Council must treat an application on its own merits and, if a C2 use is applied for and is acceptable, planning permission should be granted. The four residents would be in need of such care that they cannot be described to live as a household within the definition of C3. On that basis, it is considered that the use described in the application is a C2 use.

The application would not be contrary to the Interim Planning Policy (IPP) as C2 uses are not prohibited. However the advice suggested the Council's control mechanism is to impose a condition limiting the use of the premises to a C2 use, justifying the imposition of the condition by reference to the IPP and saying that a C3 use would not be appropriate in that location.

C2 uses are considered acceptable in residential areas under policy HS8. The proposal is not considered to result in an over-concentration of residential care homes in the area. One part-time care staff is proposed, however it is not considered necessary to condition the number of carers given the use and the proximity of the site to transport links.

Concerns were raised stating the proposal represented an overdevelopment of the site. Amended plans were received reducing the scale of the proposal. The size of the extension is considered to relate well to the two-storey buildings surrounding. The number of residents is considered acceptable, and this can be conditioned. All rooms are considered to enjoy a reasonable outlook and levels of daylight/sunlight. Amenity space has been provided and the landscaping scheme is considered appropriate.

In conclusion the C2 use is considered acceptable and the development will pose an improvement on a currently neglected site. The scheme is not considered to harm the amenities of neighbouring residents.

SEPARATION DISTANCES

The habitable windows facing No.12 Hadfield Avenue are 13.3m away from a blank gable wall. SPG11 recommends a distance of 14m, however there is considered to be an open aspect from the window which would provide future occupiers' with a reasonable outlook.

The habitable rear windows of No.1 Melrose Avenue remains 13.5m away from the blank gable of the front extension, however this extension is not considered to compromise the outlook from No.1.

The rear windows in the side gable wall of No.10 Hadfield Avenue which the proposed extension are not considered to compromise due to the size and location of the existing building.

HIGHWAY/TRAFFIC IMPLICATIONS

Concerns were received regarding the number of parking spaces and traffic congestion. The proposal complies with SPD4 as it does not exceed the maximum number of parking spaces. The site is considered sustainable as occupiers would be within 90m of Hoylake town centre, and approximately 370m of a train station. Whilst residents currently experience parking congestion due to lack of off-street parking, planning policy aims to encourage sustainable modes of transport. The Director of Technical Services (Traffic Management) commented that there is not sufficient reason to refuse the application on highway safety or congestion grounds. The plans do not indicate extensions across the access to No.8a Hadfield Avenue, and objections regarding rights of access cannot form a reason for refusal under planning remit.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed development is situated within 90m of local amenities and as such its location is considered sustainable. Loss of trees is not considered a reason for refusing the application, and a landscaping scheme can be conditioned to enhance the character of the site. An objection to a previous application was received regarding bats in the existing building. A bat survey was commissioned and no evidence of bats was found. The report recommended a dusk and dawn bat detector survey before any redevelopment works between the months of May and September as a site safeguard.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered to be of a scale and design which relates well to surrounding properties and does not result in a detrimental change in the character of the area. It is considered that the proposal will have no adverse impact on neighbouring properties. The proposal complies with Policy HS8 of the adopted Wirral Unitary Development Plan.

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 is considered to be of a scale and design which relates well to surrounding properties and does not result in a detrimental change in the character of the area. It is considered that the proposal will have no adverse impact on neighbouring properties. The proposal complies with Policy HS8 of the adopted Wirral Unitary Development Plan.

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. The proposal hereby permitted shall be used as a C2 Residential Institution under the Town and Country Planning Order 2008 and for no other purpose.

Reason: In the interests of clarity having regard to the Interim Planning Policy for New Housing Development

3. The number of residents at the premises shall not exceed 4 at any time.

Reason: In the interests of amenity.

4. The amenity area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to occupation. The landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

5. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 27th January 2010.

Reason: For the avoidance of doubt.

Last Comments By: 10/03/2010 16:40:45

Expiry Date: 19/01/2010

Agenda Item 5

Planning Committee

01 June 2010

Reference:
09/06500

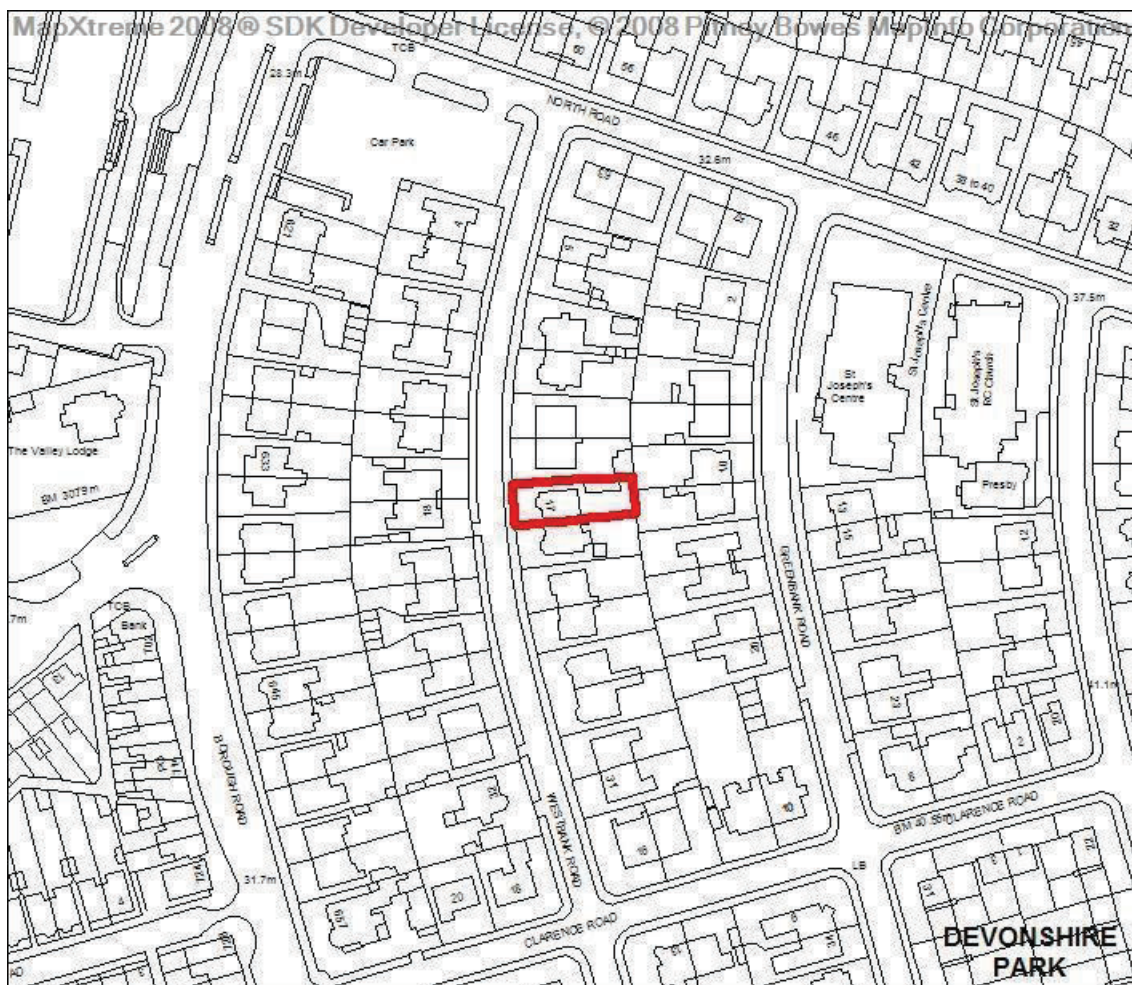
Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Prenton

Location: 17 WESTBANK ROAD, TRANMERE, CH42 7JL
Proposal: Change of use - Class C3 to Class C2. Dwelling house to Residential institution - supported housing for vulnerable adults with 24hr care.
Applicant: Mr Johnston
Agent : CADStation Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
SPG9
HS8

Planning History:

74/01269 Erection of a garage - Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report 48 letters of objection plus 14 submitted online, some households produced more than 1 letter and a qualifying petition of 36 separate household signatures has been received, listing the following grounds:

- there is plentiful supply of established care institutions within Devonshire Park
- the application undermines the housing moratorium by taking a further residential dwelling out of the community
- antisocial behaviour
- transient residents
- safety and security
- threaten community
- increase in similar applications

A letter was received from Inspector Mick Blease regarding the impact of a supported housing venture within a residential community, premises such as YMCA, The Bridge or The Ark, he raised concerns regarding the ambiguity of "vulnerable adults" and more information being required. Based on the information submitted he has raised objections to this application.

CONSULTATIONS

Director of Regeneration – Housing & Environmental Protection Division: Poor layout, sound insulation should be provided between units.

Director of Technical Services – Traffic Management: No objection

Director's Comments:

The application was deferred from Planning Committee on 22nd April for a committee site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection has been received containing 36 signatures from separate households. Councillor George Davies has also requested the application be taken out of delegation having regard to the overwhelming opposition to the proposals and concern relating to change in the character of the area.

INTRODUCTION

The proposal is for the change of use of an existing house into a care home. The residential care home would fall under Use Class C2 and would provide overnight accommodation for 5 residents. There are minimal changes to the external appearance of the building, the proposal does seek to remove an external rear door and replace it with a standard window.

PRINCIPLE OF DEVELOPMENT

Residential care homes are acceptable within residential areas and as such the proposal is acceptable in principle.

SITE AND SURROUNDINGS

The building is currently used as a single residential dwelling, the house is a large semi-detached Victorian dwelling set in a traditional residential area, the area contains large impressive buildings and houses. Westbank Road itself is relatively close to Borough Road and local shops and facilities.

POLICY CONTEXT

The proposed care home location is situated 110m from a care home at 659 Borough Road and 120m from a care home at 38-40 North Road, following the local authority current records these are the two closest care homes to the site. In terms of SPG9, new care homes should not exceed 20% of the street frontage and where 2 or more care homes are in close proximity i.e spacing of 3 or less properties apart then no additional care homes will be permitted less than 4 properties away from any of these care homes, the proposal meets this criteria.

In terms of Policy HS8, the proposal is not a new build, it is a conversion of an existing property

therefore the scale and appearance of the building are not in question. Following the advisory criteria in SPG9, the proposal will not provide an over concentration of care homes within the area and the buildings either side of no17 are both residential and have been converted into flats.

The proposal is not for the creation of additional private residential units and therefore has no impact onto the constraints of the current housing restriction policy, the proposal is for a care unit that provides accommodation for residents who require a level of care.

APPEARANCE AND AMENITY ISSUES

There is very little change to the appearance of the building, the predominant external change is to the rear elevation, the number of openings does not increase but is to be altered, a rear garden door is to be replaced with a traditional window.

The layout includes 5 separate units that allow for sleeping/living space and private bathrooms, there is a communal kitchen, lounge and storage area at second floor and a staff room at first floor. The agent has submitted details of staffing; Number of staff will depend on occupants, but will generally be 4 in total with 2 members of staff at any one time. Overnight facilities will be provided for, for overnight staff.

Concerns have been raised regarding anti social behaviour. The proposal will include for 24 hour supervised care and as such, there will be staff at the site at all times. Through the current policies, care homes are promoted within residential areas where residents can integrate into the community. The proposal is not a departure in terms of use within a residential area. In terms of the current policy, the proposal is acceptable.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development. The building and windows with the exception of one ground floor window are to remain un-changed.

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.

CONCLUSION

In terms of the current policy on care homes, the proposal located within a residential area conforms to the guidance set and is therefore considered acceptable on its planning merits.

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 is acceptable in terms of Wirral's UDP Policy HS8 and SPG9.

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. Prior to first occupation of any part of the care home, a scheme of sound insulation must be undertaken, details of which shall be submitted and approved by the Local Authority. The scheme shall be implemented as approved and retained as such thereafter.

Reason: In the interests of amenity.

3. The proposal hereby permitted shall be used as a C2 Residential Institution under the Town and Country Planning Use Classes Order 2008 and for no other purpose.

Reason: In the interests of clarity having regard to the Interim Planning Policy for New Housing Development

Last Comments By: 22/02/2010 10:35:04

Expiry Date: 01/03/2010

Agenda Item 6

Planning Committee

01 June 2010

Reference:
APP/09/06528

Area Team:
North Team

Case Officer:
Miss S Hesketh

Ward:
Claughton

Location: 2-4 EUSTON GROVE, BIRKENHEAD, CH43 4TY
Proposal: Retention of change of use from solarium and repair of MG sports car to offices and storage and elevational changes (amended description)
Applicant: Construction Systems Ltd
Agent : David Crowder Architecture

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Lawful Development Certificate for the use as building contractors office, yard, and light industrial machine shop
Allowed on appeal 1988

Summary Of Representations and Consultations Received:

REPRESENTATIONS

26 letters of notification were sent to neighbouring properties (2/2/10) and a site notice was displayed (9/2/10). The description was amended to include "and storage", which has previously been omitted. 26 letters of notification were sent to neighbouring properties (24/3/10) and a site notice was displayed (24/3/10).

At the time of writing 3 objections from individual households have been received citing the following concerns:

- The building and vehicles associated with the work have disrupted the local community, changing the nature of the local residential area and giving the feeling of an industrial area;
- Noise;
- Traffic congestion, parking problems and highway safety issues regarding loss of visibility;
- The previous use of the site was a one-man workshop which caused little noise or traffic congestion;
- The application is retrospective and should be demolished/all work stopped whilst the planning application is in. The business has not consulted local neighbours;
- The building work between October-December 2009 is noisy and leaves a thick residue of dust;
- There are 6-8 vans waiting outside the office in the morning and between 4pm-6pm. In addition there are 4-6 vehicles of employees and those associated with the business regularly parking next to or near the business;
- Vehicles park on Grafton Street;
- Vehicles park near junctions;
- Suggested restriction of vehicles parking on Euston Grove/Grafton Street;
- Damage to properties;
- Devaluation of property;
- There are vacant industrial units on the Wirral that would be more suitable;
- Loss of privacy;
- Affect the enjoyment of property;
- The scale of the business.

A non-qualifying petition of 16 signatures from separate households has been received citing concerns in relation to parking, traffic problems, the scale, nature and suitability of the business in the area.

Councillor Robers requested the application be removed from delegation due to the impact of the business on the residential area.

CONSULTATIONS

Director of Regeneration (Pollution Control) – No objection
Director of Technical Services (Traffic) – No objection

Director's Comments:

REASON FOR REFERRAL

Councillor Roberts requested the planning application be heard at Committee due to the impact of the business on the residential area.

INTRODUCTION

The application is to determine the impact of the physical external alterations of the building on the amenities of neighbouring properties and the change of use from a solarium (D2 Assembly and Leisure Use Class) to offices (B1 Business Use Class). The external alterations include the removal and repositioning of doors facing onto Euston Grove, and the removal of an external staircase/door at first floor, and replacement with a window.

The previous use for repair of MG sports cars falls under Use Class B2 (general industry). B2 use classes permit changes to business uses (B1 use class) and storage and distribution (B8 use class) where the floorspace is no more than 235 square meters. The floorspace of the existing building is 230.69 square metres. As such using the site as offices and storage at ground floor is permitted under the use class order and does not require planning permission.

PRINCIPLE OF DEVELOPMENT

The scale and design of the proposal is considered acceptable under policy HS15 and are not considered to result in a detrimental change in the character of the area or cause nuisance to neighbouring uses.

SITE AND SURROUNDINGS

The site comprises brick and render building currently being used as offices and storage. The building is surrounded by two-storey and three-storey residential houses and flats. The site is designated a Primarily Residential Area.

POLICY CONTEXT

UDP policy HS15 permits non-residential development in Primarily Residential Areas where the proposal will not be of such a scale as to be inappropriate to surrounding development or result in a detrimental change in the character of the area. Development will not be permitted should it cause nuisance to neighbouring uses.

APPEARANCE AND AMENITY ISSUES

The application is to assess the external alterations include the removal and repositioning of doors facing onto Euston Grove, and the removal of an external staircase/door at first floor, and replacement with a window. The alterations are not considered to have a detrimental impact on the residential amenity of the surrounding properties in terms of overshadowing, overlooking and outlook.

The change of use from a solarium to offices requires planning permission. It is considered offices would afford less potential for nuisance and disturbance than the approved solarium use.

Objections that cannot form a reason for refusal under planning remit include devaluation of property, the retrospective nature of the proposal or disturbance/damage during construction

SEPARATION DISTANCES

The proposed windows facing Euston Grove do not compromise the existing interface distances and are considered acceptable. The proposed first floor window on the end elevation facing west does not result in direct overlooking, and is considered to have less impact in terms of loss of privacy than the existing external staircase. The window openings facing No.6 Euston Grove appear to be existing (although bricked up). The ground floor windows are not considered to result in overlooking or loss of privacy. The first floor window can be obscurely glazed to reduce the impact of feeling overlooked.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received regarding the number of vehicles associated with the business parked on the road, loss of parking spaces for residents, traffic congestion and highway safety concerns regarding vehicles parking adjacent to road junctions. The Director of Technical Services (Traffic Management Division) was consulted on the application and has no objection to the proposal. The Local Planning Authority have no control of vehicles parking on the highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The Director of Regeneration (Housing and Environmental Protection Division) has no objection to the proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The concerns of the surrounding residential properties regarding the use of the site as industrial cannot form a reason for refusal, as planning permission is not required for a change of use. The proposed alterations are considered acceptable in terms of scale and are not considered to be inappropriate to the surrounding residential properties or result in a detrimental change in the character of the area. The development is not deemed to cause nuisance to neighbouring uses or result in loss of privacy, daylight, or sunlight. The proposal complies with Unitary Development Plan Policy HS15.

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 is considered to be acceptable in terms of scale and design and is not considered to be inappropriate to the surrounding residential properties or result in a detrimental change in the character of the area. The development is not deemed to cause nuisance to neighbouring uses or result in loss of privacy, daylight, or sunlight. The proposal complies with Unitary Development Plan Policy HS15.

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. Within 3 months of the date of permission the first floor window in the extension elevation facing south shall be fixed and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interest of residential amenity

Last Comments By: 21/04/2010 11:26:11

Expiry Date: 26/03/2010

Planning Committee

01 June 2010

Reference:
APP/10/00214

Area Team:
North Team

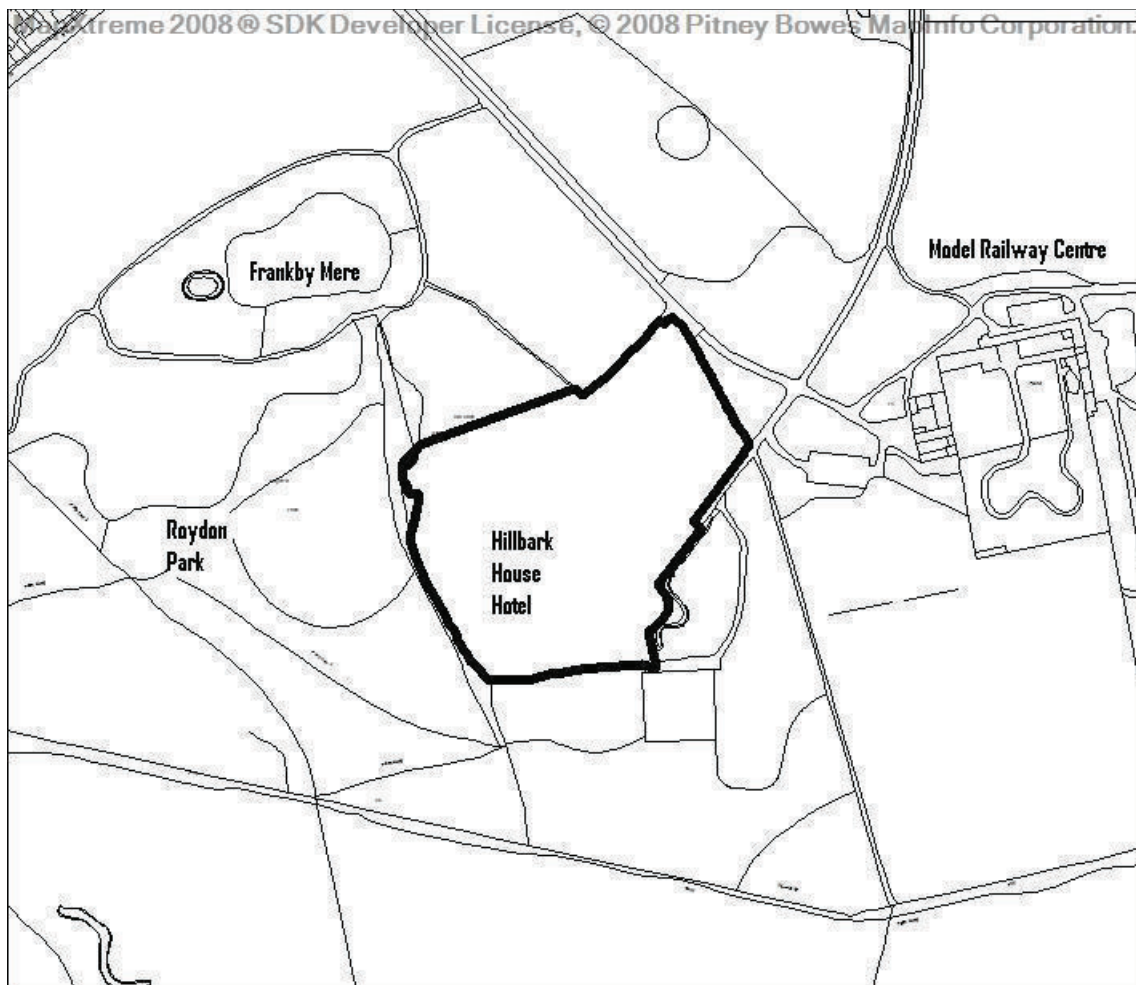
Case Officer:
Mr M Davies

Ward:
**Greasby Frankby
and Irby**

Location: Hillbark Hotel, HILL BARK ROAD, FRANKBY, CH48 1NP
Proposal: Erection of a marquee

Applicant: Count C Barker
Agent : Paddock Johnson Associates

Site Plan:



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Development Plan allocation and policies:

Green Belt
Site of Biological Importance
Area of Special Landscape Value
Countryside Recreation Site

Planning History:

APP/2005/7749 - Siting of temporary marquee for 12 weeks (max) per year and enclosure of existing bridge link - Refused 01.05.2009

LBC/2005/7750 - Siting of temporary marquee for 12 weeks (max) per year and enclosure of existing bridge link - Refused 01.05.2009

APP/2005/5375 - Addition of marquee and enclosure of existing bridge link - Refused 15.07.2005

LBC/2005/5391 - Addition of marquee and enclosure of existing bridge link - Refused 15.07.2005

APP/2004/5355 - Erection of internal staircase and removal of window to form escape door - Refused 08.04.2004

LBC/2004/5142 - Erection of internal staircase and removal of window to form escape door - Refused 07.04.2004

APP/1997/6440 - Erection of a 3-storey extension to side of existing hotel - Withdrawn

LBC/1996/5044 - change of use from C2 Residential institution to C1 hotel, external and internal alterations and to form hotel facilities - Approved 02.08.1996

APP/1996/5045 - change of use from C2 Residential institution to C1 hotel, external and internal alterations and to form hotel facilities - Approved 02.08.1996

Summary Of Representations and Consultations Received:

The application was advertised in the local press with a Press Notice and Site Notices were also erected at the site.

CONSULTATIONS

Director of Technical Services (Traffic Management Division) - No objection. The proposal may increase traffic movement on the access of Royden Park with Hillbark Road, however, these times are likely to be outside of peak times and are unlikely to cause a traffic safety issue. Car parking is contained entirely within the site and would not impact on the highway.

Wirral Wildlife - view the application with concern because of its size and the amount of disturbance to wildlife that may entail. Night-time disturbance is of particular concern. Wirral Wildlife would object to the proposal unless any external lighting is kept to a bare minimum (for safety), that noise levels are controlled, that no fireworks are let off at any time and that the number of events & usage of the marquee is restricted to no more than 2 nights per week.

Wirral Green Belt Council - Object to the proposals due to the intrusion into the Green Belt.

REPRESENTATIONS

An objection has been received from Mrs McIlhatton of 2 Kirby Park Mansions, Ludlow Drive in West Kirby stating that she understands this application affects a definitive footpath. If this is correct, then no way should it be allowed. Definitive footpaths in Wirral belong to the public of Wirral and as such should be retained at all times for their use. At no stage should they be taken over by someone for private use. Consequently, she strongly objects to this application and hopes it will not receive approval. The same comments apply to application 00215.

An objection has been received from Mr Beazer of 189 Hillbark Road, Frankby stating that the erection of a marquee will cause noise pollution to the neighbourhood of Royden Park. During the summer months of 2009, the entrances and exits to the then existing marquee were left open to increase ventilation. The volume of music being played caused discomfort, especially as windows were open because of the warm weather. Requests were made to the Hillbark Hotel to ask for the volume to be turned down 11 times between April 25th and 19th September at various times up to 11:40pm. A formal complaint was made to a council officer about noise pollution. Mr Beazer's objection reiterates

a wish to avoid repeating the experience.

An objection has been received from Mr & Mrs R J V Kloezevan of 2 Torpenhow Cottages, Montgomery Hill, Frankby stating their view that there are no special circumstances which could justify approval of this application. Royden Park and Thurstaston Common form a semi-natural and planted woodland and heathland and open parkland, designated for countryside recreation and is a site of biological importance that offers a wide range of wildlife habitats supporting many species including those warranting special attention such as barn owls and bats. The site lies close to the Frankby and Caldby Conservation Areas. It is their view that the marquee would be an unnecessary and intrusive structure for the use of paying guests using a private hotel and constitute a non-essential engineered structure which does nothing to preserve the openness of the Green Belt and therefore represents inappropriate development.

Two letters of objection has been received by The Planning Consultancy, instructed by their clients at Thornton Hall Hotel. The objections are summarised as follows:

1. The proposals are inappropriate development in the Green Belt and that as such if permission were granted, then the only basis for such a decision would be that very special circumstances justify that grant of permission;
2. The applications give no indications that alternative uses have been considered or that the property has been marketed at a realistic price reflecting the condition of the place;
3. No evidence has been submitted to suggest that the building is at risk and in fact, it is clear that Hillbark is in generally good condition;
4. The applicants have made it clear that their objectives are not simply to address unspecified maintenance costs but also to enable them to build sufficient funds so as to enable them to construct a permanent banqueting suite in the future;
5. Although the proposed marquee is smaller than the recently refused marquee, with different external detailing and at a slightly increased distance from the main house, fundamentally the scale and appearance of the marquee in relation to the house remains the same;
6. Whilst the applicants have argued that the northern elevation of the house was not designed to be viewed, the house is, of course, no longer where it was originally erected and so whether or not it was originally intended that this elevation was visually important is no longer relevant to its present location - the proposals also totally ignore the impact on the main south-western elevation of the building in relation to which it would appear as a totally unacceptable, discordant element.
7. Lack of reference to policy guidance to enabling development as set out by English Heritage;
8. No evidence that the building has been marketed before enabling development is considered;
9. No basis in policy for an approach to enabling development which is not only sufficient to provide for the restoration of the building but which also seeks to provide an income stream to fund future development;
10. Setting of an unwelcome precedent.

Irby, Thurstaston & Pensby Amenity Society wishes to formally object to the proposals on the grounds that:

1. The application constitutes inappropriate development within the Green Belt;
2. The application is not "permitted development;"
3. The application is incompatible with the design of the historic building;
4. Under English Heritage guidelines in respect of Grade II listed buildings, Hillbark House does not appear to be 'at risk' and therefore should be preserved in its current state;
5. No special circumstances exist under current application;
6. The proposed application would be visually damaging to the surrounding area, harmful to the style and outlook of this historic building and would ruin the open aspects of what is a well known structure of historic importance which can be viewed from several directions by visitors to neighbouring parkland as well as visitors to the hotel itself.

Director of Corporate Services (Tourism & Marketing Team) - The Head of Tourism and Marketing has written in support of the application, stating that Wirral's tourism revenue has grown by 35% since the successful Open Golf Championship in 2006 and expenditure in the Borough's food and drink sector also increased by 13% in 2008, confirming the strength of the peninsula's offer to visitors. For this growth to continue, she has stated that it is essential that the Council continue to develop our hotel offer, particularly as regards high quality accommodation. It is her view that the continued success of Hillbark Hotel is extremely important to these ambitions. The Hotel provides high quality

accommodation within a Grade II listed building, which in itself presents a challenge to the owners in terms of the property's continued maintenance. Given current, and future, highly competitive market conditions, the ability for Hillbark to offer the facilities provided by the proposed marquee are in her view crucial to the continued success of the business. In addition, she is confident that Hillbark will play a central role in the forthcoming Women's Golf Championship in 2012 and the Open Championship in 2014. For these reasons she wishes to give this application her wholehearted support and would ask Members of Planning Committee to approve the proposals being considered by them as part of this application.

Councillor Peter Reisdorf also believes that these applications should be looked at by the Planning Committee bearing in mind the problems for the amenity of local residents when a marquee has been sited at the Hillbark Hotel in the past.

Director's Comments:

This application was deferred from Planning Committee on 22 April, 2010 for Members to carry out a Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application involves the erection of a marquee within the Green Belt. As such, the proposals constitute a departure from the adopted Unitary Development Plan and therefore need to be considered by the Planning Committee.

INTRODUCTION

The proposals seek permission for the erection of a marquee on the lawn to the north west of the existing Hillbark House Hotel. It was originally proposed to link the marquee to the main building via a 10 metres long glazed link. Following a site visit by English Heritage and Council Officers on 7 April, 2010 that element of the scheme has now been deleted. Instead, following advice from English Heritage it is proposed to improve and enhance the existing bridge link structure (which has been in place for many years) and this would result in the marquee giving the impression of a separate and stand-alone structure. The proposed marquee measures 25 metres in length by 15 metres in width with a maximum ridge height of 5.4 metres (with the eaves height measuring 3 metres). Having regard to the recent Inspector's Decision relating to the previous proposals for a marquee, this application seeks to soften the hard lines and panel rhythms of the refused marquee by substantially dressing the external elevations of the proposed marquee with shaped canvass fabric.

PRINCIPLE OF DEVELOPMENT

Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Policy GB2 of the adopted Wirral Unitary Development Plan states that such development shall not damage the visual amenities of the Green Belt by virtue of its siting, materials or design. Development within the Green Belt has long been restricted to that appropriate to a rural as opposed to an urban area. Whilst the range of development that could be considered appropriate is often restrictive, to prevent unnecessary and intrusive development, the latest advice from Government allows for a positive role in providing access to the open countryside for the urban population. PPG2 states that it is for the applicant to show why permission should be granted within the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations. Therefore, it is for the Local Planning Authority to determine whether or not those other considerations put forward by the applicant outweigh the inappropriateness of such development in the Green Belt. In addition to this, the main building is a Grade II* listed building and as such, these proposals should also be considered for any potential impact on the setting of the listed building and should be considered in light of advice contained within Planning Policy Guidance (PPG) Note 15: Planning and the Historic Environment and its replacement, the recently issued PPS5.

Objections have been raised by a planning consultant representing Thornton Hall. Much of the objection received on behalf of Thornton Hall relate to the lack of justification for enabling development when assessed against the criteria set out by English Heritage in their publication "*Enabling Development and the Conservation of Significant Places*." Reference has also been made by the same objector to an objection by English Heritage to this proposal. This is not the case. English Heritage stated in a letter to the Council on 23 March, 2010 that they were "not necessarily opposed to

the principle of siting a suitable structure within the grounds of Hillbark on the understanding that a legal commitment is made by the applicant to the long-term management of the listed building." English Heritage also set out a number of concerns relating to the more permanent elements of the scheme, specifically the proposed glazed link between the main building and the proposed marquee.

English Heritage consider that the case for the current proposals in terms of enabling development has not been made and that essential information required for considering the application against the criteria set out for enabling development is absent. English Heritage, therefore, have not assessed this proposal as one of enabling development and have assessed the application against the background of inappropriate development within the Green Belt, as highlighted above. Whilst it is agreed that the proposed marquee does not constitute enabling work, the applicant has provided the Council and English Heritage with detailed quotes for the maintenance work as an illustration of likely costs associated with restoration, repair and maintenance of the main house. Officers from the Council and English Heritage also carried out a joint site visit to the application site on 7 April, 2010 and agreed that in fact, the marquee would largely be obscured from view from the adjacent parkland/woodland. Although it was noted that it would be more visible from certain vantage points. However, the officer from English Heritage did not feel that this would significantly detract from the setting of the listed building and could be mitigated against with suitable planting proposals.

SITE AND SURROUNDINGS

The existing building and its grounds sit within an extensive area of Green Belt. The application site lies to the immediate north of Hillbark House Hotel. It comprises of a flat area of land formerly laid out as a lawned garden. The main site is accessed through Royden Country Park, which surrounds the site. The park consists of semi-natural and planted woodland, heathland and open parkland, and is used for informal recreation via an extensive network of footpaths, popular with walkers and dog-walkers. Thurstaston Common lies to the south of the site. The site is enclosed to the north and east by woodland, whilst to the west, the site is more open and can be viewed from a public footpath that runs adjacent to this part of the site.

POLICY CONTEXT

The starting point and main issue in considering this application is the Green Belt. The application seeks planning permission for the use of the land immediately north of the main house for the siting of a marquee which will be used to provide banqueting facilities and cater for such occasions as weddings, birthdays, charitable events and use by third parties for various events. Proposals for development within the Green Belt must be assessed against the overriding principles (contained within UDP Policy GB2) of ensuring that the openness of the Green Belt is maintained. The proposals constitute inappropriate development in the Green Belt and it must be considered whether the very special circumstances set out by the applicant outweigh the inappropriateness of the development. The applicants have argued that the additional business line created by the marquee would create a vital income stream which is crucial to the applicant's ability to secure the future upkeep of the Grade II* listed building, which is considered to be one of Wirral's most important heritage assets. The applicants have been asked to set out the reasons why such events cannot be held within the main building. The single largest (existing) function room within the main building holds in the region of 80 people, and figures have been provided by the applicant which shows that the revenue generated by this means would be insufficient both in terms of the applicants needs and the upkeep of the main house. Supporting documents have also been submitted with the application that demonstrate that in order to make the main house offer more viable, then substantial alterations to the interior would be necessary, including the removal of walls to create bigger spaces, which would result in harm caused to the fabric of this historic building. This in itself is a situation that the local planning authority would not be able to support. The Inspector in his recent decision noted that the operation of the hotel is "modestly profitable" even in lieu of a marquee. However, he also accepted that there was no reason to doubt that all of the profit from the previous marquee had been directed to the repair and maintenance of the original building and that this would also be the case in the future. As with any business, it is reasonable for that business to operate at a profit. However, the applicant has provided information that shows that profit to be moderate and within accepted limits of guidance set out by English Heritage. Further information has been provided to the local planning authority in terms of the initial restoration costs (totalling £1.5 million, in addition to the original purchase price of a little over £1 million) together with details pertaining to year on year maintenance costs for the main building, totalling some £875,000 between 2004 and 2008. The applicant anticipates similar costs in the period applied for and the revenue raised from the use of the marquee will be used to continue the upkeep of

the main building and maintenance works. The Inspector queried why the other means by which the desired objective could be achieved, such as borrowing, had not been explored with the previously refused application. The applicant has provided details that shows that the hotel is already subject to existing borrowing and therefore, further borrowing is not a viable option.

PPG15: *Planning and the Historic Environment* advised that regular maintenance and repair are key to the preservation of historic buildings. Modest expenditure on repairs keeps a building weather-tight, and routine maintenance (especially roof repairs) can prevent much more expensive works becoming necessary at a later date. The PPG continues that "the lifespan of a building may be indefinite provided that timely maintenance and repairs (such as the renewal of roof coverings and other features) are regularly undertaken. The roof is nearly always a dominant feature of a building and the retention of its original structure, shape, pitch, cladding and ornament is important in maintaining and preserving the fabric of historic buildings. The applicant has provided details that set out that revenue generated from the use of the marquee will be used to provide maintenance and key repairs to the main building.

On 23 March, 2010 the Department for Communities and Local Government published the new Planning Policy Statement (PPS) 5: *"Planning for the Historic Environment."* This PPS sets out the Government's objectives relating to our historic environment. Its over-arching objective is one of conserving heritage assets so that they may be enjoyed by this and future generations. In achieving this, decisions concerning the historic environment should take account of the wider social, cultural, economic and environmental benefits of heritage conservation and recognise that managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The PPS advises that in reaching decisions, local planning authorities should seek expert advice in order to understand the significance of any particular heritage asset, and in this instance, the Council has sought the expert advice and opinions of English Heritage, which are set out within the body of this report. When considering applications for development that affects the setting of a heritage asset, local planning authorities must weigh any potential harm caused by proposals against the wider benefits of securing the long-term future of the heritage asset and its inherent needs.

Policy CH1 of the Wirral UDP requires the local planning authority to have special regard when granting planning permission for proposals that affect the setting of listed buildings, and that such matters for consideration not only ensure that any new development is in keeping with the setting of that building but also relate to the practical considerations related to the effective preservation of the building in the longer term. As the key to the effective preservation of any listed building is keeping them in active use, Policy CH1 provides for instances where changes or alterations proposed are necessary or desirable in order to secure an appropriate and viable long-term use for the building. The local planning authority considers that the revenue from the marquee will provide for the short to medium upkeep of this important heritage asset for the Wirral, but will also allow the applicant the time to achieve the longer term objective of securing a more suitable and permanent solution to the business and long-term viability of Hillbark House.

APPEARANCE AND AMENITY ISSUES

The proposals for a marquee have been amended from those which were refused by the Planning Committee in 2009 and subsequently dismissed on Appeal. The marquee has been reduced in length by some 5 metres which has allowed for a greater distance from the main house (approx 10 metres in total), giving a feeling of separation. The marquee will be linked to the main house via the existing bridge link which is to be replaced. The existing structure is dilapidated and in need of significant repair, therefore the new bridge link will be a considerable visual improvement in this part of the grounds. The deletion of the proposed glazed link from the scheme will now give the marquee the impression of a stand-alone structure separated from the main house. The marquee is also proposed to be clad with fabric allowing for the fluidity and softer lines alluded to in the Inspector's report which would result in the softer lines of a more traditional tented structure. The insulated panel that will sit behind the fabric and therefore will not be visible from outside of the marquee will allow for noise attenuation as with the earlier proposals for a marquee. Therefore, the applicant has taken considerable steps to ensure the hard lines and panel rhythms of the previous structure have been softened with the dressing of the external facades with canvas fabric drapes.

The main view of the marquee from outside of the site will be from the adjacent parkland which is set at a lower level from the application site. A substantial hedgerow was planted along the south-western perimeter of the site several years which is beginning to now take effect and will further screen the

marquee from view as the vegetation takes hold. English Heritage acknowledge that change to a significant building (such as Hillbark House) is inevitable, if only through the passage of time, but that such changes can actually be beneficial or neutral in their effect on heritage values. Their publication on Conservation Principle Policies and Guidance acknowledges that it is the potential of significant places (buildings) to be used and enjoyed that generates value in the market place or to the community. Very few significant buildings can be maintained at either public or entirely private expense, unless they are capable of some beneficial use. This is true in the case of Hillbark House which was turned into a hotel some years ago in order to preserve this heritage asset for the future. Keeping such significant buildings in use is likely to require continual adaptation and change. Owners and managers of such buildings should not be discouraged from adding further layers of potential future interest and value, provided of course, that recognised heritage value is not eroded or compromised in the process. The current proposals allow this significant building to retain its own heritage values whilst securing a programme for future maintenance in the short to medium term through generated revenue from the use of the proposed marquee. The local planning authority considers that the steps taken to amend the application from that previously refused, in terms of the softer fabric dressings, the shorter length and increased separation between the marquee and the main building are acceptable.

In addition to the advice and guidance sought by officers from English Heritage with regards to this proposal for a marquee, the advice and guidance from the Council's own Senior Conservation Officer has also been sought. It is his view that tented structures (including marquees) have been part of the life of great houses for centuries and has referenced the use of large tents being part of regattas since the Middle Ages. Whilst primarily concerned with the design and visual appearance of the proposed marquee, conservation officers have also had regard to the need to support a successful hotel business that has and proposes to continue investing significant revenue into the maintenance and upkeep of this exceptional building. In their view, this revenue is necessary to fund critical repairs. Both English Heritage and the Council's own internal Conservation officers consider the use of the decking area at the north-western end of the marquee will assist in 'blurring' the interface between the structure of the marquee, which will be draped in canvass material, and the wider surrounding landscape. It is accepted that whilst the marquee will challenge the architectural unity of this part of a landmark, Grade II* listed building, conservation officers take the view that there are clear historical precedents for the use of marquees in grand country houses and that fundamentally, the increase in revenue at the hotel will be put to use in terms of providing much needed funds for the repair and upkeep of this important buildings fabric, most notably the stone slate roof and leadwork. Through a Section 106 Agreement to secure the necessary funding is tied in the maintenance and repairs set out by the applicant in documents and quotes submitted in support of the application and through the imposition of suitably worded conditions with regards to the materials used for the proposed canvass-drapes, additional landscaping and hours of operation, the Conservation officers support the proposals and would recommend that these application be approved.

GREEN BELT AND VERY SPECIAL CIRCUMSTANCES

It has already been set out that it is not considered the proposals to constitute 'enabling development' in the terms set out by English Heritage in their document "*Enabling Development and the Conservation of Significant Places*." As outlined above, inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to show why permission for such development should be granted. In view of the presumption against inappropriate development, it is Government policy that when considering proposals concerning such development, the main issue is whether the harm to the Green Belt is clearly outweighed by other considerations amounting to very special circumstances. The Council considers, therefore, that the main issue relating to this proposal is whether very special circumstances can be found to which the Council can attach substantial weight in determining this application. The application is justified on the basis of need, that is to say the need to establish a viable income stream to ensure the main building can be maintained and repaired to a high standard and the applicant has provided considerable financial documentation which demonstrates that the marquee would give the hotel the balance to revenue stream to ensure that a profit is made to sustain the programme of repairs, upkeep and maintenance. Whilst the applicant has alluded to the need to provide funds to build a more suitable, permanent function room capable of accommodating 300/400 people, the Council has not attached much weight to this as it should be properly considered on its own merits should such proposals be brought forward in the future. A significant programme of repair and restoration works (in addition to those that have already taken place) are proposed for the Hillbark. Information has been prepared and submitted to the Council on behalf of the Hillbark to illustrate works that need to be carried out on the roof alone, but also include works to the timber

frame, lead light windows, external painting and timber treatments, lead gutters and rainwater ducts, external fire doors, restoration of internal panelling and the completion of Room 100. These works will be carried out over a phased 5-year period along with other scheduled routine maintenance. Works to the roof alone include the replacement of existing stone slates that have diminished in quality and/or usefulness and the replacement of all lead work forming the flat roof areas, valley flashings etc. The specification for such works has been drawn up by a conservation architect and is estimated to cost in the region of £1.5 million. English Heritage and internal Conservation officers acknowledge that whilst this is a substantial amount of money it is a reasonable estimation bearing in mind the stone slating and leadwork involved. Works to the roof alone is something that both the Council and English Heritage had previously identified with the last application. Works required to the lead lined gutters are estimated to cost between £160,000 and £180,000 whilst repairs to the timber frames are estimated to cost around £120,000. Other costs relating to additional maintenance and repair works have been identified and supported with additional information in the region of £438,000. As Members will note, these costs are substantial but are considered to be a fair representation of the works required, having been viewed on site by Council officers and English Heritage, and supported with considerable financial statements and quotations submitted with the application.

In summary then, and as described above, the proposals have been materially altered in response to the Inspector's decision by amending the size, position, scale and materials for the marquee now proposed. The softening effect of canvas drapes will result in the softer and more fluid lines of a more traditional tented marquee, whilst the separation between the main building and the proposed marquee has now been increased to a distance of approximately 10 metres, giving the impression of a separate building and allowing the north-west elevation to be opened up and more visible. The Inspector also commented upon the link between the marquee and the main building, and the need for such a link. The need is threefold and has been clarified by the applicant in terms of firstly, to gain access through to the main building and the facilities (bedrooms) provided, secondly to provide access to toilet facilities and thirdly, to provide access to and from the kitchens for food service. The originally proposed glazed link has now been deleted from the scheme and the existing bridge link will be repaired and significantly enhanced in terms of its visual appearance.

It is proposed that the marquee will be in place for 5 years. Costs associated with its erection and fit-out are substantial and would therefore erode some of the revenue generated from the use of the marquee as outlined above. Furthermore, the quality of the proposed marquee is such that it will provide a truly 5* facility and elevate the hotel offer at Hillbark which will not only benefit the hotel itself but also the wider tourism offer in Wirral. This is a view that is supported by the Council's own Tourism Team. The location of the hotel and the proposed marquee within the Green Belt is acknowledged. However, the temporary nature of the marquee (albeit for a 5 year period) does go some way to negating the impact of the marquee. Both Council officers and English Heritage officers carried out considerable landscape and visual impact assessments of the proposed marquee whilst on site on 7 April, 2010 and concluded that for the most part the majority of the marquee would not be visible outside of the hotel grounds, most notably from within Royden Park itself. It was noted that the existing boundary hedgerow offered substantial screening and it was also noted that more would be afforded during the summer months when the surround vegetation was in leaf. However, it was also acknowledged that there would be points within the surrounding parkland where more of the proposed marquee would be visible and as such, it is proposed that additional landscaping proposals be conditioned for further approval.

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 adverse highway or traffic implications associated with these proposals. The proposals may increase traffic movements on the access from Royden Park from Hillbark Road, however, the use is likely to be outside of peak times and are unlikely to cause a traffic safety issue. Car parking generated by the proposals is unlikely to impact on the highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

SECTION 106 AGREEMENT

The proposals would be subject to a Section 106 Agreement, should Members be minded to approve the application. The Agreement will be signed on the basis that funds will be secured and used to finance essential repairs and maintenance to the main listed building of Hillbark House, thereby securing the future of this important landmark building and significant heritage asset for the Borough.

CONCLUSION

The application constitutes amended proposals to those refused by the Council in May 2009 and subsequently dismissed at Appeal in December 2009. The proposals relate to the need to generate additional revenue from such a facility which would ensure essential repairs and maintenance to the main Hillbark House. The basis for the calculation of size for the marquee is based on approximately 1.2 sq.metres per person. The proposed marquee is some 375 sq.metres and would therefore be able to accommodate in the region of 312 people. The size of the existing rooms within the main building provide for a maximum of 90 people - this is in the Great Hall and also using some of the adjacent drawing room. To accommodate the numbers needed to provide the generation of revenue needed for the repair and maintenance of the main building, together with funds for a more suitable and permanent alternative would require the opening up of spaces within the main building, requiring the removal of internal walls and thereby altering the fabric of the main listed building. This is not an option that either the applicant or the local planning authority wishes to pursue as this would have a fundamental impact on the integrity of this important heritage asset. Alternative locations for the marquee have been considered, most notably the south lawn, which is the only other area of flat ground that could accommodate a marquee. However, having considered this option, the local planning authority agrees with the applicant that this solution would in fact be unacceptable as it would adversely impact on long and short views of the main house from the south and south west, making any visual appreciation of the main building unacceptable.

The applicant has provided the local planning authority with detailed information of the costs of maintenance and repairs already accrued since 2004, together with details of the future costs for maintenance and essential repairs to be carried out through a programme of works over a 5-year phased period. Whilst a more permanent solution has been alluded to by the applicant, this has not been considered as part of this proposal which has been assessed purely on its own merits. Key to the recommendation of approval is the long term viability and preservation of this important heritage asset, which the Council believes sets out the substantial material consideration in outweighing any short term harm to the Green Belt. The marquee, by nature of its materials, structure and fixing, is not a permanent solution to the main buildings long term maintenance and upkeep, and approval of the proposals would represent a sustainable approach to the long term security of the main buildings historic heritage.

The applicant has considered the Inspector's recent decision with regard to the previous proposals and has amended the proposals accordingly. The local planning authority is satisfied that the methods that have been employed to reduce the scale and positioning of the marquee will reduce the potential impact of the marquee from that previously proposed and is also satisfied that reasonable efforts have been made to explore alternative possibilities for the provision of need and accommodation as set out above. The proposed use of canvas fabric to dress the external elevations of the proposed marquee will create softer lines more akin to a traditional tented structure and the temporary nature of the marquee will allow the applicant the time to properly explore the design of a permanent solution in a style that is acceptable in historic interpretations when assessed against the listed building, working closely in partnership with the local planning authority and other key partners.

A Barn Owl Survey has been submitted with the application which has confirmed that there is no sign of any owl activity at the site and it is the considered opinion of the ecological consultant who carried out the survey that the site has not been used by any owl species for a period of at least 12 months and therefore the proposals would have no affect on owl activity in the vicinity. The Inspector in his recent decision also did not consider that the proposals would impact on any wildlife to warrant refusing planning permission on that basis.

Whilst it is considered that there will be an impact on the openness of the Green Belt, other factors should be considered in relation to the preservation of Hillbark House, which is an important historic asset for the Borough and a significant destination in terms of the Borough's tourism pull, and this together with the temporary nature of the marquee and the financial information provided with the application significantly outweighs in favour of supporting the proposals as presented. This means of a regular source of income over a 5-year period to maintain the upkeep of the main building provides the very special circumstances to override normal presumptions against inappropriate development in the Green Belt.

The application is therefore recommended for approval subject to a Section 106 Agreement and conditions.

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:-

Whilst the local planning authority considers there will be an impact on the openness of the Green Belt, it has considered all other factors in relation to the preservation of Hillbark House, which is an important historic asset for the Borough and a significant destination in terms of the Borough's tourism pull, and this together with the temporary nature of the marquee and the financial information provided with the application outweighs in favour of supporting the proposals as presented. This means of a regular source of income to maintain the upkeep of the main building provides the very special circumstances to override normal presumptions against inappropriate development in the Green Belt.

Recommended Decision: Approve subject to a Section 106 Legal Agreement

Recommended Conditions and Reasons:

1. This permission shall be for a limited period of 5 years only expiring on 1 May, 2015 when (unless a further application has been submitted to and approved by the Local Planning Authority) use hereby approved shall be discontinued and the marquee and/or works hereby approved shall be removed and the land reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its location in the Green Belt and its effect on the visual amenity of the area and having regard to its proximity to a Grade II* listed building.

2. Within one month of the permission hereby granted, details of a boundary hedge to be planted along the south and south-western perimeters of the site shall be submitted to and approved in writing by the local planning authority. Such details shall include the precise location and species to be used in the hedgerow and the scheme shall be implemented and maintained in accordance with a timescale to be approved in writing with the local planning authority.

Reason: In the interests of the visual amenities and character of the area.

3. Before development commences, full details (including material and colour) of the drapes to be used for dressing the external elevations of the proposed marquee shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance of the development having regard to Policy GB2 of the Wirral Unitary Development Plan.

4. The marquee hereby approved shall not be open to customers or visitors or used for events outside the hours of 0800 and 0030.

Reason: In the interests of residential amenity and to comply with Policy PO3 of the adopted Wirral Unitary Development Plan.

5. No live music, amplified music or live entertainment shall take place within the marquee outside the hours of 0900 and 0000.

Reason: To prevent noise and disturbance to nearby residents and to prevent the emission of noise above a level which would be detrimental to the rural amenity of the area and to comply with Policy PO3 of the adopted Wirral Unitary Development Plan.

Last Comments By: 31/03/2010 14:32:40

Expiry Date: 19/04/2010

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Planning Committee

01 June 2010

Reference:
APP/10/00223

Area Team:
Migrated Code

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Great Eastern, NEW FERRY ROAD, NEW FERRY, CH62 1BN
Proposal: Demolition of existing public house and erection of 10 no. 2 storey semi-detached dwellings

Applicant: Worksharp Ecohomes LTD
Agent : Condy Lofthouse Architects

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

OUT/2008/5586 Demolition of former public house and erection of two buildings containing a total of 30 No. apartments (Outline) REFUSED 22/08/08

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was posted outside the site and 68 individual letters of notification were sent out.

At the time of writing this report 4 letters of support and 6 letters of objection have been received.

The 4 letters of support can be summarised as follows:

- The empty pub has been nothing but trouble due to anti-social behaviour
- There are lots of empty pubs that could be converted into flats but no developer will be willing to take this on
- If the pub is left it will fall into disrepair and will only be a matter of time before someone burns it down.
- The ship shares the same name as the so called famous ship but no building materials from the ship were used in its construction
- The building is an eyesore
- The building in its current state is devaluing house prices
- The demolition will bring much needed regeneration into the area
- The proposed plans look great and will improve the outlook of New Ferry
- The proposed monument to the great eastern is a nice touch
- Environmental health have posted notices saying there are rats on the premises so the best thing to do is knock it down and start again
- There have been so many alterations to the building it is ugly and the gardens were never kept in a good state.

The 6 letters of objection can be summarised as follows:

- The building is both historic and handsome.
- The new buildings will be a blot on the landscape
- Why can the building not be refurbished and opened as something else?
- There will be nothing left in New Ferry soon as everything is being taken away.
- Loss of history, Save this building
- There are a lot of empty flats on Wirral
- It should be preserved as part of a coastal Regeneration Scheme
- Could it not be a museum of maritime history?
- The building is a historic landmark.

A qualifying petition of objection containing 417 signatures has also been submitted by Councillor Niblock objecting to the demolition of the Great Eastern Public House.

The Bromborough Society - The historic building is key feature in this part of New Ferry and should be converted to dwellings.

CONSULTATIONS

Director of Regeneration (Pollution Control) - No Objection

Director of Technical Services (Traffic Management Division) – No Objection subject to conditions.

Police Architectural Liaison Officer - No Objection

DIRECTORS COMMENTS:

This application has been referred to planning committee as it is a major planning application for ten dwellings and a qualifying petition of objection has been received.

INTRODUCTION

The proposed development is for the demolition of the existing public house, the Great Eastern and the erection of ten 2 storey semi-detached dwellings.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area as allocated within Wirral's Unitary Development Plan and as a result the erection of dwellings is acceptable in principle, subject to all other elements of the proposal complying with National, Regional and Local/Supplementary planning policies.

SITE AND SURROUNDINGS

The application site currently consists of a public house set within its own grounds and fronts the junction between Shorefields and New Ferry Road. The existing building has been disused for sometime and is currently in a state of disrepair. The windows have been covered with steel shutters

and the building has been vandalised. The surrounding grounds are currently overgrown. Trees, shrubs and a close board fence run along the northern boundary of the site restricting overlooking into the neighbouring properties.

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

POLICY CONTEXT

The main issues to consider in the determination of this application are principle of development, highway safety and car parking, design and site layout, residential amenity, noise/pollution and landscaping issues.

The site lies within the North West Metropolitan Area as defined by Regional Spatial Strategy Policy SD1 and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy, adopted by the Council's Cabinet on 20 October 2005.

The site of the development consists of a vacant public house set within its own grounds. PPS3, introduced in November 2006 indicates that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. This scheme is therefore in line with this Planning Policy Statement.

It is national policy to facilitate sustainable forms of development. PPS3 encourages the provision of more intensive housing development in and around existing centres and close to public transport nodes. The aim is to create mixed, inclusive communities, to ensure that everyone has the opportunity of a decent home through a broader range of housing (including flats) in locations where the need to travel can be reduced.

The density of the proposed development is similar to that of the surrounding residential area and is close to a range of local facilities. There is a selection of open space facilities including a sports ground, football pitch and general amenity space within walking distance of the area. There is a frequent bus service along New Chester Road. Services run at regular 15-30 minute intervals to a variety of destinations including Liverpool; New Brighton; Birkenhead and Chester. Green Lane Station and Rock Ferry Station are both within a 10 minute walk of the site, where services run at 15 minute intervals to Birkenhead, Liverpool, Ellesmere Port and Chester.

Affordable Housing

The Strategic Housing Market Assessment (SHMA) adopted by the Council's Cabinet on 7th February 2008 is now a material consideration in the determination of planning applications, to be considered alongside Planning Policy Statement 3 (PPS3), RSS Policy UR9 and UDP Policies HSG2 and HS6.

The Council will normally negotiate on all schemes of 15 and more dwellings and for a scheme proportion of 40% of all dwellings to be affordable. However, Members will be aware that at its meeting on 7th February 2008, Cabinet resolved that the 40% was subject to consideration of land availability, supply and the financial viability of the development proposal.

Whilst the development is below the threshold for affordable housing it is intention of the applicant to provide 100% affordable housing on the site.

APPEARANCE AND AMENITY ISSUES

Both PPS1 and PPS3 make it clear that high quality and inclusive design should be the aim of all those involved in the development process and those proposals that fail to take the opportunity for improving the character and quality of an area should not be accepted.

The site in its present state detracts from the visual amenity of the surrounding area. The existing building, whilst considered by some to be a local landmark is in a poor state of repair and has been heavily vandalised. Following consultation with The Director of Technical Services - Building Control it has been confirmed that the building is in a rapidly deteriorating condition and has had to be secured as a result of vandalism. The Local Planning Authority considers that the benefits of the proposed residential scheme out weigh the reasons for retaining a site that has historically been a nuisance to the local residents.

The developer is proposing a piece of public art at the front of the site to acknowledge the historical significance of Isambard Kingdom Brunel's SS Great Eastern, the largest iron, steam engine ship of her time. The proposed artwork does not form part of the application as the detailed design and location of the artwork requires planning permission in its own right.

The proposed scheme is the result of a number of pre-application discussions between the Local Planning Authority and the developer. The proposed houses have been designed to address the existing street scenes of both New Ferry Road and Shorefields. The proposed corner dwelling, plot 10 has been designed to have a dual aspect on New Ferry Road and Clipper View.

The proposed dwellings are two-storey in height and are modern in design. Each dwelling has large front gardens, off street parking and private amenity space located to rear.

The surrounding area consists of a variety of housing types and ages. It is therefore considered that the modern design of the proposed dwellings will be in keeping with the character of the area and will add interest on the prominent corner location.

The site layout and building line will be consistent with the existing street scene and will provide similarly scaled dwellings with sufficient separation distances between the proposed development and the existing housing surrounding the site. It is considered that the proposed scheme will comfortably tie into the existing residential fabric of the area and in turn encourage regeneration of the area as a whole.

The scheme has been developed in accordance with Secure by Design principles. The Police Architectural Liaison Officer has provided pre-application advice to the developer on specific crime reduction features within the site. These measures have been integrated within the scheme.

SEPARATION DISTANCES

Whilst the proposal does not always meet the standard interface distances employed by the Local Planning Authority it is considered that in this instance some compromise can be made due to the overall benefits that will be created as a result of the scheme. However it must be stressed that each individual case is assessed on its own merits and this relaxation of local authority standards will in no way create a precedence for future housing schemes.

The guidance suggest that unless it can be demonstrated that privacy would not be unduly affected, habitable room windows directly facing each other should be at least 21 metres apart and main habitable room windows should be at least 14 metres from any blank gable. Plots 2, 3, 4 and 5 are just short of the requirement at just 20m between the proposed plots and 6-10 Clipper View, however it can be argued that privacy will not be affected by those properties located to the rear on Clipper View as there is a large conifer hedge running along the boundary which is to be retained as part of the scheme.

During pre-application discussions with the Local Authority, advice was sought from Traffic Management to ensure the proposed off street parking was acceptable in terms of highway safety. The advice given was to keep the access and egress into the bays away from the main junction of Shorefields and New Ferry Road to ensure safe vehicular movements into and out of the proposed spaces. As a result the house plots had to be pushed back to accommodate the spaces and therefore the standard separation distances between the rear elevations of plots 2-5 and the rear elevation of 6, 8 and 10 Clipper View have had to be relaxed.

The important reference points in terms of national design guidance for new residential developments is 'By design' and 'Better places to live'. The former provides the overall approach to design which the government seeks to encourage and enforce through the statutory planning function and the latter adds more detail to the overall framework in respect of residential design guidance. Both documents have at their heart an aspiration to support the creation of sustainable high quality places. The development does create a new sense of place, which is well related to the site and context. The relatively self-contained nature of the site, and design response, enable the development to create a distinct urban form. All of the proposed buildings are well related and there is a clear family of materials and design features which unite the development. Importantly these features are related to the context, but also create a new sense of place as mentioned earlier. The site is well defined by building frontages and is based on a coherent and logical structure. The built form links into the wider

neighbourhood to provide continuity between new and old, with new development linking to rather than turning its back on the existing residential neighbourhood and urban form.

The applicant is proposing 100% affordable homes on the site and has confirmed that it will be built to code level 3 and whilst the scheme does require some compromise by the planning department it is considered that the scheme can be sustainable. Wirral Council's aspirations are to achieve 40% affordable housing on developments of 15 dwellings or more. This scheme is for 10 dwellings and provides 100% affordable housing.

Consequently the special circumstances that outweigh the harm caused by substandard interface distances are a scheme that satisfies housing need within the HMRI area and thereby adds to the regeneration of the area.

HIGHWAY/TRAFFIC IMPLICATIONS

The development provides one parking space per dwelling which is in line with the Local Planning Authorities maximum parking standard as set out in SPD4. The scheme is likely to create on street parking and as a result a condition for a traffic management scheme is required.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Regional Spatial Strategy policy EM18 states - "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.

The applicant has indicated that the proposed development will achieve Code for Sustainable Homes level 3. If members are minded to approve the application, a suitably worded condition will ensure the proposal meets this requirement.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the regeneration benefits of creating a high quality residential development of 100% affordable housing within a primarily residential area, on an existing brown field site outweigh the reasons for retaining the vacant building which is in a poor state of repair. It is considered that the residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The proposal is acceptable in design terms and complies with HS4 of Wirral's Unitary Development Plan. The proposal is therefore considered to be acceptable and is recommended for approval subject to conditions.

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 the residential development is acceptable in terms of design and will not result in a loss of residential amenity. The development therefore complies with policy HS4 of Wirral's Unitary Development Plan, Regional Spatial Strategy policies SD1 & DP3 and Planning Policy Statement 3 - Housing.

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. Prior to the first occupation of the development details of a traffic management scheme 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.

Reason: In the interest of highway safety.

4. Prior to the first occupation of the development details of the a scheme of works for the provision of dropped kerbs at the junction of Shorefields and New Ferry Road 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.

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

10. No development shall commence until 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 have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and operated as such thereafter.

Reason: In the interests of minimising the demand for energy from non-renewable sources in accordance with RSS Policy EM18.

Further Notes for Committee:

Last Comments By: 22/04/2010 18:13:17
Expiry Date: 03/06/2010

Agenda Item 9

Planning Committee

01 June 2010

Reference:
APP/10/00157

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Heswall

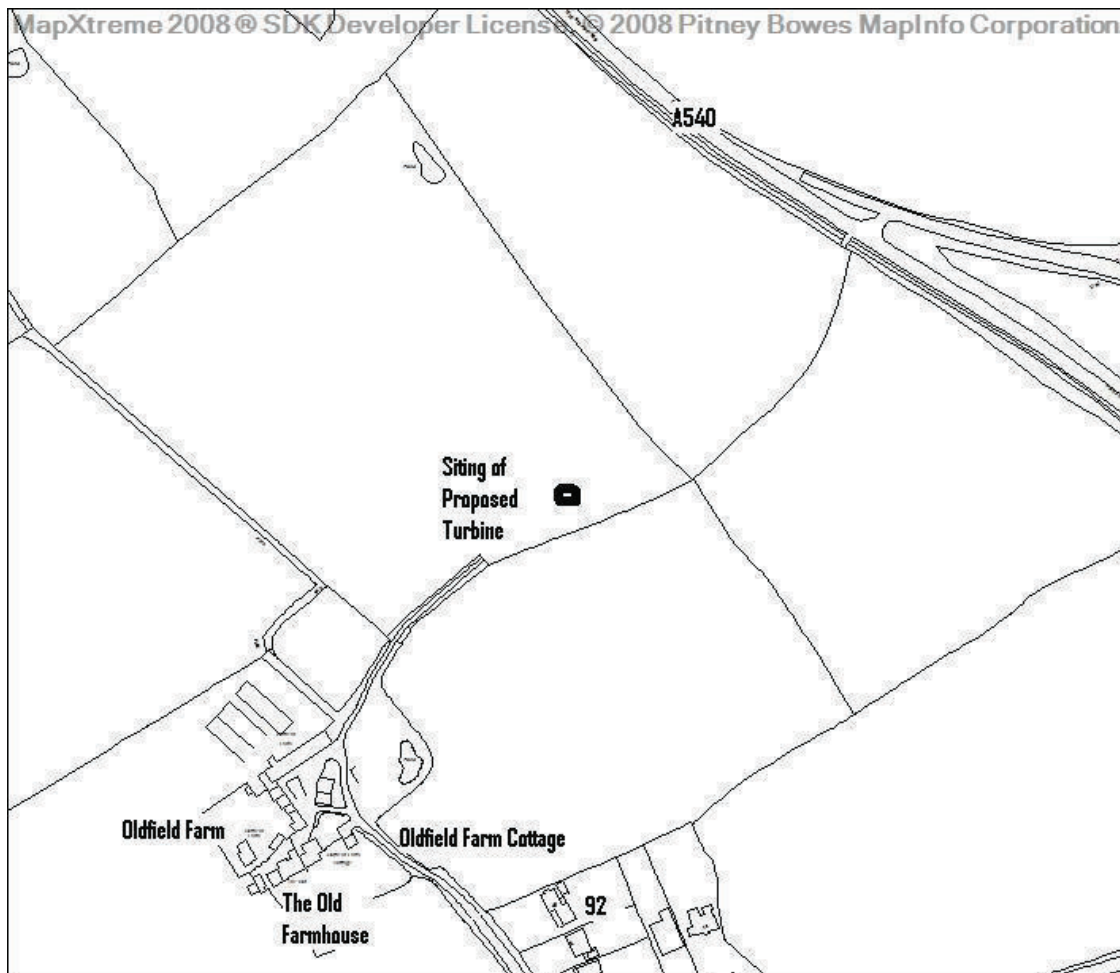
Location:
Proposal:

The Old Farmhouse, OLDFIELD ROAD, HESWALL, CH60 6SG
Installation of one 11KW Gaia wind turbine mounted on an 18m free standing base on a 5sqm concrete base. The turbine is twin-bladed and the blades are manufactured as a single composite unit 13m in diameter

Applicant:
Agent :

Mr Johnson
Segen Ltd.

Site Plan:



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Development Plan allocation and policies:

Area of Special Landscape Value
Green Belt

Planning History:

None relevant

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A total of 426 letters of notification have been sent to properties in the area, in addition to a site notice. At the time of writing this report 78 objections have been received listing the following grounds:

- plans are inaccurate
- no noise level information is available on line
- potential noise issues and creation of vibrations
- potential impact upon outlook from neighbouring properties
- not in keeping with the character of the area
- impact upon value, enjoyment of adjacent homes
- fear of precedent being set and more turbines erected.
- impact upon wildlife/birds in area
- owner running a business from home
- discrepancies over the location of the proposed location on plans
- development is too large
- It is an eyesore
- it will set a precedent for others
- danger to children
- danger to wildlife
- it will create obscured views
- the development could disrupt tv/satellite signals
- effect of shadows and strobing
- effect on property values
- the wind turbine is over specked for the farm
- the photo-montage information does not show a view from Oldfield Drive and the A540
- Potential Health impacts of sleep deprivation
- It is proposed on Wirral's second highest point
- No wildlife assessment has been done. Buzzards, Barn Owls and Bats known to nest in area
- Electricity to be sold back to the grid which makes this a commercial venture whereby Mr Johnson will gain financially from the proposal. It is not primarily for private consumption
- Closer to neighbouring dwellings than Mr Johnson's
- Segens Application is misleading
- Other less intrusive environmental power generations methods exist
- Flicker effect will potentially cause more accidents on the A540
- Sited so as not to spoil views from Oldfield farm
- Will diminish numbers of visitors
- Breach of human rights act 2004
- Screening / masking inadequate
- Wind turbines are of dubious value and are noisy eyesores spoiling the area.
- The proposed development makes no environmental sense as the amount of power produced would be tiny.
- In this case the amount of power produced would be tiny and the harm enormous.
- This would completely spoil an outstanding view not just to the estuary but to North Wales also.

Two letters of support were received supporting the environmental benefits proposed by the development.

A qualifying petition of objection containing signatures from 124 separate households has also been received, stating the following reasons for objection:

- Damage to Green Belt
- Adverse impact upon an area of special landscaped value
- unfavourable visual effect of the wind turbine on the open coastal ridge.

CONSULTATIONS

Director of Regeneration (Housing & Environmental Protection) – No objection

Director of Technical Services (Traffic Management Division) - The proposal has no significant traffic management implications and therefore there are no objections to the application

The Environment Agency - No objection in principle to the application

The Heswall Society - object to the application as the development lies within both the Green Belt and an Area of Special Landscaped Value. The development would be located within a prominent location and is visible from a wide panorama across the borough. The evidence provided by the applicant does not amount to the very special circumstance sufficient to outweigh the harm caused by the development and it is therefore contrary to policy LA1, LA2 and GB2 of Wirral's Unitary Development Plan as well as Planning Policy Statement 22: Renewable Energy.

Irby, Thurstaston & Pensby Amenity Society - object to the application as it is inappropriate development, there are no special circumstances, the scheme is incompatible with the farm buildings, the overall size is concerning and potential risks to birds of prey.

NATS - The development does not conflict with our safeguarding criteria. Accordingly NATS Public Limited Company has no safeguarding objection to the proposal.

Wirral Green Belt Council - Strongly object to the proposed scheme, stating that it would be a significant intrusion into the open aspects of Green Belt Land

Natural England - The relative small scale nature of the development and distance away from the SSSI sites ensures that any potential harm is minimised or negligible. However the council should take all aspects of landscape, including landscape character and quality and townscape into consideration when determining planning applications. The proposal may affect statutory protected species (in particular bats and great crested newts). There is insufficient information accompanying the application from which to ascertain the possible impact of the development on protected species.

Wirral Foot Paths and Open Spaces Society - the proposal will be visually intrusive and lies adjacent to a popular, well used footpath. The development will look like a commercial enterprise.

MEAS - Further information is required prior to determination in terms of bats and great crested newts as the remaining ecological matters can be dealt with by condition. Bats could come into contact with the blades of the turbine and as a result a bat survey is required, otherwise the turbine should be moved from its current location. Records also indicate that there are great crested newts within 1km of the application site. A Great crested newt habitat suitability assessment must be undertaken prior to determining the application.

Director's Comments:

This application was deferred from Planning Committee on 22 April 2010 for a site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application has been referred to planning committee following the receipt of a qualifying petition of objection containing signatures from 124 separate addresses and over 15 individual letters of objection. The applicant is also closely related to an Elected Member of the Council.

INTRODUCTION

The proposed development is for the installation of one 11KW Gaia wind turbine mounted on an 18m high free standing base on a 5sqm concrete base. The turbine has twin-blades and the blades are manufactured as a single composite unit, 13m in diameter.

PRINCIPLE OF DEVELOPMENT

The development will be located to the north east of the Old Farm House. The area is classified as an area of special landscape value and green belt within Wirral's Unitary Development Plan. The Unitary Development Plan allocation maps show the site as LA2/2 - Dee Coast (including Heswall Dales,

Thurstaston Common and Royden Park).

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.

The development in question does not fall within any of these categories and as such the proposal is a departure from Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

The site is accessed via Oldfield Road, with the immediate surroundings comprising an agricultural field surrounded by hedgerows. Oldfield farm is located to the south west of the development site.

The wider locality to the north of the site is predominantly rural in nature with agricultural fields running all the way to the Dee Estuary. To the south of the site lies the residential area of Heswall. The proposed wind turbine is located in a prominent, elevated position and will clearly be seen from a wide panorama as the surrounding agricultural fields have little, if any screening, in terms of buildings or trees to obscure the view of the development from surrounding sites.

POLICY CONTEXT

It is considered that there are four main issues to consider in determining this planning application. The first is the effect of the proposal on upon the special character and appearance of the Heswall Dales in accordance with Policy LA1 and LA2. The second is the effect on the openness of the Green Belt in accordance with Policy GB2. The third is the potential benefit of the development in terms of renewable energy generation. The fourth is whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

The site of the proposed wind turbine occupies an elevated position within a large agricultural field. The site is visible right across the estuary towards the Welsh coastline and as proposed would be in a very prominent position. It is considered that it would be conspicuous as a skyline feature from a significant number of surrounding roads, including Telegraph Road, Irby Road and Oldfield Drive and from a vast number of properties within Heswall. It would also be visible from parts of the network of footpaths that cover the area.

Policy LA1 of Wirral's Unitary Development Plan states: 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:

(i) introduce new intrusive development within an otherwise open setting, especially along a prominent skyline or along the undeveloped coast; or

(ii) result in the loss or erosion of distinctive landscape features, such as woodlands, hedges or trees,

without appropriate replacement provision; and

(iii) other proposals which, in terms of their siting, scale, form 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 land filling of waste, may be permitted where they would not cause unacceptable impact. Areas of Special Landscaped Value are primarily designated for their scenic importance within the Borough. They represent outstanding landmarks and other characteristic landscapes which make a prominent or positive contribution to the distinctive image and attractiveness of the peninsula. The impact of new development upon their visual quality, therefore, merits careful consideration.

Given the height (18m high mast, which will extend to 25m when the twin bade is vertical) and location of the proposed wind turbine, it is considered that the development would have a significant impact upon the landscape and would represent an alien structure that would be out of place within the locality. As such it would fail to conserve the natural beauty of the Heswall Dales and would be contrary to the aims Policies LA1 and LA2 of Wirral's Unitary Development Plan.

PPS 22 Renewable Energy indicates that 'when located in the green belt, elements of many renewable energy projects will comprise inappropriate development which may impact upon the openness of the Green Belt'. Policy GB2 of Wirral's Unitary Development Plan states: 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.

The applicant states within the submitted documentation that the diversification of rural enterprise and the amount of renewable energy that is produced, coupled with the estimated carbon savings are sufficient very special circumstances to justify this installation within the Green Belt. In principle the likely gain of additional electricity from a renewable source would accord with the Government's objectives of reducing carbon dioxide emissions and expanding the renewable sector, the amount produced by this installation would be very small by comparison with the total need for renewable electricity. Government policy as set out in PPS22 Renewable Energy, is clear that planning applications should not be rejected simply because the level of output is small. However following PPG2, 'very special circumstances' to justify development will not exist unless the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations. In this case the 'other harm' is the adverse impact upon the area of special landscape value and any additional harm to the Green Belt.

For the reasons given earlier, it is considered that there would be a clear conflict with the objectives of the Area of Special Landscape Value and would thereby result in an inappropriate development within the Green Belt. The very special circumstances put forward by the applicant are not considered sufficient to warrant over riding Green Belt Policy GB2 in this instance as the overall harm to the open appearance of the landscape would be considerable.

Following consultation with Natural England it has been determined that there is insufficient information submitted with the application to determine the effect upon the local wildlife of the area including protected species such as Bats and Great Crested Newts. A survey of protected species, impact assessment and mitigation strategy are all required to determine the application in full.

APPEARANCE AND AMENITY ISSUES

The proposed development will clearly be visible from a wide area of the Heswall Dales which is an area of special landscape value. The introduction of this alien stand alone feature will create an intrusive development within an otherwise open setting. The siting of the development along the prominent skyline of the Heswall Dales, as well as the scale, form and external appearance of the proposal will detract from the appearance of the area as well as intrude upon the important views into and out of the Area. The proposed development is therefore considered contrary to Policies GB2, LA1 and LA2 of Wirral's Unitary Development Plan

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.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will clearly be visible from a wide area of the Heswall Dales which is an area of special landscape value. The introduction of this alien stand alone feature will create an intrusive development within an otherwise open setting. The siting of the development along the prominent skyline of the Heswall Dales, as well as the scale, form and external appearance of the proposal will detract from the appearance of the area as well as intrude upon the important views into and out of the Area. The proposed development is therefore considered contrary to Policies GB2, LA1 and LA2 of Wirral's Unitary Development Plan and is recommended for refusal.

Recommended Decision: Refuse

1. The proposed development will clearly be visible from a wide area of the Heswall Dales which is an area of special landscape value. The introduction of this alien stand alone feature will create an intrusive development within an otherwise open setting. The siting of the development along the prominent skyline of the Heswall Dales, as well as the scale, form and external appearance of the proposal will detract from the appearance of the area and intrude upon the important views into and out of the Area. The proposed development is therefore considered contrary to Policies LA1 and LA2 of Wirral's Unitary Development Plan
2. The very special circumstances put forward by the applicant are not considered sufficient to warrant overriding Green Belt Policy GB2 as the overall harm to the open appearance of the landscape would be considerable. The proposed development is therefore considered contrary to Wirral's Unitary Development Plan Policy GB2 and Planning Policy Guidance Note 2 Green Belt.
3. Insufficient information has been submitted with the application to determine the effect upon the local wildlife of the area, including protected species such as Bats and Greater Crested Newts. The Local Planning Authority is therefore unable to be appropriately

consider the application in full and as a result the development is contrary to policy NC7 –
Species Protection of Wirral's Unitary Development Plan.

Last Comments By: 15/04/2010 09:05:27
Expiry Date: 27/04/2010

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Planning Committee

01 June 2010

Reference:
LBC/10/00215

Area Team:
North Team

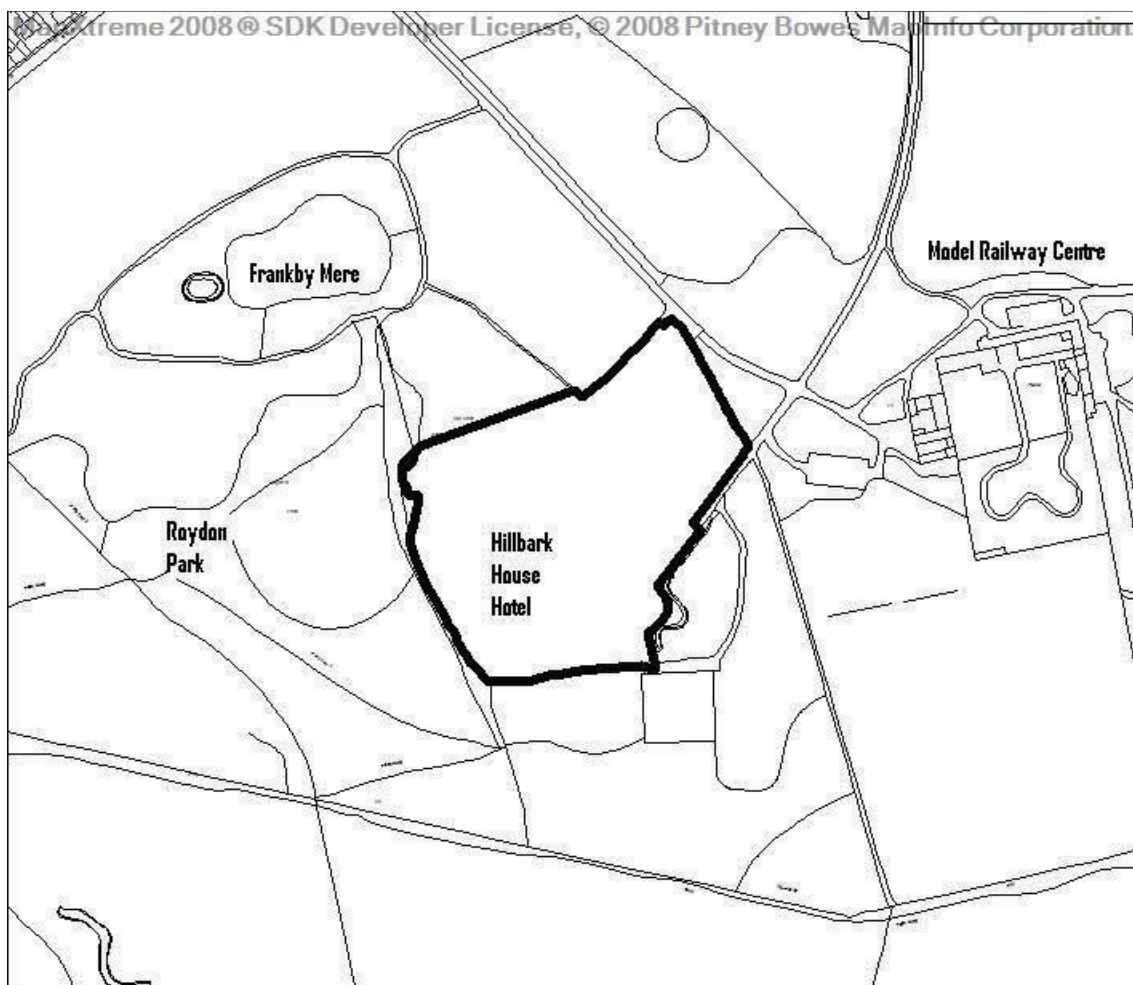
Case Officer:
Mr M Davies

Ward:
**Greasby Frankby
and Irby**

Location: Hillbark Hotel, HILL BARK ROAD, FRANKBY, CH48 1NP
Proposal: Erection of a marquee

Applicant: Count C Barker
Agent : Paddock Johnson Associates

Site Plan:



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Development Plan allocation and policies:

Green Belt
Site of Biological Importance
Area of Special Landscape Value
Countryside Recreation Site

Planning History:

APP/2005/7749 - Siting of temporary marquee for 12 weeks (max) per year and enclosure of existing bridge link - Refused 01.05.2009

LBC/2005/7750 - Siting of temporary marquee for 12 weeks (max) per year and enclosure of existing bridge link - Refused 01.05.2009

APP/2005/5375 - Addition of marquee and enclosure of existing bridge link - Refused 15.07.2005

LBC/2005/5391 - Addition of marquee and enclosure of existing bridge link - Refused 15.07.2005

APP/2004/5355 - Erection of internal staircase and removal of window to form escape door - Refused 08.04.2004

LBC/2004/5142 - Erection of internal staircase and removal of window to form escape door - Refused 07.04.2004

APP/1997/6440 - Erection of a 3-storey extension to side of existing hotel - Withdrawn

LBC/1996/5044 - change of use from C2 Residential institution to C1 hotel, external and internal alterations and to form hotel facilities - Approved 02.08.1996

APP/1996/5045 - change of use from C2 Residential institution to C1 hotel, external and internal alterations and to form hotel facilities - Approved 02.08.1996

Summary Of Representations and Consultations Received:

The application was advertised in the local press with a Press Notice and Site Notices were also erected at the site.

CONSULTATIONS

Director of Technical Services (Traffic Management Division) - No objection. The proposal may increase traffic movement on the access of Royden Park with Hillbark Road, however, these times are likely to be outside of peak times and are unlikely to cause a traffic safety issue. Car parking is contained entirely within the site and would not impact on the highway.

Wirral Wildlife - view the application with concern because of its size and the amount of disturbance to wildlife that it may entail. Night-time disturbance is of particular concern. Wirral Wildlife would object to the proposal unless any external lighting is kept to a bare minimum (for safety), that noise levels are controlled, that no fireworks are let off at any time and that the number of events and usage of the marquee is restricted to no more than 2 nights per week.

Wirral Green Belt Council - Object to the proposals due to the intrusion into the Green Belt.

REPRESENTATIONS

An objection has been received from Mrs McIlhatton of 2 Kirby Park Mansions, Ludlow Drive in West Kirby stating that she understands this application affects a definitive footpath. If this is correct, then no way should it be allowed. Definitive footpaths in Wirral belong to the public of Wirral and as such should be retained at all times for their use. At no stage should they be taken over by someone for private use. Consequently, she strongly objects to this application and hopes it will not receive approval. The same comments apply to application 00215.

An objection has been received from Mr Beazer of 189 Hillbark Road, Frankby stating that the erection of a marquee will cause noise pollution to the neighbourhood of Royden Park. During the summer months of 2009, the entrances and exits to the then existing marquee were left open to increase ventilation. The volume of music being played caused discomfort, especially as windows were open because of the warm weather. Requests were made to the Hillbark Hotel to ask for the volume to be turned down 11 times between April 25th and 19th September at various times up to 11:40pm. A

formal complaint was made to a council officer about noise pollution. Mr Beazer's objection reiterates a wish to avoid repeating the experience.

An objection has been received from Mr & Mrs R J V Kloezeman of 2 Torpenhow Cottages, Montgomery Hill, Frankby stating their view that there are no special circumstances which could justify approval of this application. Royden Park and Thurstaston Common form a semi-natural and planted woodland and heathland and open parkland, designated for countryside recreation and is a site of biological importance that offers a wide range of wildlife habitats supporting many species including those warranting special attention such as barn owls and bats. The site lies close to the Frankby and Caldby Conservation Areas. It is their view that the marquee would be an unnecessary and intrusive structure for the use of paying guests using a private hotel and constitute a non-essential engineered structure which does nothing to preserve the openness of the Green Belt and therefore represents inappropriate development.

Two letters of objection has been received by The Planning Consultancy, instructed by their clients at Thornton Hall Hotel. The objections are summarised as follows:

1. The proposals are inappropriate development in the Green Belt and that as such if permission were granted, then the only basis for such a decision would be that very special circumstances justify that grant of permission;
2. The applications give no indications that alternative uses have been considered or that the property has been marketed at a realistic price reflecting the condition of the place;
3. No evidence has been submitted to suggest that the building is at risk and in fact, it is clear that Hillbark is in generally good condition;
4. The applicants have made it clear that their objectives are not simply to address unspecified maintenance costs but also to enable them to build sufficient funds so as to enable them to construct a permanent banqueting suite in the future;
5. Although the proposed marquee is smaller than the recently refused marquee, with different external detailing and at a slightly increased distance from the main house, fundamentally the scale and appearance of the marquee in relation to the house remains the same;
6. Whilst the applicants have argued that the northern elevation of the house was not designed to be viewed, the house is, of course, no longer where it was originally erected and so whether or not it was originally intended that this elevation was visually important is no longer relevant to its present location - the proposals also totally ignore the impact on the main south-western elevation of the building in relation to which it would appear as a totally unacceptable, discordant element.
7. Lack of reference to policy guidance to enabling development as set out by English Heritage;
8. No evidence that the building has been marketed before enabling development is considered;
9. No basis in policy for an approach to enabling development which is not only sufficient to provide for the restoration of the building but which also seeks to provide an income stream to fund future development;
10. Setting of an unwelcome precedent.

Irby, Thurstaston & Pensby Amenity Society wishes to formally object to the proposals on the grounds that:

1. The application constitutes inappropriate development within the Green Belt;
2. The application is not "permitted development;"
3. The application is incompatible with the design of the historic building;
4. Under English Heritage guidelines in respect of Grade II listed buildings, Hillbark House does not appear to be 'at risk' and therefore should be preserved in its current state;
5. No special circumstances exist under current application;
6. The proposed application would be visually damaging to the surrounding area, harmful to the style and outlook of this historic building and would ruin the open aspects of what is a well known structure of historic importance which can be viewed from several directions by visitors to neighbouring parkland as well as visitors to the hotel itself.

Director of Corporate Services (Tourism & Marketing Team) - The Head of Tourism and Marketing has written in support of the application, stating that Wirral's tourism revenue has grown by 35% since the successful Open Golf Championship in 2006 and expenditure in the Borough's food and drink sector also increased by 13% in 2008, confirming the strength of the peninsula's offer to visitors. For this growth to continue, she has stated that it is essential that the Council continue to develop our hotel offer, particularly as regards high quality accommodation. It is her view that the continued success of

Hillbark Hotel is extremely important to these ambitions. The Hotel provides high quality accommodation within a Grade II listed building, which in itself presents a challenge to the owners in terms of the property's continued maintenance. Given current, and future, highly competitive market conditions, the ability for Hillbark to offer the facilities provided by the proposed marquee are in her view crucial to the continued success of the business. In addition, she is confident that Hillbark will play a central role in the forthcoming Women's Golf Championship in 2012 and the Open Championship in 2014. For these reasons she wishes to give this application her wholehearted support and would ask Members of Planning Committee to approve the proposals being considered by them as part of this application.

Councillor Peter Reisdorf also believes that these applications should be looked at by the Planning Committee bearing in mind the problems for the amenity of local residents when a marquee has been sited at the Hillbark Hotel in the past.

Director's Comments:

This application was deferred from Planning Committee on 22 April, 2010 for Members to carry out a Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application involves the erection of a marquee within the Green Belt. As such, the proposals constitute a departure from the adopted Unitary Development Plan and therefore need to be considered by the Planning Committee.

INTRODUCTION

The proposals seek permission for the erection of a marquee on the lawn to the north west of the existing Hillbark House Hotel. It was originally proposed to link the marquee to the main building via a 10 metres long glazed link. Following a site visit by English Heritage and Council Officers on 7 April, 2010 that element of the scheme has now been deleted. Instead, following advice from English Heritage it is proposed to improve and enhance the existing bridge link structure (which has been in place for many years) and this would result in the marquee giving the impression of a separate and stand-alone structure. The proposed marquee measures 25 metres in length by 15 metres in width with a maximum ridge height of 5.4 metres (with the eaves height measuring 3 metres). Having regard to the recent Inspector's Decision relating to the previous proposals for a marquee, this application seeks to soften the hard lines and panel rhythms of the refused marquee by substantially dressing the external elevations of the proposed marquee with shaped canvass fabric.

PRINCIPLE OF DEVELOPMENT

Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Policy GB2 of the adopted Wirral Unitary Development Plan states that such development shall not damage the visual amenities of the Green Belt by virtue of its siting, materials or design. Development within the Green Belt has long been restricted to that appropriate to a rural as opposed to an urban area. Whilst the range of development that could be considered appropriate is often restrictive, to prevent unnecessary and intrusive development, the latest advice from Government allows for a positive role in providing access to the open countryside for the urban population. PPG2 states that it is for the applicant to show why permission should be granted within the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations. Therefore, it is for the Local Planning Authority to determine whether or not those other considerations put forward by the applicant outweigh the inappropriateness of such development in the Green Belt. In addition to this, the main building is a Grade II* listed building and as such, these proposals should also be considered for any potential impact on the setting of the listed building and should be considered in light of advice contained within Planning Policy Guidance (PPG) Note 15: Planning and the Historic Environment and its replacement, the recently issued PPS5.

Objections have been raised by a planning consultant representing Thornton Hall. Much of the objection received on behalf of Thornton Hall relate to the lack of justification for enabling development when assessed against the criteria set out by English Heritage in their publication "*Enabling Development and the Conservation of Significant Places*." Reference has also been made by the same objector to an objection by English Heritage to this proposal. This is not the case. English

Heritage stated in a letter to the Council on 23 March, 2010 that they were "not necessarily opposed to the principle of siting a suitable structure within the grounds of Hillbark on the understanding that a legal commitment is made by the applicant to the long-term management of the listed building." English Heritage also set out a number of concerns relating to the more permanent elements of the scheme, specifically the proposed glazed link between the main building and the proposed marquee.

English Heritage consider that the case for the current proposals in terms of enabling development has not been made and that essential information required for considering the application against the criteria set out for enabling development is absent. English Heritage, therefore, have not assessed this proposal as one of enabling development and have assessed the application against the background of inappropriate development within the Green Belt, as highlighted above. Whilst it is agreed that the proposed marquee does not constitute enabling work, the applicant has provided the Council and English Heritage with detailed quotes for the maintenance work as an illustration of likely costs associated with restoration, repair and maintenance of the main house. Officers from the Council and English Heritage also carried out a joint site visit to the application site on 7 April, 2010 and agreed that in fact, the marquee would largely be obscured from view from the adjacent parkland/woodland. although it was noted that it would be more visible from certain vantage points. However, the officer from English Heritage did not feel that this would significantly detract from the setting of the listed building and could be mitigated against with suitable planting proposals.

SITE AND SURROUNDINGS

The existing building and its grounds sit within an extensive area of Green Belt. The application site lies to the immediate north of Hillbark House Hotel. It comprises of a flat area of land formerly laid out as a lawned garden. The main site is accessed through Royden Country Park, which surrounds the site. The park consists of semi-natural and planted woodland, heathland and open parkland, and is used for informal recreation via an extensive network of footpaths, popular with walkers and dog-walkers. Thurstaston Common lies to the south of the site. The site is enclosed to the north and east by woodland, whilst to the west, the site is more open and can be viewed from a public footpath that runs adjacent to this part of the site.

POLICY CONTEXT

The starting point and main issue in considering this application is the Green Belt. The application seeks planning permission for the use of the land immediately north of the main house for the siting of a marquee which will be used to provide banqueting facilities and cater for such occasions as weddings, birthdays, charitable events and use by third parties for various events. Proposals for development within the Green Belt must be assessed against the overriding principles (contained within UDP Policy GB2) of ensuring that the openness of the Green Belt is maintained. The proposals constitute inappropriate development in the Green Belt and it must be considered whether the very special circumstances set out by the applicant outweigh the inappropriateness of the development. The applicants have argued that the additional business line created by the marquee would create a vital income stream which is crucial to the applicant's ability to secure the future upkeep of the Grade II* listed building, which is considered to be one of Wirral's most important heritage assets. The applicants have been asked to set out the reasons why such events cannot be held within the main building. The single largest (existing) function room within the main building holds in the region of 80 people, and figures have been provided by the applicant which shows that the revenue generated by this means would be insufficient both in terms of the applicants needs and the upkeep of the main house. Supporting documents have also been submitted with the application that demonstrate that in order to make the main house offer more viable, then substantial alterations to the interior would be necessary, including the removal of walls to create bigger spaces, which would result in harm caused to the fabric of this historic building. This in itself is a situation that the local planning authority would not be able to support. The Inspector in his recent decision noted that the operation of the hotel is "modestly profitable" even in lieu of a marquee. However, he also accepted that there was no reason to doubt that all of the profit from the previous marquee had been directed to the repair and maintenance of the original building and that this would also be the case in the future. As with any business, it is reasonable for that business to operate at a profit. However, the applicant has provided information that shows that profit to be moderate and within accepted limits of guidance set out by English Heritage. Further information has been provided to the local planning authority in terms of the initial restoration costs (totalling £1.5 million, in addition to the original purchase price of a little over £1 million) together with details pertaining to year on year maintenance costs for the main building, totalling some £875,000 between 2004 and 2008. The applicant anticipates similar costs in the period

applied for and the revenue raised from the use of the marquee will be used to continue the upkeep of the main building and maintenance works. The Inspector queried why the other means by which the desired objective could be achieved, such as borrowing, had not been explored with the previously refused application. The applicant has provided details that shows that the hotel is already subject to existing borrowing and therefore, further borrowing is not a viable option.

PPG15: *Planning and the Historic Environment* advised that regular maintenance and repair are key to the preservation of historic buildings. Modest expenditure on repairs keeps a building weather-tight, and routine maintenance (especially roof repairs) can prevent much more expensive works becoming necessary at a later date. The PPG continues that "the lifespan of a building may be indefinite provided that timely maintenance and repairs (such as the renewal of roof coverings and other features) are regularly undertaken. The roof is nearly always a dominant feature of a building and the retention of its original structure, shape, pitch, cladding and ornament is important in maintaining and preserving the fabric of historic buildings. The applicant has provided details that set out that revenue generated from the use of the marquee will be used to provide maintenance and key repairs to the main building.

On 23 March, 2010 the Department for Communities and Local Government published the new Planning Policy Statement (PPS) 5: *"Planning for the Historic Environment."* This PPS sets out the Government's objectives relating to our historic environment. Its over-arching objective is one of conserving heritage assets so that they may be enjoyed by this and future generations. In achieving this, decisions concerning the historic environment should take account of the wider social, cultural, economic and environmental benefits of heritage conservation and recognise that managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The PPS advises that in reaching decisions, local planning authorities should seek expert advice in order to understand the significance of any particular heritage asset, and in this instance, the Council has sought the expert advice and opinions of English Heritage, which are set out within the body of this report. When considering applications for development that affects the setting of a heritage asset, local planning authorities must weigh any potential harm caused by proposals against the wider benefits of securing the long-term future of the heritage asset and its inherent needs.

Policy CH1 of the Wirral UDP requires the local planning authority to have special regard when granting planning permission for proposals that affect the setting of listed buildings, and that such matters for consideration not only ensure that any new development is in keeping with the setting of that building but also relate to the practical considerations related to the effective preservation of the building in the longer term. As the key to the effective preservation of any listed building is keeping them in active use, Policy CH1 provides for instances where changes or alterations proposed are necessary or desirable in order to secure an appropriate and viable long-term use for the building. The local planning authority considers that the revenue from the marquee will provide for the short to medium upkeep of this important heritage asset for the Wirral, but will also allow the applicant the time to achieve the longer term objective of securing a more suitable and permanent solution to the business and long-term viability of Hillbark House.

APPEARANCE AND AMENITY ISSUES

The proposals for a marquee have been amended from those which were refused by the Planning Committee in 2009 and subsequently dismissed on Appeal. The marquee has been reduced in length by some 5 metres which has allowed for a greater distance from the main house (approx 10 metres in total), giving a feeling of separation. The marquee will be linked to the main house via the existing bridge link which is to be replaced. The existing structure is dilapidated and in need of significant repair, therefore the new bridge link will be a considerable visual improvement in this part of the grounds. The deletion of the proposed glazed link from the scheme will now give the marquee the impression of a stand-alone structure separated from the main house. The marquee is also proposed to be clad with fabric allowing for the fluidity and softer lines alluded to in the Inspector's report which would result in the softer lines of a more traditional tented structure. The insulated panel that will sit behind the fabric and therefore will not be visible from outside of the marquee will allow for noise attenuation as with the earlier proposals for a marquee. Therefore, the applicant has taken considerable steps to ensure the hard lines and panel rhythms of the previous structure have been softened with the dressing of the external facades with canvas fabric drapes.

The main view of the marquee from outside of the site will be from the adjacent parkland which is set at a lower level from the application site. A substantial hedgerow was planted along the south-western

perimeter of the site several years which is beginning to now take effect and will further screen the marquee from view as the vegetation takes hold. English Heritage acknowledge that change to a significant building (such as Hillbark House) is inevitable, if only through the passage of time, but that such changes can actually be beneficial or neutral in their effect on heritage values. Their publication on Conservation Principle Policies and Guidance acknowledges that it is the potential of significant places (buildings) to be used and enjoyed that generates value in the market place or to the community. Very few significant buildings can be maintained at either public or entirely private expense, unless they are capable of some beneficial use. This is true in the case of Hillbark House which was turned into a hotel some years ago in order to preserve this heritage asset for the future. Keeping such significant buildings in use is likely to require continual adaptation and change. Owners and managers of such buildings should not be discouraged from adding further layers of potential future interest and value, provided of course, that recognised heritage value is not eroded or compromised in the process. The current proposals allow this significant building to retain its own heritage values whilst securing a programme for future maintenance in the short to medium term through generated revenue from the use of the proposed marquee. The local planning authority considers that the steps taken to amend the application from that previously refused, in terms of the softer fabric dressings, the shorter length and increased separation between the marquee and the main building are acceptable.

In addition to the advice and guidance sought by officers from English Heritage with regards to this proposal for a marquee, the advice and guidance from the Council's own Senior Conservation Officer has also been sought. It is his view that tented structures (including marquees) have been part of the life of great houses for centuries and has referenced the use of large tents being part of regattas since the Middle Ages. Whilst primarily concerned with the design and visual appearance of the proposed marquee, conservation officers have also had regard to the need to support a successful hotel business that has and proposes to continue investing significant revenue into the maintenance and upkeep of this exceptional building. In their view, this revenue is necessary to fund critical repairs. Both English Heritage and the Council's own internal Conservation officers consider the use of the decking area at the north-western end of the marquee will assist in 'blurring' the interface between the structure of the marquee, which will be draped in canvass material, and the wider surrounding landscape. It is accepted that whilst the marquee will challenge the architectural unity of this part of a landmark, Grade II* listed building, conservation officers take the view that there are clear historical precedents for the use of marquees in grand country houses and that fundamentally, the increase in revenue at the hotel will be put to use in terms of providing much needed funds for the repair and upkeep of this important buildings fabric, most notably the stone slate roof and leadwork. Through a Section 106 Agreement to secure the necessary funding is tied in the maintenance and repairs set out by the applicant in documents and quotes submitted in support of the application and through the imposition of suitably worded conditions with regards to the materials used for the proposed canvass-drapes, additional landscaping and hours of operation, the Conservation officers support the proposals and would recommend that these application be approved.

GREEN BELT AND VERY SPECIAL CIRCUMSTANCES

It has already been set out that it is not considered the proposals can constitute 'enabling development' in the terms set out by English Heritage in their document "*Enabling Development and the Conservation of Significant Places.*" As outlined above, inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to show why permission for such development should be granted. In view of the presumption against inappropriate development, it is Government policy that when considering proposals concerning such development, the main issue is whether the harm to the Green Belt is clearly outweighed by other considerations amounting to very special circumstances. The Council considers, therefore, that the main issue relating to this proposal is whether very special circumstances can be found to which the Council can attach substantial weight in determining this application. The application is justified on the basis of need, that is to say the need to establish a viable income stream to ensure the main building can be maintained and repaired to a high standard and the applicant has provided considerable financial documentation which demonstrates that the marquee would give the hotel the balance to revenue stream to ensure that a profit is made to sustain the programme of repairs, upkeep and maintenance. Whilst the applicant has alluded to the need to provide funds to build a more suitable, permanent function room capable of accommodating 300/400 people, the Council has not attached much weight to this as it should be properly considered on its own merits should such proposals be brought forward in the future. A significant programme of repair and restoration works (in addition to those that have already taken place) are proposed for the Hillbark. Information has been prepared and submitted to the Council on

behalf of the Hillbark to illustrate works that need to be carried out on the roof alone, but also include works to the timber frame, lead light windows, external painting and timber treatments, lead gutters and rainwater ducts, external fire doors, restoration of internal panelling and the completion of Room 100. These works will be carried out over a phased 5-year period along with other scheduled routine maintenance. Works to the roof alone include the replacement of existing stone slates that have diminished in quality and/or usefulness and the replacement of all lead work forming the flat roof areas, valley flashings etc. The specification for such works has been drawn up by a conservation architect and is estimated to cost in the region of £1.5 million. English Heritage and internal Conservation officers acknowledge that whilst this is a substantial amount of money it is a reasonable estimation bearing in mind the stone slating and leadwork involved. Works to the roof alone is something that both the Council and English Heritage had previously identified with the last application. Works required to the lead lined gutters are estimated to cost between £160,000 and £180,000 whilst repairs to the timber frames are estimated to cost around £120,000. Other costs relating to additional maintenance and repair works have been identified and supported with additional information in the region of £438,000. As Members will note, these costs are substantial but are considered to be a fair representation of the works required, having been viewed on site by Council officers and English Heritage, and supported with considerable financial statements and quotations submitted with the application.

In summary then, and as described above, the proposals have been materially altered in response to the Inspector's decision by amending the size, position, scale and materials for the marquee now proposed. The softening effect of canvas drapes will result in the softer and more fluid lines of a more traditional tented marquee, whilst the separation between the main building and the proposed marquee has now been increased to a distance of approximately 10 metres, giving the impression of a separate building and allowing the north-west elevation to be opened up and more visible. The Inspector also commented upon the link between the marquee and the main building, and the need for such a link. The need is threefold and has been clarified by the applicant in terms of firstly, to gain access through to the main building and the facilities (bedrooms) provided, secondly to provide access to toilet facilities and thirdly, to provide access to and from the kitchens for food service. The originally proposed glazed link has now been deleted from the scheme and the existing bridge link will be repaired and significantly enhanced in terms of its visual appearance.

It is proposed that the marquee will be in place for 5 years. Costs associated with its erection and fit-out are substantial and would therefore erode some of the revenue generated from the use of the marquee as outlined above. Furthermore, the quality of the proposed marquee is such that it will provide a truly 5* facility and elevate the hotel offer at Hillbark which will not only benefit the hotel itself but also the wider tourism offer in Wirral. This is a view that is supported by the Council's own Tourism Team. The location of the hotel and the proposed marquee within the Green Belt is acknowledged. However, the temporary nature of the marquee (albeit for a 5 year period) does go some way to negating the impact of the marquee. Both Council officers and English Heritage officers carried out considerable landscape and visual impact assessments of the proposed marquee whilst on site on 7 April, 2010 and concluded that for the most part the majority of the marquee would not be visible outside of the hotel grounds, most notably from within Royden Park itself. It was noted that the existing boundary hedgerow offered substantial screening and it was also noted that more would be afforded during the summer months when the surround vegetation was in leaf. However, it was also acknowledged that there would be points within the surrounding parkland where more of the proposed marquee would be visible and as such, it is proposed that additional landscaping proposals be conditioned for further approval.

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 adverse highway or traffic implications associated with these proposals. The proposals may increase traffic movements on the access from Royden Park from Hillbark Road, however, the use is likely to be outside of peak times and are unlikely to cause a traffic safety issue. Car parking generated by the proposals is unlikely to impact on the highway.

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 application constitutes amended proposals to those refused by the Council in May 2009 and subsequently dismissed at Appeal in December 2009. The proposals relate to the need to generate additional revenue from such a facility which would ensure essential repairs and maintenance to the main Hillbark House. The basis for the calculation of size for the marquee is based on approximately 1.2 sq.metres per person. The proposed marquee is some 375 sq.metres and would therefore be able to accommodate in the region of 312 people. The size of the existing rooms within the main building provide for a maximum of 90 people - this is in the Great Hall and also using some of the adjacent drawing room. To accommodate the numbers needed to provide the generation of revenue needed for the repair and maintenance of the main building, together with funds for a more suitable and permanent alternative would require the opening up of spaces within the main building, requiring the removal of internal walls and thereby altering the fabric of the main listed building. This is not an option that either the applicant or the local planning authority wishes to pursue as this would have a fundamental impact on the integrity of this important heritage asset. Alternative locations for the marquee have been considered, most notably the south lawn, which is the only other area of flat ground that could accommodate a marquee. However, having considered this option, the local planning authority agrees with the applicant that this solution would in fact be unacceptable as it would adversely impact on long and short views of the main house from the south and south west, making any visual appreciation of the main building unacceptable.

The applicant has provided the local planning authority with detailed information of the costs of maintenance and repairs already accrued since 2004, together with details of the future costs for maintenance and essential repairs to be carried out through a programme of works over a 5-year phased period. Whilst a more permanent solution has been alluded to by the applicant, this has not been considered as part of this proposal which has been assessed purely on its own merits. Key to the recommendation of approval is the long term viability and preservation of this important heritage asset, which the Council believes sets out the substantial material consideration in outweighing any short term harm to the Green Belt. The marquee, by nature of its materials, structure and fixing, is not a permanent solution to the main buildings long term maintenance and upkeep, and approval of the proposals would represent a sustainable approach to the long term security of the main buildings historic heritage.

The applicant has considered the Inspector's recent decision with regard to the previous proposals and has amended the proposals accordingly. The methods that have been employed to reduce the scale and positioning of the marquee will reduce the potential impact of the marquee from that previously proposed and it is considered that reasonable efforts have been made to explore alternative possibilities for the provision of need and accommodation as set out above. The proposed use of canvas fabric to dress the external elevations of the proposed marquee will create softer lines more akin to a traditional tented structure and the temporary nature of the marquee will allow the applicant the time to properly explore the design of a permanent solution in a style that is acceptable in historic interpretations when assessed against the listed building, working closely in partnership with the local planning authority and other key partners.

A Barn Owl Survey has been submitted with the application which has confirmed that there is no sign of any owl activity at the site and it is the considered opinion of the ecological consultant who carried out the survey that the site has not been used by any owl species for a period of at least 12 months and therefore the proposals would have no affect on owl activity in the vicinity. The Inspector in his recent decision also did not consider that the proposals would impact on any wildlife to warrant refusing planning permission on that basis.

Whilst it is considered that there will be an impact on the openness of the Green Belt, other factors should be taken into account in relation to the preservation of Hillbark House, which is an important historic asset for the Borough and a significant destination in terms of the Borough's tourism pull, and this together with the temporary nature of the marquee and the financial information provided with the application significantly outweighs in favour of supporting the proposals as presented. This means of a regular source of income over a 5-year period to maintain the upkeep of the main building provides the very special circumstances to override normal presumptions against inappropriate development in

the Green Belt.

The application is therefore recommended for approval. Members will note that the accompanying planning applications is also subject to a Section 106 Agreement as set out in APP/10/00214.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Listed Building Consent 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:-

Whilst the local planning authority considers there will be an impact on the openness of the Green Belt, it has considered all other factors in relation to the preservation of Hillbark House, which is an important historic asset for the Borough and a significant destination in terms of the Borough's tourism pull, and this together with the temporary nature of the marquee and the financial information provided with the application outweighs in favour of supporting the proposals as presented. This means of a regular source of income to maintain the upkeep of the main building provides the very special circumstances to override normal presumptions against inappropriate development in the Green Belt.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. This permission shall be for a limited period of 5 years only expiring on 1 May, 2015 when (unless a further application has been submitted to and approved by the Local Planning Authority) use hereby approved shall be discontinued and the marquee and/or works hereby approved shall be removed and the land reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its location in the Green Belt and its effect on the visual amenity of the area and having regard to its proximity to a Grade II* listed building.

2. Within one month of the permission hereby granted, details of a boundary hedge to be planted along the south and south-western perimeters of the site shall be submitted to and approved in writing by the local planning authority. Such details shall include the precise location and species to be used in the hedgerow and the scheme shall be implemented and maintained in accordance with a timescale to be approved in writing with the local planning authority.

Reason: In the interests of the visual amenities and character of the area.

3. Before development commences, full details (including material and colour) of the drapes to be used for dressing the external elevations of the proposed marquee shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance of the development having regard to Policy GB2 of the Wirral Unitary Development Plan.

4. The marquee hereby approved shall not be open to customers or visitors or used for events outside the hours of 0800 and 0030.

Reason: In the interests of residential amenity and to comply with Policy PO3 of the adopted Wirral Unitary Development Plan.

5. No live music, amplified music or live entertainment shall take place within the marquee outside the hours of 0900 and 0000.

Reason: To prevent noise and disturbance to nearby residents and to prevent the emission of noise above a level which would be detrimental to the rural amenity of the area and to comply with Policy PO3 of the adopted Wirral Unitary Development Plan.

Last Comments By: 31/03/2010 14:32:40

Expiry Date: 19/04/2010

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Planning Committee

01 June 2010

Reference:
APP/10/00240

Area Team:
North Team

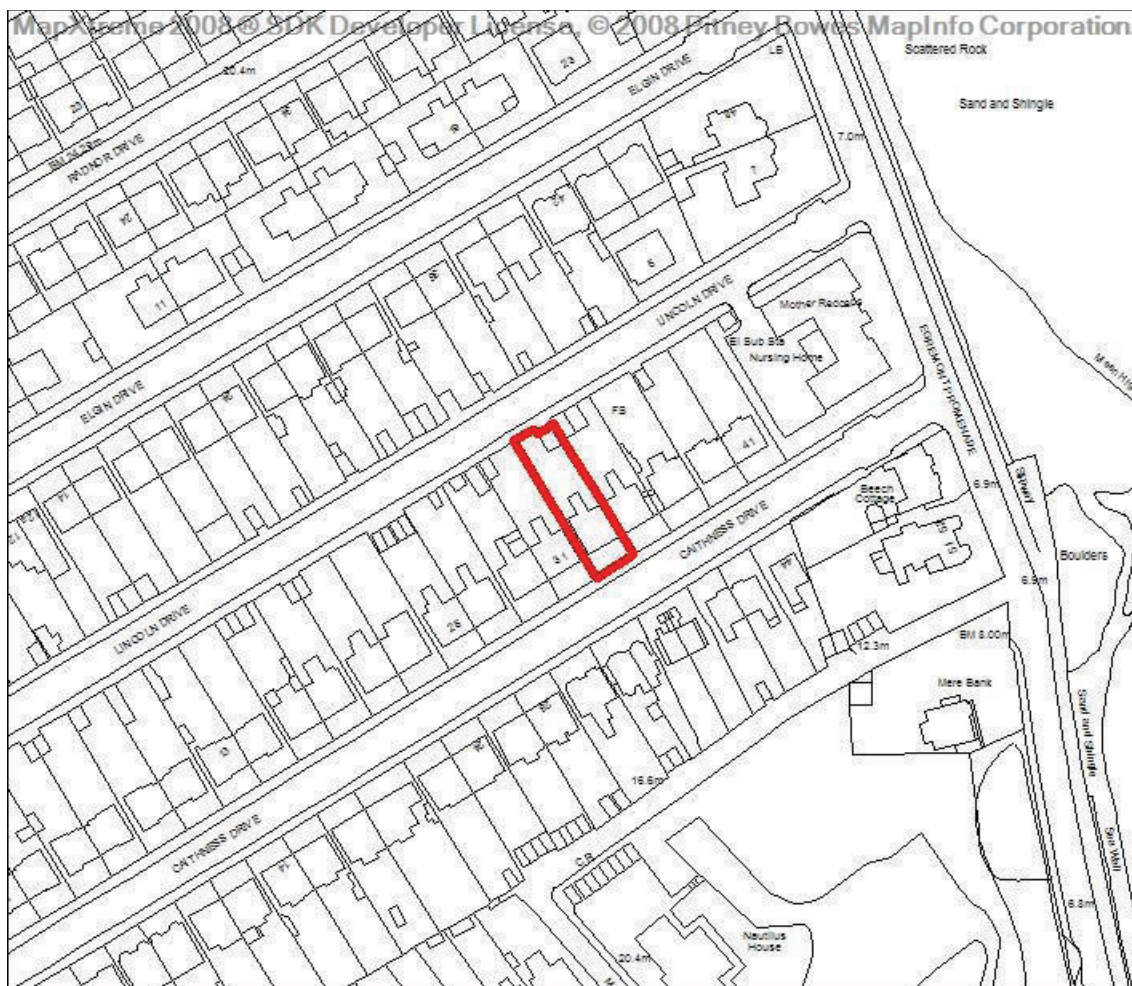
Case Officer:
Mrs J McMahon

Ward:
New Brighton

Location: 33A CAITHNESS DRIVE, EGREMONT, CH45 7PN
Proposal: Conversion of existing garage to create loft and introduction of two roof dormer extensions facing Lincoln Drive.

Applicant: Mr H Morris
Agent : Kevin Morris

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

07/6645 Demolition of existing garage and erection of new triple garage Approved 5/10/07

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Surrounding residential properties have been notified and a site notice has been posted nearby - objection received from Councillor Pritchard, 9 individual letters and a 61 signature petition have also been received objecting to the development on the grounds of; applicant intends to change the use to a dwelling, overlooking/loss of privacy, the building is not used as a garage, plans are incorrect, loss of property value, the development would be out of character in the street scene, increase in traffic

CONSULTATIONS

No consultations necessary

Director's Comments:

INTRODUCTION

The application is for the erection of 2 dormer extensions in the front facing roof slope of a recently built garage. The garage was granted planning permission under reference 07/6645 and was built for the use of the original house, 33 Caithness Drive, which has been converted to 3 separate flats. The garage has been built at the end of the rear garden on the back of pavement facing Lincoln Drive.

PRINCIPLE OF DEVELOPMENT

The development is acceptable in principle.

SITE AND SURROUNDINGS

The site is occupied by a 3-storey semi-detached dwelling situated on the north-west side of Caithness Drive, backing onto Lincoln Drive. There are only 3 houses that front Lincoln Drive, 2 at the top end and 1 at the bottom, the remaining street scene is made up of detached garages that serve the houses fronting Caithness Drive and Elgin Drive. The garages vary in age and design.

POLICY CONTEXT

There is no specific policy that applies to the proposed development although some of the issues that apply to HS.11 (house extensions) are relevant.

APPEARANCE AND AMENITY ISSUES

The garage is the largest of the outbuildings fronting Lincoln Drive with a roof void large enough to be converted to additional floorspace without the need to apply for planning permission. Therefore the main issue to be considered is whether the two front dormers create harm in the street scene. The character of the street is unique in that it is almost completely made up of outbuildings. Although there are no other dormers directly facing the street there are two existing dormers in the rear roof slope of the main house that are similar in design. Bearing in mind the variety of boundary treatment and styles of buildings it is considered that there would be no significant impact on visual amenity and no material change to the character of the area.

Although there is some weight of opposition from neighbours the majority of the objections are based on the fear that the building will be converted to create a separate unit of accommodation. This issue cannot be considered in the determination of this application as it would involve a change of use that would require a further planning application.

SEPARATION DISTANCES

The proposed windows face across the road towards the rear garden of 36 Elgin Drive. There is a distance of 15 metres between the development and the boundary of no.36's garden and a distance of at least 40 metres between the buildings.

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

In conclusion, it is considered that the development would have no detrimental impact on the visual amenity of the area.

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 proposed development would have no detrimental impact on neighbouring properties and would create no significant harm in terms of its appearance in the street scene.

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. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Last Comments By: 01/04/2010 09:49:37

Expiry Date: 28/04/2010

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**Planning Applications Decided Under
Delegated Powers Between
14/04/2010 and 19/05/2010**

Application No.: APP/09/06357 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 06/05/2010 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Martin Fletcher Architects
Location: 351 Woodchurch Road, Prenton, Wirral, CH42 8PE
Proposal: Change of use of second floor offices (B1) to Residential

Application No.: APP/09/06455 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 04/05/2010 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr R Andrews **Agent:** Major Design Partnership
Location: 43 WALKER STREET, HOYLAKE, CH47 2DY
Proposal: Erection of a pitched roof to create a second floor to existing building.

Application No.: ADV/09/06468 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 12/05/2010 **Decision:** Split Decision
Case Officer: Mrs J McMahon
Applicant: **Agent:**
Location: Wirral Satellite Cars Ltd, 15 PARK STREET, BIRKENHEAD, CH41 1ET
Proposal: Retention of fascia sign and two illuminated gable signs.

Application No.: 10/00012 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 27/04/2010 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: **Agent:** Martin Fletcher Architects
Location: 1 CARR GATE, MORETON, CH46 6EQ
Proposal: Erection of a first floor extension to the side and rear of a two storey dwelling

Application No.: APP/10/00046 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 21/04/2010 **Decision:** Refuse
Case Officer: Miss S Hesketh
Applicant: Miss J Mason **Agent:**
Location: East View Farm, PARK ROAD, MEOLS, CH47 7AU
Proposal: Erection of a cattery for 17 cats

Application No.:	APP/10/00047	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/04/2010	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:	Mrs M Sinnott	Agent:	Mr T Wallis
Location:	29 STANLEY ROAD, HOYLAKE, CH47 1HN		
Proposal:	Erection of two rear dormer extensions and first floor terrace.		
Application No.:	APP/10/00052	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	30/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs Mary Hitchell	Agent:	
Location:	Footpath to the rear of 77 Oulton Close Noctorum CH43 0YD		
Proposal:	Retention of change of use from public footpath to private garden		
Application No.:	APP/10/00064	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	16/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Mr Mark Line
Location:	11 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER		
Proposal:	Erection of two storey, part single storey, rear extension and chimney for wood burning stove (Amended description and plan)		
Application No.:	APP/10/00070	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	22/04/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr A Roberts	Agent:	Mr B Legan
Location:	1 Torpenhow Cottages, MONTGOMERY HILL, FRANKBY, CH48 1NF		
Proposal:	Retention of a garden fence		
Application No.:	APP/10/00073	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	16/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr R King	Agent:	Mr Thomas
Location:	20 Meadowbrook Road, Moreton, Wirral CH46 0RS		
Proposal:	Erection of a detached garage to side		

Application No.:	APP/10/00074	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	16/04/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:		Agent:	Aragon Planning T2 Ltd
Location:	William Hill, 258 GRANGE ROAD, BIRKENHEAD, CH41 6EB		
Proposal:	Installation of 84cm painted grey satellite dish on 2.5m galvanised steel pole		
Application No.:	APP/10/00096	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	15/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr T Brooker	Agent:	Mr S Almond
Location:	51 ENNISDALE DRIVE, NEWTON, CH48 9UE		
Proposal:	Erection of a single storey side/rear extension.		
Application No.:	APP/10/00108	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	17/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr G Humphries	Agent:	PWE Design
Location:	1 STATHAM ROAD, BIDSTON, CH43 7XS		
Proposal:	Erection of attached double garage to side with raised patio above garage		
Application No.:	APP/10/00116	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	12/05/2010	Decision:	Withdrawn
Case Officer:	Mr J Ellis		
Applicant:	Mr C O,Brien	Agent:	Survey & Design Associates
Location:	495 OLD CHESTER ROAD, ROCK FERRY, CH42 4NG		
Proposal:	Conversion of existing bedsits into 5 self-contained flats and external alterations to property including rear extension and front dormer.		
Application No.:	APP/10/00121	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	20/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr S Woods	Agent:	Survey & Design Associates
Location:	11 GREENHEYS ROAD, IRBY, CH61 2XR		
Proposal:	Erection of a two storey, part single storey, side extension and single storey rear extension with internal alterations and loft improvements		

Application No.: APP/10/00131 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 19/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Wood **Agent:** Donald Insall Associates Ltd
Location: 27 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU
Proposal: Erection of a rear conservatory, restoration of original roof line to kitchen outbuilding and associated stonework repairs. Replacement of 2no. windows and upgrading of original windows, alterations to front door, new rooflights and flat roof coverings and opening-up of blocked first floor window.

Application No.: LBC/10/00132 **Application Type:** Listed Building Consent
Ward: Claughton **Decision Level:** Delegated
Decision Date: 19/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Wood **Agent:** Donald Insall Associates Ltd
Location: 27 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU
Proposal: Erection of a rear conservatory, restoration of original roof line to kitchen outbuilding and associated stonework repairs. Replacement of 2 no. windows and upgrading of original windows, alterations to front door, new rooflights and flat roof coverings and opening-up of blocked first floor window.

Application No.: APP/10/00143 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 30/04/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** NATHANIAL LICHFIELD & PARTNERS
Location: Griffiths Funeral Home, Grange Bank, GRANGE ROAD, WEST KIRBY, CH48 4DY
Proposal: Change of use from A1 (Retail) to A4 (Winebar with food).

Application No.: APP/10/00146 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 21/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr M Wild **Agent:**
Location: 224 MOSSLANDS DRIVE, POULTON, CH44 2EG
Proposal: Erection of a single storey rear extension with steps to rear garden

Application No.: APP/10/00148 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 05/05/2010 **Decision:** Refuse
Case Officer: Mr J Ellis
Applicant: **Agent:** EC Harris
Location: 29 MARKET STREET, BIRKENHEAD, CH41 5BS
Proposal: New External ATM to be installed through the existing window on the far RHS of the shopfront of the Post Office. New ATM to be installed through a new secure panel construction.

Application No.: APP/10/00156 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 14/04/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mr A Khalilzadeh **Agent:**
Location: Unit 8, Quarrybank Workshops, QUARRYBANK STREET, BIRKENHEAD, CH41 2XJ
Proposal: Change of use to pizza delivery

Application No.: APP/10/00163 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 21/04/2010 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr R MacDonald **Agent:**
Location: 21 CARPENTERS LANE, WEST KIRBY, CH48 7EX
Proposal: Erection of a double garage to rear

Application No.: APP/10/00164 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 20/04/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** Lovelock Mitchell Architects
Location: Birkenhead School, 58 BERESFORD ROAD, OXTON, CH43 2JD
Proposal: Demolition of existing lean-to extensions to be replaced by new two storey glazed atrium and new single storey extensions and external terrace.

Application No.: APP/10/00172 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 16/04/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: **Agent:** Spring Architects Ltd
Location: 131 DIBBINS HEY, SPITAL, CH63 9HE
Proposal: Erection of first floor extension and front porch.

Application No.: APP/10/00173 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/04/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: **Agent:** Architects-Direct.com
Location: 8 DEE PARK ROAD, GAYTON, CH60 3RQ
Proposal: Erection of a front porch.

Application No.: APP/10/00174 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 04/05/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Tom Davies **Agent:** Survey & Design Associates
Location: 455 HOYLAKE ROAD, MORETON, CH46 6DQ
Proposal: Change of use to a laundrette, new shop front and provision of rear escape staircase.

Application No.: APP/10/00177 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 17/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mrs Viv Woods **Agent:** Pozzoni LLP
Location: St Andrews Primary School CE Aided, TOWNFIELD LANE, HIGHER BEBINGTON, CH63 7NP
Proposal: Remodelling the existing school entrance.

Application No.: ADV/10/00179 **Application Type:** Advertisement Consent
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 27/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr T Davies **Agent:** Survey & Design Associates
Location: Fitzs Newsagents, 455 HOYLAKE ROAD, MORETON, CH46 6DQ
Proposal: Erection of 1 no. illuminated fascia sign.

Application No.: APP/10/00184 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 05/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: **Agent:** Richard Raper Planning Ltd
Location: 44-46 ARGYLE STREET, BIRKENHEAD, CH41 6AF
Proposal: Proposed alterations to the fascia signage, new door, two proposed air-conditioning units to the rear elevation and a satellite dish positioned on the roof together with an illuminated hanging sign.

Application No.: ADV/10/00185 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 20/04/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: **Agent:** Richard Raper Planning Ltd
Location: 44-46 ARGYLE STREET, BIRKENHEAD, CH41 6AF
Proposal: Proposed alterations to the fascia signage, together with an illuminated hanging sign externally.

Application No.: APP/10/00207 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 16/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Mark Ezard **Agent:** Barker Design Management Ltd
Location: Tidesreach, 17 RIVERSIDE, WEST KIRBY, CH48 3JB
Proposal: Erection of a single storey rear extension and side extension to form vestibule

Application No.: DPP3/10/00209 **Application Type:** Work for Council by Council
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 23/04/2010 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:**
Location: Stanton Road Primary School, STANTON ROAD, BEBINGTON, CH63 3HW
Proposal: Re-location of an existing Pre-School unit within the grounds of the existing school demise and associated works.

Application No.: APP/10/00211 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 11/05/2010 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr G Morgan **Agent:**
Location: The Anchorage, 60 RABY DRIVE, RABY MERE, CH63 0NL
Proposal: Erection of a two storey side extension with first floor balcony at rear.

Application No.: APP/10/00212 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 19/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Johnson **Agent:** Irvin Consultants
Location: 29 CROFT DRIVE EAST, CALDY, CH48 1LU
Proposal: Demolition of garage and outbuildings and remodelling of existing dwelling including erection of a two storey front and side extension, first floor side/rear extension, single storey rear extensions, loft conversion, addition of chimneys and roof alterations (Amendment to APP/2009/5179)

Application No.: CON/10/00213 **Application Type:** Conservation Area Consent
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 19/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Johnson **Agent:** Irvin Consultants
Location: 29 CROFT DRIVE EAST, CALDY, CH48 1LU
Proposal: Demolition of garage and outbuildings

Application No.:	APP/10/00216	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs McGowan	Agent:	Croft Architecture
Location:	9 GORSEFIELD CLOSE, EASTHAM, CH62 6BU		
Proposal:	Two storey and single storey rear extension		
Application No.:	DPP3/10/00217	Application Type:	Work for Council by Council
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	19/04/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Mr H Cooper	Agent:	Wirral Borough Council
Location:	90 MOUNT PLEASANT ROAD, LISCARD, CH45 5HU		
Proposal:	Internal alterations & refurbishment to convert former caretakers house in to office accommodation and five additional parking spaces		
Application No.:	APP/10/00218	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	22/04/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:		Agent:	
Location:	Raeburn Primary School, MORLAND AVENUE, BROMBOROUGH, CH62 6BD		
Proposal:	Retention of portacabin and access path with gate on to Morland Avenue		
Application No.:	APP/10/00219	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	20/04/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Mr R Kloezeman	Agent:	
Location:	2 Torpenhow Cottages, MONTGOMERY HILL, FRANKBY, CH48 1NF		
Proposal:	Extension of time for planning application APP/2007/5070 (conversion of existing garage and stables to residential with internal alterations)		
Application No.:	APP/10/00220	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	27/04/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Jones	Agent:	Neil Braithwaite Architect
Location:	33 CHORLEY WAY, SPITAL, CH63 9LS		
Proposal:	Two storey side extension to detached dwelling		

Application No.:	APP/10/00222	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	21/04/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr J Ashton	Agent:	
Location:	7 DEESIDE, HESWALL, CH60 9LB		
Proposal:	Erection of a single storey extension to rear (revised application).		
Application No.:	LBC/10/00224	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	21/04/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Bryson	Agent:	Cheshire Joinery Services
Location:	2 KING GEORGES DRIVE, PORT SUNLIGHT, CH62 5DX		
Proposal:	Replacement of windows and door with new windows and door.		
Application No.:	APP/10/00225	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	05/05/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs P Wessman	Agent:	Wroot Design ltd
Location:	Calythea, 120 CALDY ROAD, CALDY, CH48 1LW		
Proposal:	To extend house over existing garages on the first floor, erect new double garage, enclose existing swimming pool and reconfigure the roof of existing dwelling, erection of a single storey rear extension and a 1st floor side extension		
Application No.:	APP/10/00226	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	15/04/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:		Agent:	
Location:	128 RAEBURN AVENUE, EASTHAM, CH62 8AX		
Proposal:	Erection of a 2-storey side and single storey rear extension.		
Application No.:	DPP3/10/00228	Application Type:	Work for Council by Council
Ward:	Upton	Decision Level:	Delegated
Decision Date:	21/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Wirral Borough council
Location:	Arrowe Hill Primary School, GLEBE HEY ROAD, WOODCHURCH, CH49 8HE		
Proposal:	Extension of existing car park within the school site boundary		

Application No.:	APP/10/00232	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	16/04/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Ms Sandra Hamill	Agent:	
Location:	35 CANTERBURY ROAD, POULTON, CH44 9BN		
Proposal:	Erection of single storey extension at rear of house		
Application No.:	APP/10/00234	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	20/04/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Conservatory Centre
Location:	60 LINKSIDE, HIGHER BEBINGTON, CH63 5PF		
Proposal:	Erection of a conservatory to rear		
Application No.:	APP/10/00236	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	11/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr John McDonald	Agent:	Bryson Projects Ltd
Location:	10 GROSVENOR AVENUE, WEST KIRBY, CH48 7HA		
Proposal:	Erection of single storey side and rear extensions (Amended side extension)		
Application No.:	APP/10/00237	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Mr I Kirkham	Agent:	
Location:	27 CAMBRIDGE ROAD, PRENTON, CH42 8PS		
Proposal:	Conversion of dormer bungalow to a two-storey dwelling house and formation of pitched roof over existing rear extension		
Application No.:	APP/10/00239	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	20/04/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr M Sheen	Agent:	
Location:	22 PICKMERE DRIVE, EASTHAM, CH62 9EW		
Proposal:	Erection of a rear conservatory		

Application No.: APP/10/00241 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 26/04/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Miss A Hirst **Agent:**
Location: Park Lodge Cafe, 28 NEW CHESTER ROAD, NEW FERRY, CH62 5AB
Proposal: Change of use to childrens day nursery

Application No.: ADV/10/00243 **Application Type:** Advertisement Consent
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 05/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Futurama
Location: Somerfield, NOCTORUM AVENUE, NOCTORUM, CH43 9SA
Proposal: Retention of a non-illuminated double sided totem sign

Application No.: APP/10/00244 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 20/04/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Miss L Tobin **Agent:**
Location: 91 EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AW
Proposal: Change of use of part of building to chiropody clinic.

Application No.: APP/10/00246 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 11/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Dr W Askar **Agent:** Design Planning Developments
Location: Arno Dental Practice, 350 WOODCHURCH ROAD, PRENTON, CH42 8PG
Proposal: Erection of a rear extension to the existing dental practice.

Application No.: APP/10/00247 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Mr Evans **Agent:** Mr Evans
Location: La Bodeguita, 3 DEE LANE, WEST KIRBY, CH48 0QA
Proposal: Change first floor area into a bar with roof terrace

Application No.: ADV/10/00248 **Application Type:** Advertisement Consent
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/05/2010 **Decision:** Refuse
Case Officer: Miss S Hesketh
Applicant: Mr J Evans **Agent:**
Location: La Bodeguita, 3 DEE LANE, WEST KIRBY, CH48 0QA
Proposal: 2 No. signs at first floor fixed at high level above the new folding door, fixed to existing building face to be illuminated with low watt lighting. Bar logo/name to match ground floor existing sign.

Application No.: APP/10/00250 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 26/04/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** Survey & Design Associates
Location: Unit 1, Uveco Business Centre, DOCK ROAD, POULTON, CH41 1DX
Proposal: Retrospective application for change of use to cafe/sandwich bar.

Application No.: APP/10/00252 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 26/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Harrison **Agent:** Minchellas Design Service
Location: 3 FORT STREET, NEW BRIGHTON, CH45 1LN
Proposal: Remove existing rear conservatory and replace with single storey rear extension including rear facing veranda with privacy screen to side. Render finish to existing extension with rear and side facing canopies and erection of garden wall to side

Application No.: APP/10/00254 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 28/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr A Binns **Agent:** B D Rea
Location: 12 GERARD AVENUE, LISCARD, CH45 6UJ
Proposal: Erection of a first floor side extension (Amendment to APP/2009/6435 to include opening escape window to side elevation)

Application No.: APP/10/00256 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 26/04/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr G Nield **Agent:** Mr M Pittman
Location: Gayton Cottage, COTTAGE LANE, GAYTON, CH60 8PA
Proposal: Erection of a single storey extension.

Application No.:	APP/10/00257	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	23/04/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Finney	Agent:	H.P.S.
Location:	1 RENFREW AVENUE, EASTHAM, CH62 8DW		
Proposal:	Erection of a 2 storey side extension		
Application No.:	APP/10/00258	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	27/04/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	Matischok & Ross - Architectural Services
Location:	123 LIVINGSTONE STREET, BIRKENHEAD, CH41 4HQ		
Proposal:	Proposed demolition of existing disused garages and the erection of two self-contained two bedroom flats & associated works.		
Application No.:	APP/10/00259	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Roberts	Agent:	
Location:	7 GRAINGER AVENUE, WEST KIRBY, CH48 5HU		
Proposal:	Erection of a single storey rear extension		
Application No.:	APP/10/00260	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	28/04/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Mr Rowlands	Agent:	The Kenefick Jones Partnership Limited
Location:	1 GLENWOOD DRIVE, IRBY, CH61 4UG		
Proposal:	Erection of a two-storey & single-storey side extension		
Application No.:	10/00261	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	26/04/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr W Fletcher	Agent:	Phinlay Ltd
Location:	Indian Fusion, 168 TELEGRAPH ROAD, HESWALL, CH60 0AH		
Proposal:	Change of use class from A3 (Restaurant) to A4 (Drinking establishment) with external building works comprising new entrance doors, removal of timber decking, and removal of makeshift store.		

Application No.: APP/10/00262 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 30/04/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mr Gee **Agent:** The Kenefick Jones Partnership Limited
Location: 22 BERWYN AVENUE, THINGWALL, CH61 7UN
Proposal: Two storey side & rear extension with single storey rear extension

Application No.: APP/10/00263 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 27/04/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** RGP Bower Mattin
Location: Barncroft, LARCHWOOD CLOSE, PENSBY, CH61 6YH
Proposal: Erection of an extension to include a lift and stairs. Demolition of garages and landscaping works. Replace existing timber windows and roof fascias with UPVC

Application No.: APP/10/00264 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 19/04/2010 **Decision:** Withdrawn
Case Officer: Mrs J McMahon
Applicant: Mr Andrew Ward **Agent:**
Location: 39 MERSEYBANK ROAD, NEW FERRY, CH62 1BP
Proposal: Erection of two-storey rear extension

Application No.: APP/10/00266 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 14/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Parry **Agent:** martin fletcher architects
Location: 90 KING STREET, EGREMONT, CH44 8AN
Proposal: Change of use to A5 (hot food takeaway)

Application No.: APP/10/00267 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 29/04/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** hln architects Ltd
Location: Tesco Superstore, TELEGRAPH ROAD, HESWALL, CH60 7SE
Proposal: Proposed carpark amendments - lengthen the 2 way exit out of site create right turn lane into service yard and overhaul of car park layout.

Application No.:	APP/10/00268	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	22/04/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:		Agent:	One Creative Environments
Location:	St Catherines Hospital, CHURCH ROAD, TRANMERE, CH42 0LG		
Proposal:	Addition of a flue pipe and ventilation housing to an existing health care building to facilitate new mechanical equipment		

Application No.:	APP/10/00269	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr Scott Walsh	Agent:	
Location:	54 OULTON CLOSE, OXTON, CH43 0XE		
Proposal:	Erection of first floor side extension and garage conversion.		

Application No.:	APP/10/00272	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	21/04/2010	Decision:	Refuse
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	Bryson Projects Ltd
Location:	Trustland Construction, 6A-8 LINGDALE ROAD NORTH, CLAUGHTON, CH41 0DJ		
Proposal:	Change of use from office and storage to childrens day nursery		

Application No.:	ADV/10/00273	Application Type:	Advertisement Consent
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	26/04/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	
Location:	1 & 2 Grange Bank, GRANGE ROAD, WEST KIRBY, CH48 4DY		
Proposal:	Erection of a fascia sign and projecting hanging sign		

Application No.:	APP/10/00276	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	30/04/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	KKA
Location:	BEAUFORT ROAD, BIRKENHEAD, CH41 1HE		
Proposal:	Replacement of existing factory roof and glazing, overcladding and erection of a new two storey reception area.		

Application No.: APP/10/00277 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 12/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Mr J Burthem **Agent:** C W Jones
Location: 16A HYDRO AVENUE, WEST KIRBY, CH48 3HR
Proposal: Erection of a single storey rear extension.

Application No.: APP/10/00279 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/05/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** LAG Prichard Architects
Location: Our Lady and St Johns Church, 1 BOUNDARY LANE, GAYTON
Proposal: Erection of a single storey extension to the Church, wheel chair access and removal of existing boiler house. (amended description)

Application No.: ADV/10/00280 **Application Type:** Advertisement Consent
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 28/04/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** KKA
Location: St Andrews Road, Bebington, Wirral
Proposal: Erection of 3 signs.

Application No.: APP/10/00281 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 10/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr G Atherton **Agent:**
Location: Vacant Office, 1A VILLAGE ROAD, OXTON, CH43 5SR
Proposal: Re-instatement of 2no. windows to ground floor at rear elevation of property

Application No.: APP/10/00283 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 29/04/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:**
Location: Brackenwood, KINGS DRIVE, CALDY, CH48 2JF
Proposal: Retention of replacement fence, gates and gate posts to front boundary

Application No.:	APP/10/00284	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	04/05/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Dr Syed	Agent:	Neville Pickard
Location:	Mubeen Manzil, 34 PRENTON LANE, PRENTON, CH42 8LB		
Proposal:	Erection of a two storey side extension		
Application No.:	APP/10/00285	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr & Mrs Bartley	Agent:	Neville Pickard
Location:	112 WATERPARK ROAD, PRENTON, CH43 0RS		
Proposal:	Erection of a single storey side extension and pitched roof over garage		
Application No.:	LBC/10/00286	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	30/04/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:		Agent:	The Kenefick Jones Partnership Limited
Location:	8 LOWWOOD ROAD, TRANMERE, CH41 2SR		
Proposal:	Replacement of roof covering & rebuilding of existing chimney stacks		
Application No.:	APP/10/00287	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	12/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr Ben Mackie	Agent:	Building Design Solutions
Location:	33 HILLFIELD DRIVE, PENSBY, CH61 6UJ		
Proposal:	Proposed Rear Conservatory		
Application No.:	APP/10/00288	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	30/04/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Edmund Kirby
Location:	Flat, The Grange, LIVERPOOL ROAD, THORNTON HOUGH, CH64 7TL		
Proposal:	Renewal of temporary planning consent (APP/2008/6867) for continued use of land for landing and take off of helicopters at the rear of The Grange Country Club.		

Application No.:	APP/10/00290	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Martin Ellis	Agent:	buildingdesignsolutions.com
Location:	182 BROOKHURST AVENUE, EASTHAM, CH63 0PF		
Proposal:	Erection of a two storey gable extension.		
Application No.:	APP/10/00291	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr C Wood	Agent:	Bromilow Architects Ltd
Location:	17 HAZEL GROVE, IRBY, CH61 4UY		
Proposal:	Erection of two storey side extension and single storey rear extension		
Application No.:	APP/10/00292	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	30/04/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Simon Mckee	Agent:	MARTIN FLETCHER ARCHITECTS
Location:	9 WARREN DRIVE, NEW BRIGHTON, CH45 0JN		
Proposal:	Erection of a first floor rear extension (part alternative to approved application APP/2006/7589)		
Application No.:	APP/10/00295	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	30/04/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Walker	Agent:	CADStation Ltd
Location:	9 ROTHERWOOD CLOSE, HIGHER BEBINGTON, CH63 5RG		
Proposal:	First floor extension over existing garage.		
Application No.:	APP/10/00296	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	21/04/2010	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr Harper	Agent:	Collins Architecture
Location:	1 GLENAVON ROAD, PRENTON, CH43 0RB		
Proposal:	Single storey side extension (conservatory)		

Application No.:	APP/10/00298	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr A Branch	Agent:	C W Jones
Location:	75 CHURCH ROAD, BEBINGTON, CH63 3EA		
Proposal:	Erection of single storey and two storey rear extension		
Application No.:	APP/10/00299	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Timmins	Agent:	
Location:	Southridge, 39 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QE		
Proposal:	Erection of a single storey side and rear extension and the erection of two rear dormers.		
Application No.:	CON/10/00300	Application Type:	Conservation Area Consent
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Timmins	Agent:	
Location:	Southridge, 39 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QE		
Proposal:	Demolition of existing conservatory		
Application No.:	CON/10/00304	Application Type:	Conservation Area Consent
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	05/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr N Fagan	Agent:	C W Jones
Location:	Woodlands, 22 CROFT DRIVE EAST, CALDY, CH48 1LS		
Proposal:	Demolition of existing fence and pillars to front boundary		
Application No.:	APP/10/00305	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	
Location:	Greasby Junior School, MILL LANE, GREASBY, CH49 3AR		
Proposal:	Installation of a Multi Use Games Area (MUGA).		

Application No.:	APP/10/00313	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	06/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr I McCloy	Agent:	
Location:	23 BRONINGTON AVENUE, EASTHAM, CH62 6DT		
Proposal:	Erection of a first floor extension.		
Application No.:	APP/10/00314	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr A Braithwaite	Agent:	
Location:	Sanderling, 14 RIVERSIDE, WEST KIRBY, CH48 3JB		
Proposal:	Erection of a first floor rear balcony		
Application No.:	APP/10/00317	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Refuse
Case Officer:	Mrs J McMahon		
Applicant:		Agent:	Mr Williams
Location:	Heatherland Cars, CHESTER HIGH ROAD, THORNTON HOUGH, CH60 3SE		
Proposal:	Retention of car-port canopy		
Application No.:	APP/10/00319	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Hussey	Agent:	Minchellas Design Service
Location:	5 MELLONCROFT DRIVE WEST, CALDY, CH48 2JD		
Proposal:	Single storey rear extension		
Application No.:	APP/10/00320	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	22/04/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:		Agent:	Atkins
Location:	Wirral Probation Service, Wirral Probation Centre, 40 EUROPA BOULEVARD, BIRKENHEAD, CH41 4PE		
Proposal:	Provision of new externally fixed AC condenser unit at ground level to the rear elevation of the property to provide comfort cooling to the existing reception area. Replacement of existing 2400mm(H) x 4200mm(W) section of fence and associated swing gate which spans between the rear elevation and perimeter fence line. The existing fence comprises of an open bar design, it is proposed to replace the existing fence with a close mesh design to inhibit climbing.		

Application No.:	APP/10/00322	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	29/04/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Lindsay	Agent:	buildingdesignsolutions.com
Location:	8C NORTH DRIVE, NEW BRIGHTON, CH45 0LZ		
Proposal:	Alteration and enlargement of window openings in existing single storey extension		
Application No.:	APP/10/00323	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	11/05/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Finlay	Agent:	Paul Keegan Associates
Location:	16 GARTH BOULEVARD, HIGHER BEBINGTON, CH63 5LS		
Proposal:	Erection of a single and two-storey side, and single storey rear extensions.		
Application No.:	APP/10/00324	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	21/04/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr & Mrs Flaherty	Agent:	
Location:	48 BROOKLET ROAD, BARNSTON, CH60 1UL		
Proposal:	Erection of a conservatory.		
Application No.:	ANT/10/00325	Application Type:	Prior Approval of Telecommunications PD
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	22/04/2010	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Mono Consultants Ltd
Location:	Recreational Open Space, TOWN MEADOW LANE, MORETON		
Proposal:	Installation of a street pole - Telecom Mast, housing 3no. Antennas within GRP shroud with radio equipment cabinet and ancillary development.		
Application No.:	APP/10/00330	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Ian & Nicola Fenton	Agent:	Mr Brierley
Location:	99 MANOR DRIVE, UPTON, CH49 6NT		
Proposal:	Raise height of side boundary wall fronting Upland Road and widening of vehicular crossing		

Application No.:	APP/10/00331	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr Hall	Agent:	Hunt Planning Services
Location:	103 FERRY ROAD, EASTHAM, CH62 0AP		
Proposal:	Conservatory and minor alterations to side		
Application No.:	APP/10/00333	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr Alan Williams	Agent:	Survey & Design Associates
Location:	89 POULTON ROYD DRIVE, SPITAL, CH63 4LD		
Proposal:	Boundary wall and gates		
Application No.:	APP/10/00334	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr John Achterberg	Agent:	C W Jones
Location:	21 FENDALE AVENUE, MORETON, CH46 9SH		
Proposal:	Erection of a single storey side extension		
Application No.:	APP/10/00335	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	11/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr P Warren	Agent:	Survey & Design Associates
Location:	52 GORSEYVILLE ROAD, HIGHER BEBINGTON, CH63 2QQ		
Proposal:	Erection of single storey side extension, first floor rear extension, rear conservatory and change of flat roof to sloping roof.		
Application No.:	APP/10/00336	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	17/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr P Daly	Agent:	Survey & Design Associates
Location:	102A BANKS ROAD, WEST KIRBY, CH48 0RE		
Proposal:	Erection of 2no. rear dormers, one with a balcony.		

Application No.: APP/10/00340 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 14/05/2010 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr R Smith **Agent:** C W Jones
Location: Irby Wood Farm, MILL HILL ROAD, IRBY
Proposal: Erection of side extension to existing agricultural building.

Application No.: APP/10/00342 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 14/05/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Roberts **Agent:** Building Design Solutions
Location: Broadfield, 40 PRIVATE DRIVE, BARNSTON, CH61 1DE
Proposal: Erection of a two-storey side extension.

Application No.: APP/10/00343 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 14/05/2010 **Decision:** Refuse
Case Officer: Mr J Ellis
Applicant: **Agent:** Mr McDonnell
Location: Unused Land, PARK STREET, BIRKENHEAD, CH41 3QD
Proposal: Erection of 1No Dwelling House

Application No.: APP/10/00345 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 17/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** WEIGHTMAN & BULLEN LTD
Location: Great Meols Primary School, ELWYN ROAD, MEOLS, CH47 7AP
Proposal: Erection of an extension to existing school to provide preschool and classrooms to replace a mobile classrooms.

Application No.: APP/10/00346 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 18/05/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Rooke **Agent:** Alpha Surveys
Location: 43 GRANGE CROSS LANE, NEWTON, CH48 8BJ
Proposal: Erection of extension to existing garage to create 2-storey structure and conversion of loft.

Application No.: APP/10/00349 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 10/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mrs Sandra Foster **Agent:**
Location: Woodthorpe, 5 WEXFORD CLOSE, OXTON, CH43 9TH
Proposal: Conversion and extension to existing garage to form living area and erection of first floor extension above including side and rear dormers. Existing dormer altered to pitched roof and erection of detached garage. (Resubmission of APP/2009/5886)

Application No.: APP/10/00351 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 27/04/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mr S Holian **Agent:** J A Designs Ltd
Location: 12 THE WIEND, BEBINGTON, CH63 7RQ
Proposal: Erection of attached garage and rear extension (to replace conservatory) and internal alterations. (Resubmission of previously refused application 2009/5575).

Application No.: APP/10/00353 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 10/05/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Pozzoni LLP
Location: St Andrews Primary School CE Aided, TOWNFIELD LANE, HIGHER BEBINGTON, CH63 7NP
Proposal: Erection of a canopy for pre-school and reception classrooms.

Application No.: APP/10/00354 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 18/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Dr D Gupta **Agent:** M G Design
Location: 35 SHREWSBURY ROAD, OXTON, CH43 2JB
Proposal: Erection of a single storey rear extension

Application No.: APP/10/00357 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 17/05/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mrs A Shepherd **Agent:**
Location: Groveside Barn, WILLASTON ROAD, THORNTON HOUGH, CH63 4JG
Proposal: Erection of stables and two field shelters on grazing land.

Application No.:	APP/10/00360	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mrs Jenny Hamer	Agent:	Mrs L Pickering
Location:	130 RAEBURN AVENUE, EASTHAM, CH62 8AX		
Proposal:	Erection of a two storey side extension		
Application No.:	APP/10/00361	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr D Swift	Agent:	Major Design Partnership
Location:	5 LESTER DRIVE, IRBY, CH61 4XS		
Proposal:	Erection of rear extension.		
Application No.:	LBC/10/00363	Application Type:	Listed Building Consent
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	07/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Ms Hughes	Agent:	martin fletcher architects
Location:	24A WELLINGTON ROAD, NEW BRIGHTON, CH45 2NG		
Proposal:	Internal alterations in conjunction with the provision of en-suite facilities and form additional internal door opening		
Application No.:	10/00366	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr Tatler	Agent:	The Kenefick Jones Partnership Limited
Location:	5 BEACON LANE, HESWALL, CH60 0DG		
Proposal:	Front Extension		
Application No.:	APP/10/00374	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr A Q Hammad	Agent:	
Location:	Wynfield, 61 COLUMN ROAD, NEWTON, CH48 1LG		
Proposal:	Erection of a two-storey side extension and single storey rear extension. Replacement of existing garage and erection of front and rear dormers		

Application No.:	APP/10/00388	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr J Simms	Agent:	D.P.D
Location:	32 STANLEY ROAD, NEW FERRY, CH62 5AS		
Proposal:	Conversion of building into 5 flats, erection of a single storey and two-storey rear extension.		
Application No.:	ADV/10/00389	Application Type:	Advertisement Consent
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr A Heaton	Agent:	
Location:	Raeburn Primary School, MORLAND AVENUE, BROMBOROUGH, CH62 6BD		
Proposal:	Erection of advertisement.		
Application No.:	APP/10/00399	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Thornton	Agent:	Neville Pickard
Location:	26 LATCHFORD ROAD, GAYTON, CH60 3RW		
Proposal:	Erection of a two storey side and single storey rear extension		
Application No.:	APP/10/00406	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:	Mr Frederick Ainslie	Agent:	
Location:	52 ST DAVID ROAD, CLAUGHTON, CH43 8SN		
Proposal:	Erection of a two storey side extension.		
Application No.:	APP/10/00409	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/05/2010	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:	Mr S Barnes	Agent:	
Location:	3 MELLONCROFT DRIVE WEST, CALDY, CH48 2JD		
Proposal:	Replacement of an existing single storey flat roof with a pitched roof		

Application No.: APP/10/00411 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: **Agent:** Mr Kevin Loughrey
Location: Pure Electronics, 68 TELEGRAPH ROAD, HESWALL, CH60 0AG
Proposal: Retention of the use of the property as Estate Agents (Use Class A2) .

Application No.: APP/10/00535 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 19/05/2010 **Decision:** Permitted development
Case Officer: Miss K Elliot
Applicant: Mr ROBINSON **Agent:** Bryson Design Ltd
Location: 77 HOGARTH DRIVE, NOCTORUM, CH43 9JG
Proposal: LOFT CONVERSION WITH REAR DORMER

Application No.: APP/10/00579 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 18/05/2010 **Decision:** Permitted development
Case Officer: Mrs J McMahon
Applicant: Mr and Mrs Totty **Agent:** Neville Pickard
Location: 52 GORSEFIELD AVENUE, EASTHAM, CH62 6BZ
Proposal: Garage conversion and convert flat roof to pitched roof.

Total Number of Applications Decided: 143

Summary of data

	Total Per
Approve	129
Permitted development	2
Refuse	9
Split Decision	1
Withdrawn	2
Report Total	143

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