



Planning Committee

| | |
|---------------|--|
| Date: | Wednesday, 1 December 2010 |
| Time: | 6.00 pm |
| Venue: | Committee Room 1 - Wallasey Town Hall |

Contact Officer: Pat Phillips
Tel: 0151 691 8488
e-mail: patphillips@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

1. MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meetings held on 21 October 2010 and 9 November 2010.

(To be circulated separately).

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/10/00597 - FENWALL, 151 MILL LANE, GREASBY, CH49 3NT - CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE (Pages 1 - 6)

5. APP/10/00999 - MELROSE, 90 OLDFIELD ROAD, HESWALL, CH60 6SG - PROPOSED EXTENSION AND REMODELLING OF THE EXISTING HOUSE AND ASSOCIATED LANDSCAPE WORKS. (Pages 7 - 10)

6. **APP/10/01069 - LAND OFF BROADWAY (ST HILARY BROW), BROADWAY, LISCARD, CH45 - (AMENDED ADDRESS) - ERECTION OF PART SINGLE AND PART TWO STOREY MEDICAL CENTRE, INCLUDING PHARMACY, ASSOCIATED CAR PARKING AND SOFT LANDSCAPING. (Pages 11 - 18)**
7. **APP/10/01104 - 57 ARGYLE STREET SOUTH, TRANMERE, CH41 9DA - CHANGE OF USE TO TWO SELF CONTAINED GROUND FLOOR APARTMENTS WITH SINGLE STOREY EXTENSION AND REAR STAIRCASE. (Pages 19 - 22)**
8. **APP/10/01193 - BIRKENHEAD HIGH SCHOOL, 86 DEVONSHIRE PLACE, OXTON, CH43 -1TY - THE ERECTION OF A NEW HALL AND DINING AND ASSOCIATED TEACHING AREAS FOR THE SECONDARY SCHOOL AND THE ERECTION OF A NEW HALL AND CLASS SPACES FOR THE INFANTS/JUNIOR SCHOOL. THE CONSTRUCTION AND LAYING OUT OF ASSOCIATED LANDSCAPE, PARKING, SPORTS AREAS AND COMMUNITY AREAS. THE ERECTION OF A NEW ENTRANCE TO THE SIXTH FORM BUILDING, AND THE CREATION OF AN ACCESSIBLE ACCESS TO THE SIXTH FORM SCIENCE AREAS. THE PROPOSAL IN (Pages 23 - 32)**
9. **APP/10/01281 - HAYFIELD SCHOOL, MANOR DRIVE, UPTON, CH49 4LN - INSTALLATION OF A 5-A-SIDE PITCH AND ERECTION OF A 2.5 METRE HIGH PALADIN PERIMETER FENCE. (Pages 33 - 36)**
10. **NO. 36 KALE CLOSE, WEST KIRBY: REQUEST TO GRANT CONSENT IN RESPECT OF THE OCCUPANCY OF THIS PROPERTY IN KALE CLOSE "OTHERWISE THAN BY ELDERLY PERSONS". (Pages 37 - 40)**
11. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 30/10/2010 AND 18/11/2010. (Pages 41 - 54)**
12. **EXEMPT INFORMATION - EXCLUSION OF MEMBERS OF THE PUBLIC**

The following items contain exempt information.

RECOMMENDATION: That, under section 100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information as defined by the relevant paragraphs of Part I of Schedule 12A (as amended) to that Act. The Public Interest test has been applied and favours exclusion.

13. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

This page is intentionally left blank

Agenda Item 4

Planning Committee

01 December 2010

Reference:
APP/10/00597

Area Team:
North Team

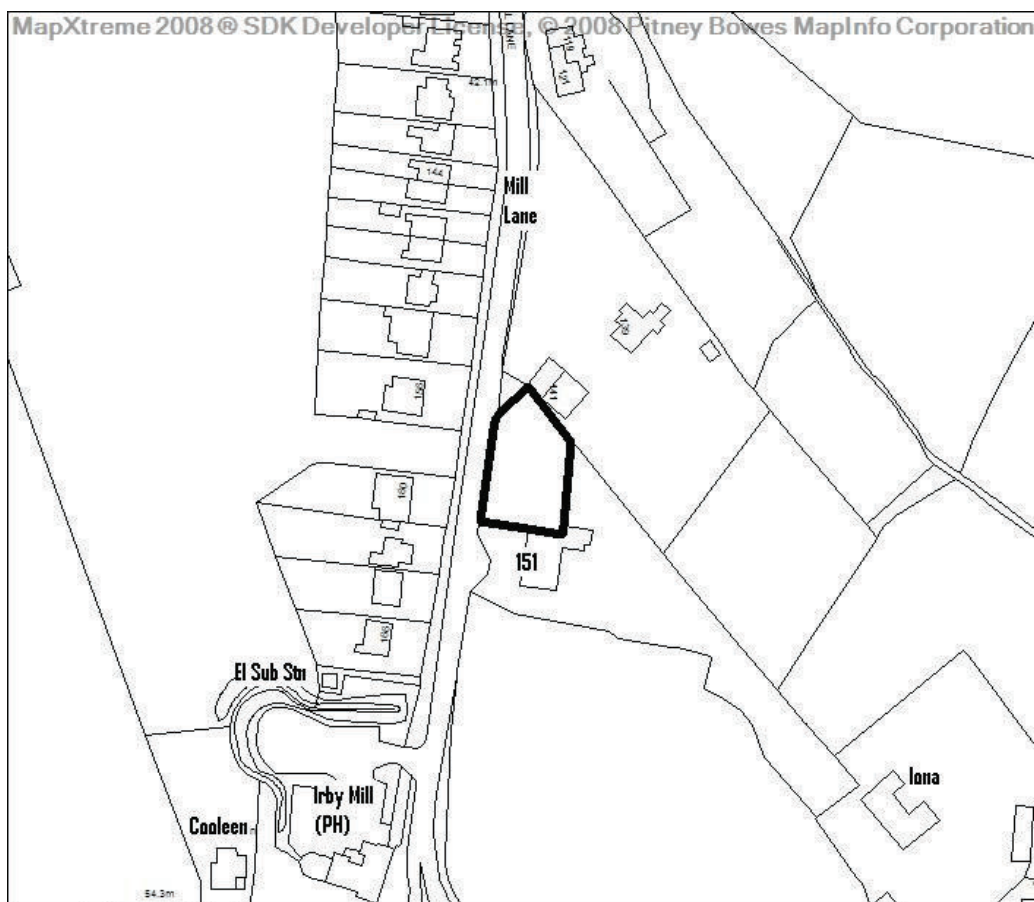
Case Officer:
Mr M Rushton

Ward:
**Greasby Frankby
and Irby**

Location: Fenwall, 151 MILL LANE, GREASBY, CH49 3NT
Proposal: Change of use of land to domestic curtilage

Applicant: Mr Paul Snowden
Agent : STEPHEN BROMILOW ARCHITECTS LTD

Site Plan:



Development Plan allocation and policies:

Green Belt

Planning History:

APP/82/19835 – One pair of semi detached houses – refused 01/04/1982

OUT/91/06502 – Erection of a detached bungalow and garage (outline) – refused 04/10/1991

APP/02/06393 – Erection of a first floor extension at the side – refused 07/10/2002

APP/03/06101 – Erection of a pitched roof over existing extension – approved conditionally
31/07/2003

APP/07/06442 – Temporary permission for the siting of a caravan – returned invalid 10/09/2007

APP/07/06444 – Construction of an all weather horse arena – approved conditionally 14/12/2007

LDC/08/06081 – Lawful Development Certificate for existing use of land and erection of stables
incidental to the enjoyment of the dwellinghouse (amended description) – approved 03/11/2008

LDC/09/05196 - Lawful Development Certificate for existing use of land as residential curtilage
incidental to the enjoyment of the dwelling house – refused 15/09/2009, appeal withdrawn
21/04/2010

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A total of 15 letters were sent to neighbouring properties, a site notice erected, and a press notice advertising the application as a departure placed. Nine letters of opposition have been received, the grounds of opposition can be summarised as follows:

1. Historically, the land has not been in a use 'incidental to the dwellinghouse' – it was rented to others for grazing and exercising of horses; then was used for growing and selling vegetables and flowers; then returned to grazing. Horses have been grazed for 40 years.
2. There was a hedge and fences that delineated this parcel of land from the house previously, which have been removed.
3. The applicant seeks further development under permitted development rights.
4. A consistent approach should be adopted to protect the Green Belt from ad hoc development.
5. The site [151 Mill Lane] has been grossly overdeveloped in the last 4 years, and there remain many unauthorised structures including two which were constructed whilst LDC/09/05196 was under appeal, which have yet to be resolved.
6. The proposed change of use would be contrary to UDP Policy GB2 and detrimental to visual amenity and peaceful enjoyment of others.
7. The whole property is classified as a smallholding, and the land subject to this application has never been considered to be for anything other than agricultural use.
8. The land has been the subject of previous applications for modest extension, which have been refused.
9. The site has become a business and if it progresses, there is potential for accident hazard on this very dangerous road.
10. The land has been changed so much, if permission is granted there will be further buildings and a large dwelling house shortly.
11. The applicant keeps sheep and horses on the land, which is said to be for domestic use only. There have been tall fences erected but these can still be seen on many occasions.
12. The property has been developed to the maximum.
13. The change of use is not in keeping with the local area – the proposed site is a paddock and not a garden, nor has it ever been.
14. Previous owners have applied to develop the same land and have been refused for the same reasons.
15. The submitted aerial photographs are incorrectly dated.
16. The area of land in question was specifically excluded from the grant of LDC/08/06081, and included within refusal of LDC/09/05196.
17. 3 applications prior to 2002 were refused in part because this area was not a garden.
18. Should the application be approved, the precedent would be set for every pony paddock on the Wirral to have its usage changed to domestic curtilage, and no doubt an application for the area to the south of 151 Mill Lane could be made on the same grounds.

CONSULTATIONS

None required

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application proposes a departure - the recommended decision would be contrary to the provisions of the Unitary Development Plan.

INTRODUCTION

The planning history to the application site shows that a number of applications for built development of the site have been refused (APP/82/19835, OUT/91/06502 and APP/02/06393), whilst a Lawful Development Certificate application (ref. LDC/09/05196), which included the current application site and the large paddock site to the south of 151 Mill Lane was refused in September 2009. In refusing the LDC, it was concluded that the applicant had provided insufficient demonstration that the entirety of the land had formed part of the curtilage and had been used as land incidental to the enjoyment of the dwelling house.

The applicant has indicated in a supporting statement that contends the use of the site has been intrinsically linked to the use of 151 Mill Lane, and notes that the land has not benefitted from any commercial planning permission. Further information has been submitted by the applicant in support of the claim that the land has been part of the residential curtilage of 151 Mill Lane – namely, two sets of sales details referring to the application site as “established lawned area” and “established lawned garden”; two Land Registry conveyance plans (1965 and 1973) showing demarcation of the site, and; an Ordnance Survey Sitemap (June 2008) similarly showing demarcation of the site.

Representations from adjoining landowners present arguments contrary to that made by the applicant, outlining that the site has been used for grazing and growing vegetables (surplus being sold commercially).

Given the refusal of LDC/09/05196, and the absence of comprehensive documentation of the use of the site, the current application seeks consent to change the use of a triangle of land to the north of 151 Mill Lane ('Fenwall') to form part of the domestic curtilage of that property.

PRINCIPLE OF DEVELOPMENT

The site and surroundings lie within the Green Belt. The proposal is for a change of use which constitutes development - the statutory definition of development includes engineering and other operations, and the making of any material change in the use of land. The making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. There is a general presumption against inappropriate development in the Green Belt, which is, by definition, considered harmful in such locations. Very special circumstances must be demonstrated if such development is to be approved.

SITE AND SURROUNDINGS

The application site is a triangle of open land located to the north of the property 151 Mill Lane. The site is bounded by fencing and vegetation to each boundary. To the boundary with Mill Lane itself, there is a dense hedge of height in excess of 2m, whilst the north east boundary is characterised by semi-mature trees. The surroundings of the site are residential in character – to the west there are a series of residential properties fronting Mill Lane which face the application site, and residential properties continue along Mill Lane to the north of the application site. To the south is Arrowe Brook Lane and open green belt land beyond in agricultural use. To the east, a small cluster of residential properties is set back from Arrowe Brook Lane, beyond which the land is again open green belt in agricultural use.

POLICY CONTEXT

UDP Policy GB2 and Planning Policy Guidance 2 must be considered. The two are consistent in their approach to green belt policy, outlining a general presumption against inappropriate development except in very special circumstances. Planning permission will not be granted for development in the Green Belt unless it is for the purposes of agriculture, sport and recreation, or the limited extension,

alteration or replacement of existing dwellings.

While the proposed use is not one normally considered appropriate, the site is wholly surrounded by land in residential use, and is physically separate and distinct from more open agricultural (and equestrian) uses to the south and east of no. 151, including the large open paddock immediately to the south of no. 151. The location of the site means that the change of use would not conflict with purposes of including land in Green Belts. The site is bound by fencing with substantial established hedging, shrubbery and trees around its boundaries and in visual terms already appears an integrated and established part of the residential curtilage of the property. It is also considered that the use of the land as a residential garden area, subject to conditions, would have minimal further impact upon the appearance and openness of the site which is already grassed and is currently being used for domestic purposes. The applicant has submitted information which contends that this parcel of land is linked to and forms part of the dwelling's residential curtilage. Whilst the information is not conclusive and it is clear that the land has supported a mix of uses over previous years, there is some weight of evidence that the site has been used for purposes ancillary to the residential property. It must also be considered that establishing the site as domestic curtilage could present amenity benefits when compared to potential commercial uses which, as outlined by third parties, might be resumed at the site (livery and/or commercial vegetable growing). The application also gives the opportunity to impose conditions which can give control over the buildings and other structures that might be erected within the site.

Concerns raised in representations from neighbours include that the application would allow a future development of the site for a replacement dwelling(s). Such development would be considered on its own merits, however, the land (as with the remainder of properties along Mill Lane) would remain within the allocated Green Belt and as such subject to the criteria of UDP Policies GB4 and GB5. Further representations relate to unauthorised structures retained within the paddock to the south of the dwellinghouse, which is not part of this application and remains the subject of enforcement proceedings.

In light of these very special circumstances - i.e. the physical separation of the site from surrounding open uses of land, the substantial boundary treatment, and the potential amenity benefits of retaining a domestic use with control over the erection of structures through the removal of permitted development rights - it is considered that the proposed change of use can be supported. The change of use into garden land would not have a detrimental impact upon the visual quality and character of the open countryside or the openness of the Green Belt. As such the proposal would not conflict with the PPG2 or PPS7. It is considered appropriate for the Local Planning Authority to remove permitted development rights which would allow the construction of curtilage buildings or fencing at the site, in order to retain the overall character of the local area.

APPEARANCE AND AMENITY ISSUES

As noted above, the site is bound by fencing with substantial established hedging, shrubbery and trees around its boundaries and in visual terms already appears an integrated and established part of the residential curtilage of the property. It is also considered that the use of the land as a residential garden area, subject to conditions, would have minimal further impact upon the appearance and openness of the site which is already grassed and is currently being used for domestic purposes. The proposed change of use is not considered to present potential for detrimental harm to the amenities of adjoining residential properties.

SEPARATION DISTANCES

Separation distances are not relevant to this type of application.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway/traffic issues relating to these proposals.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues relating to these proposals.

CONCLUSION

In light of very special circumstances it is considered that the proposed change of use into garden land can be supported, and would not have a detrimental impact upon the visual quality and character

of the open countryside or the openness of the Green Belt. As such the proposal would not conflict with UDP Policy GB2, PPG2 or PPS7.

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:-

In light of very special circumstances it is considered that the proposed change of use into garden land can be supported, and would not have a detrimental impact upon the visual quality and character of the open countryside or the openness of the Green Belt. As such the proposal would not conflict with UDP Policy GB2, PPG2 or PPS7.

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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order), the following works shall not be carried out to the dwelling(s) hereby approved without the prior permission of the Local Planning Authority:

- (a) The construction of any building within the curtilage of the area of land approved as garden area under this application;
- (b) The construction of any boundary treatment or other means of enclosure over one metre in height around or within the area of land hereby approved as garden area.

Reason: To ensure that the character and appearance of the area is retained, having regard to UDP Policy GB2, PPG2 and PPS7.

Last Comments By: 17/06/2010 12:40:21
Expiry Date: 09/07/2010

This page is intentionally left blank

Planning Committee

01 December 2010

Reference:
APP/10/00999

Area Team:
South Team

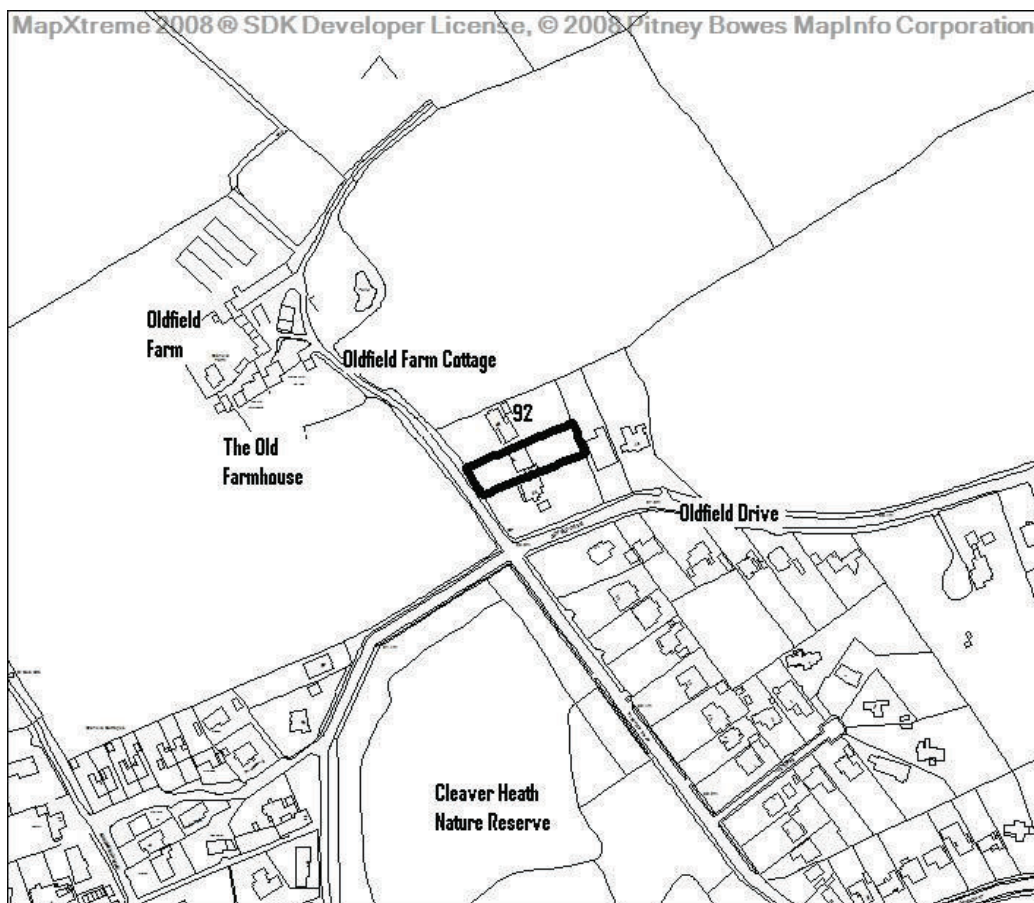
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Melrose, 90 OLDFIELD ROAD, HESWALL, CH60 6SG
Proposal: Proposed extension and remodelling of the existing house and associated landscape works.

Applicant: Mrs A Al-Kadhimi
Agent : Stephenson Bell Architects & Planners

Site Plan:



Development Plan allocation and policies:

Green Belt
GB5

Planning History:

APP/96/06011 - Erection of a side porch and dormer extension - Approved

Summary Of Representations and Consultations Received:

Representations:

A site notice was displayed. A total of 7 letters of notification have been sent to properties in the area. At the time of writing this report 3 objections have been received and 1 letter of support, listing the following grounds:

1. loss of light by house being brought forward
2. building work is noisy, request that building does not take place on weekends
3. believe this is a demolition and rebuild not extension
4. restriction on the roof so that it cannot be used as a balcony
5. will the 15% restriction be adhered to as the proposal appears to be a rebuild

Comments received in support;

1. house design is stunning

Consultations:

Director of Technical Services – Traffic Management: No objection

The Heswall Society - the properties are in a prominent location, proposal should be a demolition and rebuild, no design and access statement, impact of the height of the building onto the area, would have a harmful visual impact, rear balconies are unacceptable as are up lighters in the garden.

Director's Comments:

REASON FOR REFERRAL

Councillor Johnson requested the application be removed from delegated powers due to the development being unneighbourly.

INTRODUCTION

The proposal is for the remodelling of the original dwelling and associated landscaping works.

PRINCIPLE OF DEVELOPMENT

The proposal is for alterations and remodelling of an existing house, the house is located in the Green Belt however this form of development is acceptable in principle.

SITE AND SURROUNDINGS

The existing dwelling is a low level dormer bungalow set within a row of three dwellings, number 90 being the central building. The house is flanked by 2 dwellings: 52 Oldfield Drive is a 2-storey dwelling with a habitable third floor & 92 Oldfield Road has recently been constructed (it was a replacement dwelling) & the new house is a modern design twist on a traditional barn design.

The plot is in a highly attractive location that looks out onto fields to the west which are designated "Special Landscape" and the Dee Estuary.

POLICY CONTEXT

The proposal is for an extension to an original dwelling, the extensions remodel the appearance of the house and re clad the original exterior walls to produce a house of high design quality. The house is however located within the designated Wirral Green Belt, house extensions to dwellings located in the green belt should not exceed 50% of the original floor area or the original in accordance with UDP Policy GB5.

The additional space equates to a 52% increase in floor area, the existing house has a floor area of 216.3m² the extensions equate to 113m² which in total produces a dwelling of 330m², this is a 52% increase. Whilst this is over the policy guidance of 50% the design and siting of the resultant building are of such a nature that will add to the design aesthetics of the street scene, due to the original siting of the building enveloped by three houses the impact of the extensions will not harm the openness of the Green Belt. The development will be a positive addition to the character of the area.

APPEARANCE AND AMENITY ISSUES

The changes completely remodel the upper floors and appearance of the dwelling, the resultant structure is of a high quality design and fits between two larger dwellings. The proposed

redevelopment retains the two side walls to both side elevations at ground floor and first floor, the footprint of the building is retained to the rear however rather than brick with windows the material will be replaced with a wall of glazing. The house will consist of slate cladding, glazing and white render, the two neighbouring houses are also a mix of materials but predominantly white render.

The proposal retains a subordinate scale in terms of the original house and the two neighbours, number 90 remains the smaller of the three dwellings the changes bring the front elevation forward but the rear and both side elevation remain in the same location. The design is modern as is the siting of the material cladding however natural and common materials that are used within the immediate vicinity are to be reworked into this modern structure.

There are expanses of glass to the front and rear, the development does not propose balconies due to the nature of the design, even within the constraints of the building line of the house the development meets the separation distances.

Concerns have been raised with regards to the demolition and rebuild of the structure, the applicant has provided a plan showing what upright walls are to be retained with regards to the resultant dwelling, the house retains two external side walls, the alterations include a glazed wall to the rear, this is built on the original rear footprint but the materials change, this would be acceptable under permitted development. It is considered that as the main demolition is the roof and front facade that the original house is retained within the dwelling to a degree that is acceptable.

The scale of the house is sympathetic to the neighbouring properties as well as its location, the design overall is of high quality and will create a positive addition to the three dwelling street scene.

SEPARATION DISTANCES

The proposal for the remodelling of the house sees the height of the building increase however the outlook remains the same to the front and rear. To the front there are no dwellings and therefore no overlooking, the building line of the proposed house is in line with the front of number 52 Oldfield Drive so will not impact the front windows of this property.

There is a detached dwelling to the rear number 50 Oldfield Drive which is 27m from the proposed dwelling side to rear facing, this therefore meets the separation distance of 14m window to blank wall.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The plot is a currently developed site which means that the proposal to redevelop the site and retain the use of the plot is sustainable.

CONCLUSION

The proposal is acceptable in terms of scale and design. The development introduces a high quality of design that is compliant with the guidance of Wirral's UDP Policy GB5.

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 design is of high quality and will create a distinctive addition to the street scene. The proposal is compliant with the guidance set out in Wirral's UDP Policy GB5.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy GB5 of the Wirral Unitary Development Plan.

3. Before any construction commences, samples of the external 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 GB5 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 15/09/2010 13:24:03
Expiry Date: 07/10/2010

Agenda Item 6

Planning Committee

01 December 2010

Reference:
APP/10/01069

Area Team:
North Team

Case Officer:
Mr K Spilsbury

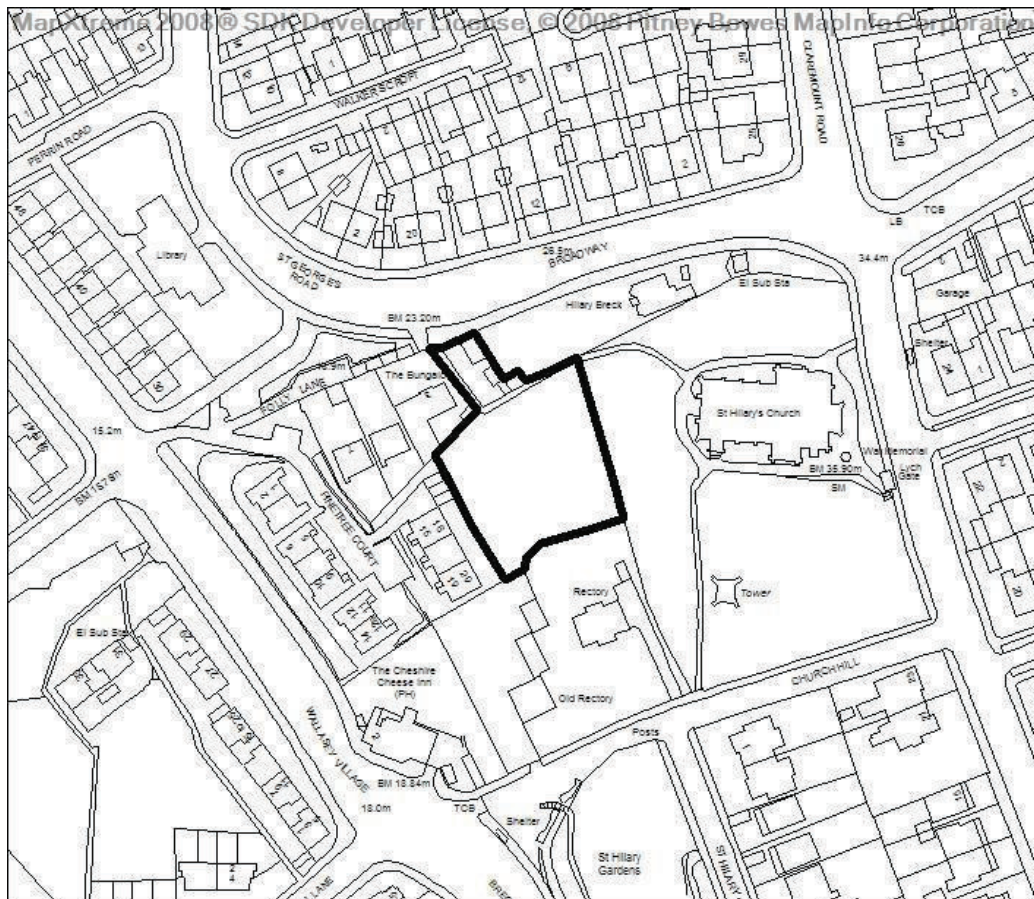
Ward:
Wallasey

Location: Land off Broadway (St Hilary Brow), BROADWAY, LISCARD, CH45 3NA (Amended Address)

Proposal: Erection of part single and part two storey Medical Centre, including pharmacy, associated car parking and soft landscaping

Applicant: LSP Developments
Agent : West Hart Partnership Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

OUT/86/05166 - Erection of a detached dwelling - Approved 18/03/1986
OUT/86/06391 - Erection of a church hall - Approved 30/10/1986

OUT/02/06493 - Erection of 10 2-bedroom flats for the elderly - Refused 06/09/2002
OUT/04/5838 - Erection of three detached bungalows and garages - Refused 02/07/2004

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed at the entrance to the site. A total of 40 letters of notification have been sent to properties in the area. At the time of writing this report representations have been received from the occupiers of 6, 10, 12, 16 18 and 20 Broadway, 2 and 4 St Georges Road, 18 Pine Tree Court, 17 Stourcliffe Road and The Old Rectory. The objections can be summarised as follows:

1. Traffic congestion
2. Difficulty parking during busy times of the day, especially at school pick up and drop off
3. Continuous traffic, increase in parked cars on the road and residents reversing out of drive ways is an accident waiting to happen
4. Insufficient car parking provision on site
5. speed bumps and parking restrictions for residents are required.
6. Is the broadway entrance necessary
7. There is already a medical centre and chemist within walking distance of the site
8. Why do they need a 7 day a week pharmacy service when existing one offers 5 days a week?
9. No gates are proposed at the site only a vehicle barrier to stop people using the car park at night
10. Undesirable people will be attracted to the car park at night
11. Dirt and noise from construction
12. Building the surgery at the bottom of a hill will put people with certain medical conditions at a disadvantage.
13. The land is subject to a tree preservation order
14. The ground floor is 2m higher than The Old Rectory which will impact upon amenity
15. The development will have an adverse impact upon the surrounding listed building
16. The development does not fit the location, the scale is disproportionate to the size of the site
17. Access into the site is inadequate.
18. The appearance does not blend in with the surroundings
19. A smaller proposal should be considered.
20. The site has historic importance to Wallasey, archeological digs should take place before building commences.

A non qualifying petition has been received, listing signatures from 11 households in objection to the scheme

224 positive feedback responses have been received from residents in respect of the relocation of St Hilary Group Practice.

CONSULTATIONS

Director of Law, Human Resources & Asset Management (Environmental Protection) - no objection.

Director of Technical Services (Traffic Management Division) - no objection subject to conditions.

Director of Technical Services (Tree Preservation Officer) - no objection.

Merseyside Archaeological Advisory Service - no objection subject to conditions.

Police Architectural Liaison - no objection

Director's Comments:

This application was deferred from Planning Committee on 9th November 2010 for a formal Site Visit.

INTRODUCTION

The proposed development is for the erection of a part two storey, part single storey medical centre with an associated pharmacy, car parking and soft landscaping.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and lies adjacent to the grade II listed building - St Hilary's Church. It is considered that the principle of the development is acceptable subject to policies HS15 and CH1 of the adopted Unitary Development Plan.

SITE AND SURROUNDINGS

The proposed development is heavily sloping from east to west. Access to the site is gained via Broadway between Hilary Breck and the Bungalow.

St Hilary's Church (Grade II Listed) and the surrounding grave yard is located to the east of the site. To the west of the site there is a block of three, two storey terrace dwellings forming Pine Tree Court.

Broadway is predominantly made up of two storey semi detached dwellings although there is a single storey library building located to the west and St George's Primary School.

The site is screened from Broadway by an approximately 2-3m high sandstone wall. There is also a large retaining sandstone wall running along the boundary with St Hilary's Church.

POLICY CONTEXT

National Policies:

PPS1 Delivering Sustainable Development, PPS 5: Planning for the Historic Environment. and PPG13 Transport

Wirral Unitary Development Plan

Policies HS15 - None Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development and CH1 - Development Affecting Listed Buildings and Structures of the adopted Unitary Development Plan are relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The design of the scheme is the result of a number of meetings between the Local Planning Authority and the applicant and agent. The building height has been significantly reduced from that originally envisaged by the developer to preserve the views of the adjacent grade II listed building. It is considered that the new part single part two storey structure now responds positively and respects the local context and vernacular. The building has been reduced to preserve the views of the church and to reduce the overall impact upon the immediate surrounding residential properties.

The first floor element of the building is recessed in direct response to the relationship with Pine Tree Court. This will ensure a sufficient outlook for the residents of these properties is preserved and no undue overlooking takes place. The closest part of the development will be a single storey pharmacy building that is to be screened from the adjacent properties by soft landscaping. It is considered that the introduction of relief at this point within the first floor element of the building will also help to reduce the overall bulk and massing of the building upon the immediate surroundings.

The building has a contemporary monopitch roof design to ensure the overall height of the building and subsequently the impact of the scheme is significantly reduced. The proposed materials can be conditioned if members are minded to recommend approval of the scheme to ensure that the overall finishing of the building complements the surroundings having particular regard to the adjacent listed church.

The scheme has also been designed in conjunction with the Police Architectural Liaison Officer to comply with secure by design and will include retractable bollard's to prevent vehicle access out of hours at the access to the site, security gates to Hilary Breck parking bay and to the main car park, a 2m high weld mesh fence, cctv, PIR sensor flood lights, large defensive stone walls, low level hostile planting to offer visual deterrent from trespassing and internal shutters to the pharmacy.

Archeological desk based research has also been submitted with the application which has identified known archaeological interest on the site. However, following consultation with Merseyside Archaeological Advisory Service it is not know if other remains exist at the site and as a consequently

further pre development work is required to identify any sites.

If members are minded to approve the planning application the following programme of work as a condition upon any approval for the scheme is required:

Evaluation is required (testing the route through methods such as trial trenching/ geophysics) and recognised as the first stage in identifying any currently unknown archaeological remains.

The results of Evaluation testing will then inform the need for and type of Mitigation (possible fuller archaeological investigations)

Some areas for specific mitigation i.e. where scheme clearly proposes removal of structures i.e. recording and investigation of walls/remains of former sandstone buildings.

The actual programme of work will be outlined in Written Schemes of Investigation (WSI's – clearly detailing what is required for the work at what stage).

It is very important that the programme of archaeological investigation caters for a range of archaeological work:

- pre-commencement evaluation investigations;
- the ability to deal with any subsequent required pre-development mitigation (i.e. full excavation of a new site discovered from evaluation work);
- the ability to carry out additional work during development phases;
- the full research and writing up/ deposition of any artefacts and records within a museum and possible formal publication of the results (scope dependant on results). PPS5 HE12.3 clearly requires LPAs to secure recording of the loss of heritage but also its full reporting and publication, "imposing conditions or obligations to ensure such work is carried out in a timely manner and the completion of the exercise is properly secured".

SEPARATION DISTANCES

The separation distances achieved by the building meet with the Local Planning Authorities standard. The first floor windows facing habitable room windows in Pine Tree Court are over 21m from the houses. There are no windows in the side elevation to the single storey Pharmacy element adjacent to Pine Tree Court, however should members be minded to approve the scheme a condition can be imposed to ensure landscaping or a fence can be erected to soften the overall impact.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal has a floorspace of 1129 m² and includes an attached pharmacy and 12 car parking spaces accessed from Broadway via an improved vehicle and pedestrian access. The existing Hilary Brow Group Practice would relocate to this site from its existing premises at Wallasey Road, some 500m to the southeast.

A Transport Statement (TS) has been submitted in support of the application that indicates peak traffic generation for the medical centre would be between 9am and 11am, when some 30 two-way vehicle movements might be expected each hour. This number of additional vehicle movements on Broadway could not be considered sufficiently excessive to be detrimental to highway safety.

During times of peak use, the proposed medical centre would be likely to generate some additional demand for on-street parking on Broadway, however this is not considered to be sufficient reason to warrant an objection on highway safety grounds that could be sustained on appeal however a condition for the provision of facilities to assist pedestrians going to and from the site to safely cross the wide bell-mouth junction of Broadway where it meets Claremount Road would encourage and assist those visitors and staff of the proposed medical centre who may wish to travel to it by more sustainable means such as walking by providing a safer crossing point at the junction.

In conclusion, there are no sustainable reasons to object to this proposal on highway safety or traffic

management grounds, subject to conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed development will achieve a BREEAM very good rating which includes energy conservation through design, including naturally ventilated internal spaces, a betterment on U values achieved through enhanced insulation and robust detailing.

HEALTH ISSUES

There are no health implications relating to this development, beyond the potential benefits of the facility itself.

CONCLUSION

It is considered that the proposed development is of a nature and scale appropriate to retaining the character and design of the adjacent Listed building and its setting and adequate provision has been made to preserve the special architectural features. There would be no detrimental change in the character of the surrounding area or any loss of amenity to surrounding residential properties. The scheme is acceptable in terms of policies HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development and CH1 - Development Affecting Listed Buildings and Structures of the adopted 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:-

It is considered that the proposed development is of a nature and scale appropriate to retaining the character and design of the adjacent Listed building and its setting and adequate provision has been made to preserve the special architectural features. There would be no detrimental change in the character of the surrounding area or any loss of amenity to surrounding residential properties. The scheme is therefore deemed acceptable in terms of policies HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development and CH1 - Development Affecting Listed Buildings and Structures of the adopted 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. Before any construction commences, samples of the facing, roofing and 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 as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH1 of the Wirral Unitary Development Plan.

3. No development (including geotechnical, geo-chemical site investigations, alteration of

existing/new Statutory undertakes equipment) will take place at the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. All works shall be carried out and completed as approved, unless otherwise agreed, in writing by the Local Planning Authority.

This written scheme of investigation will include the following components:

- i. An archaeological evaluation;
- ii. An archaeological recording programme the scope of which will be informed by the results of the evaluation.
- iii. The programme for post investigation assessment.
- iv. Provision for the:
 - o Analysis,
 - o Publication, dissemination and,
 - o Deposition of the archive of the site investigations and records”

Reason: To ensure that any archaeological remains are adequately assessed, recorded as appropriate and the results published in accordance with Policy CH25 Development Affecting Non-scheduled Archaeological Remains.

4. 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. Such landscaping works shall be completed prior to the first use of the building hereby permitted.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 of the Unitary Development Plan.

5. Any trees or shrubs removed, dying or 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.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 of the Unitary Development Plan.

6. 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.

Reason: To promote the use of more sustainable forms of transport. This condition is imposed having regard to policy TR12 (Requirements for Cycle Parking) of the Wirral Unitary Development Plan.

7. No development shall commence until details of works to assist pedestrians crossing Broadway at its junction with Claremount Road have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance

with the approved plans prior to first occupation of the development and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety

8. No development shall commence until details works to provide vehicle access onto Broadway have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved plans prior to first occupation of the development and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

Last Comments By: 15/10/2010 10:13:06
Expiry Date: 25/11/2010

This page is intentionally left blank

Planning Committee

01 December 2010

Reference:
APP/10/01104

Area Team:
South Team

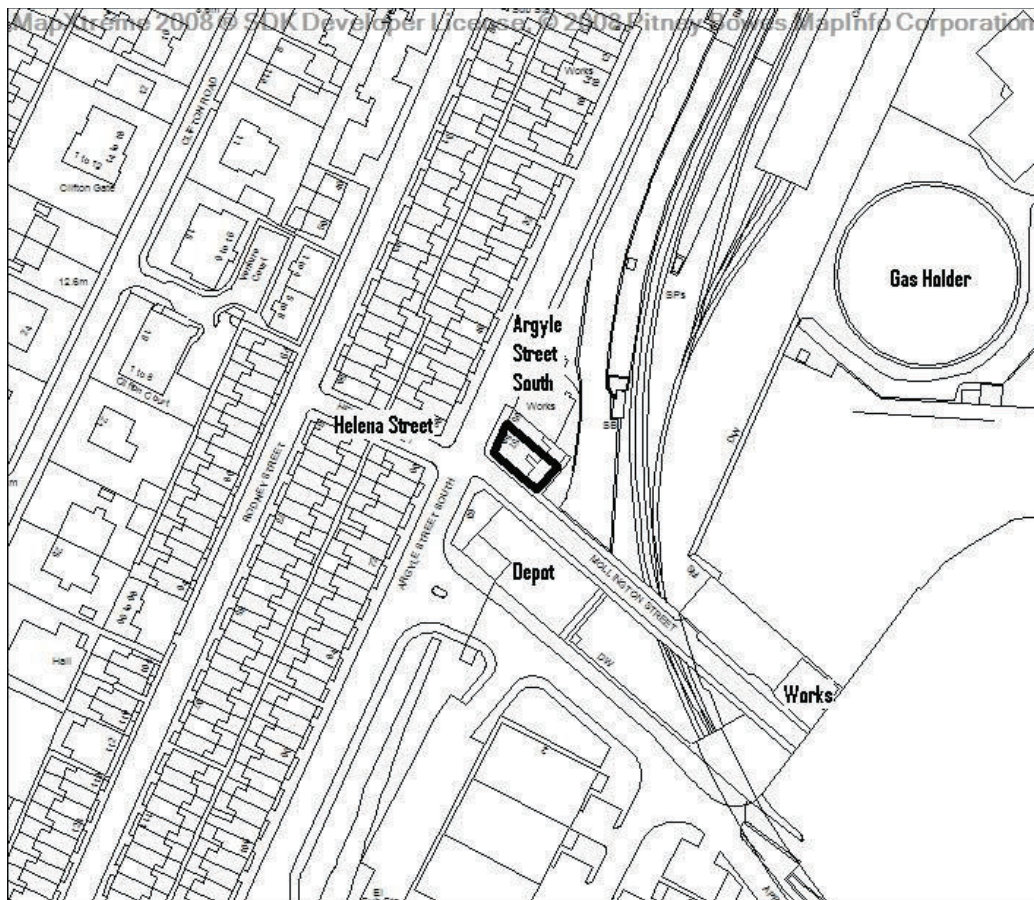
Case Officer:
Miss A McDougall

Ward:
**Birkenhead and
Tranmere**

Location: 57 ARGYLE STREET SOUTH, TRANMERE, CH41 9DA
Proposal: Change of use to two self contained ground floor apartments with single storey extension and rear staircase

Applicant: Mr Harding
Agent : Bryson Design Ltd

Site Plan:



© Crown copyright. All rights reserved. Licence number 100019803. Published 2010.

Development Plan allocation and policies:

Primarily Industrial Area
EM8

Planning History:

APP/10/00652 - Change of use to flats - Refused

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 no objections have been received.

Consultations:

Director of Law, HR and Asset Management – Environmental Health: No objection

Director of Technical Services – Traffic Management: No objection

Director's Comments:

Councillor Phil Davies has written to request the application be taken out of delegated powers as the proposal provides suitable disabled residential accommodation.

INTRODUCTION

The proposal is for a change of use of a ground floor workshop to residential. There is currently residential units to the upper floors. This application is a resubmission from a previously refused application for the same proposal.

PRINCIPLE OF DEVELOPMENT

In terms of EM8 the principle of the development is unacceptable as the proposed use does not fall under Use Classes B1, B2 or B8.

SITE AND SURROUNDINGS

The building is a rendered corner plot two-storey unit, to the side of the building is a tile showroom. The site faces residential dwellings but itself is located within the designated Primarily Industrial Area.

POLICY CONTEXT

The proposal is for a non industrial use within a Primarily Industrial Area, if the development does not accord with the development plan policies the proposal will be deemed unacceptable. There is no evidence presented as to why the building should not and cannot be used for industrial. Whilst the upper floors have existing residential uses this does not override the current industrial land policies. To allow residential within an identified industrial zone would cause problems to industrial business as well as residential uses as the two do not marry well in terms of use within these sites.

APPEARANCE AND AMENITY ISSUES

The proposal is to introduce two additional residential dwellings into an existing commercial building. In terms of EM8 proposals in this location should consist of Use Classes B1, B2 and B8.

Non-industrial uses can undermine the vitality and future growth of industrial areas. There is no evidence to show the need for residential or any marketing that has been carried out to justify the loss of these industrial allocated units to residential outside of a Primarily Residential Area. The agent has stated that the property was marketed as commercial from May 2008 and a letter from the previous owner confirming that the property had been for sale with Smith and Sons for a period of 16 months.

The information provided is minimal in terms of justification as to why the site cannot be used as commercial.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

CONCLUSION

The proposal to create residential units within this location is unacceptable. The land is designated as Primarily Industrial, therefore the proposal does not comply with Wirral's UDP Policy EM8.

Recommended Refuse
Decision:

Recommended Conditions and Reasons:

1. The proposed residential use is unacceptable within a Primarily Industrial Area and is

contrary to Policy EM8 of Wirral Unitary Development Plan. There is insufficient information submitted with the application to justify overriding Policy EM8.

Further Notes for Committee:

Last Comments By: 27/10/2010 10:48:04
Expiry Date: 01/11/2010

This page is intentionally left blank

Planning Committee

01 December 2010

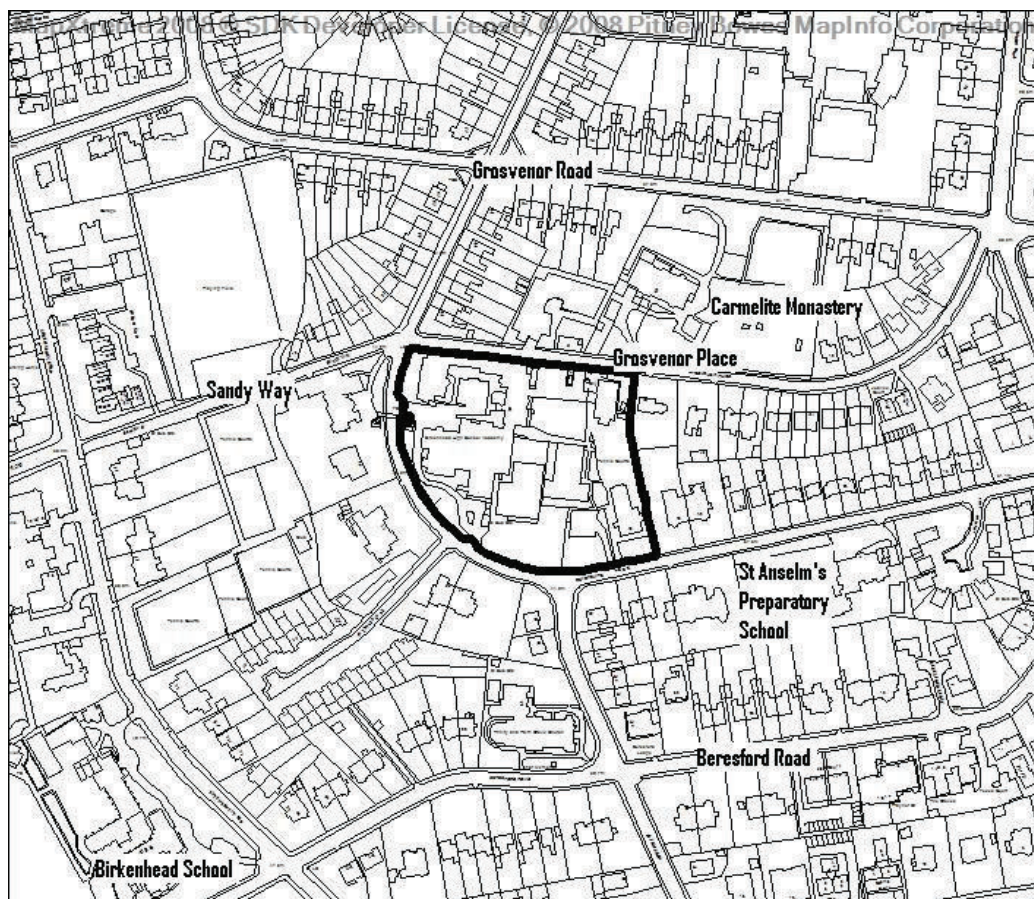
Reference: APP/10/01193 **Area Team:** North Team **Case Officer:** Mr K Spilsbury **Ward:** Oxton

Location: Birkenhead High School, 86 DEVONSHIRE PLACE, OXTON, CH43 1TY

Proposal: The erection of a new hall and dining and associated teaching areas for the secondary school and the erection of a new hall and class spaces for the infants/junior school. The construction and laying out of associated landscape, parking, sports areas and community areas. The erection of a new entrance to the sixth form building, and the creation of an accessible access to the sixth form science areas. The proposal involves demolition of the exiting secondary hall, boiler chimney and junior hall.

Applicant: Willmott Dixon Construction Ltd
Agent : Ms A Balasubramanian

Site Plan:



© Crown copyright. All rights reserved. Licence number 100019803. Published 2010.

Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

There have been numerous planning applications on this site dating back to 1975

The last planning application on the site was: APP/2001/07221 for improvements to the main entrance and erection of 3.0 metre high chain link fencing which was approved on 11/01/2002

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

A site notice was posted outside the site and 277 individual letters of notification were sent to neighbouring properties.

At the time of writing this report 37 letters of objection have been received from the occupiers of 12, (flat 1, 8,15) - 13, 15, 17, (flat 10) - 25, 36 Devonshire Place, 19, 20, 23, 29, 31, 36, 41 Foxdale Close, 20, 21, 22, 83, 87 Beresford Road, 10 Sandyway, 28A, 30, 32, 34, 65, 67 Alton Road, 79, 140 Grosvenor Road.

The objections can be summarised as follows:

1. Concerns over traffic increase and congestion during peak times (8am - 9:15am and 3pm - 4:30pm)
2. Concerns of excessive noise during construction
3. Football pitch will have the appearance of a concentration camp
4. Light pollution from flood lights
5. Worries of shouting and bad language outside school hours
6. Removal of trees will change character of the area
7. Football pitch will attract boys of a certain age and certain social sector (anti-social behaviour)
8. Trouble from outsiders (people not from the neighbourhood) including burglars

CONSULTATIONS

Natural England - Further Bat Surveys required

Merseyside Environmental Advisory Service - No Objection subject to conditions

Director of Law, HR and asset management - Environmental Protection - No Objection

Director of Technical Services - No Objection subject to conditions

MEAS - No Objection subject to conditions

Environment Agency - No Objection subject to conditions

Director's Comments:**INTRODUCTION**

The proposed development is for the erection of a new hall and dining and associated teaching areas for the secondary school and the erection of a new hall and class spaces for the infants/junior school. The construction and laying out of associated landscape, parking, sports areas and community areas. The erection of a new entrance to the sixth form building, and the creation of an accessible access to the sixth form science areas. The proposal involves demolition of the existing secondary hall, boiler chimney and junior hall.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential as allocated within Wirral's Unitary Development Plan and is acceptable in principle subject to the relevant national and local planning policies.

The proposed scheme aims to make efficient use of this site to provide a new and improved Academy in line with the Council's aspirations to deliver a high quality educational environment that helps inspire both students, staff and the wider community.

SITE AND SURROUNDINGS

The site comprises the Birkenhead High School Academy for girls and is split into three distinct areas. A central area comprising the senior school buildings including car parking and hard play, to the west there are tarmac/synthetic tennis courts with two multi storey blocks used for junior and senior pupils and in the north west an all weather astro turf pitch with an area of playing field. The existing academy site contains a diverse mix of existing buildings each with different structural forms including a number of Victorian residential properties.

The surrounding area is primarily residential in nature. There are a number of high quality villa type dwellings located within the vicinity as well as 1910-1930 suburban domestic houses.

POLICY CONTEXT

National Policies:

PPS1 Delivering Sustainable Development, PPG13 Transport and PPG 17 Planning for Open Space

Wirral Unitary Development Plan

Policies HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, REC1 - Principles for Sport and Recreation, RE8 - Criteria for artificial playing pitches, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development, TR9 - Requirements for off street parking, TR12 - Requirements for Cycle Parking and REN1 Principles for Renewable Energy of the adopted Unitary Development Plan are all relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The scale, massing, height and design of the development has been influenced by its context but also takes the opportunity to create buildings which have a distinctive civic character and presence. The school design is partially determined by the constraints of the site and will comprise, generally two/three storeys of teaching and administrative accommodation. A shadow cast analysis has been undertaken to understand the effects of shadows cast by the new building massing and to ensure that it did not have a detrimental effect upon the existing classrooms within the site and to the surrounding residential properties.

The development will include improved external landscaping design to integrate the multifunction spaces proposed into the site. There will be improved public realm spaces for students to congregate, a new art terrace, sports zones as well as ecological zones, performance area and a science garden.

Sports facilities play an important role within the scheme and have been designed to not only benefit the students but the local community offering a five a side football pitch, hockey pitch, multi use games area and basketball court. There are also further areas for open play and training.

It is considered that the design of the scheme will help tie the existing teaching, administrative and sporting facilities together through the use of modern buildings that integrate the old with the new. The facilities proposed will be cutting edge and will help elevate the status of the school.

ECOLOGY

The submitted bat survey report accompanying the application dated January 2010 concluded that further bat surveys should be conducted prior to submission of the planning application. The planning application documentation did not include any further bat survey reports. Therefore, Natural England's recommendation was that further bat surveys should be conducted prior to a planning decision being made. However, following consultation with the agent Aedas Architects a decision was taken not to carry out further bat surveys since it is considered that there is a very low risk of bats roosting in those buildings to be demolished.

This decision not to carry out further surveys must be taken by the applicant in consultation with their ecologist who should use their judgement, experience and knowledge of the site and the likely presence of protected species. Consequently if members are minded to approve the planning application the applicant will be made aware that if construction begins and the species are subsequently found to be present, all work must stop immediately and they may be subject to a criminal prosecution under the Wildlife and Countryside Act 1981, given that the possibility of them being present was suspected.

SEPARATION DISTANCES

It is considered that the proposed buildings are sited a sufficient distance away from residential properties in the area and therefore maintain a good level of privacy for neighbouring residents. If members are minded to approve the proposed application a condition can be imposed to ensure landscaping details are submitted to and agreed in writing with the local planning authority to ensure screening of the development helps to further protect residents amenity.

The Director of Law, HR and Asset Management - Pollution Control have raised no objection to the proposed scheme and therefore the proposed facilities including the new multi uses games area and associated floodlights are deemed acceptable.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed development includes the provision of improved internal pedestrian routes, improved cycle parking facilities, off street parking provision and student drop off facilities.

A dedicated off street drop off point and delivery area with access from Devonshire place is also to be provided at the south of the site.

A Transport Statement and Framework Travel Plan accompanies the application and has been considered by Technical Services Department -Traffic Management Division.

The proposal is not expected to generate significant additional vehicle movements during school start and finish times as student numbers will remain broadly the same as existing levels.

It is intended, however, that there will be community use of the new school sports facilities outside of the normal school operating hours. This together with local concerns of high vehicle speed in Devonshire Place outside of school hours justifies the inclusion of a condition to provide speed reduction measures in Devonshire Place and Manor Hill, between Egerton Road and Palm Grove.

To manage potential conflict between vehicles dropping and collecting children from the proposed new academy and nearby Redcourt Preparatory School, it is suggested that a condition be attached for appropriate signing within the proposal site to encourage drivers to turn right when exiting onto Devonshire Place.

Proposed off street parking provision is for 96 cars including 5. No disabled spaces. This is 2 more spaces than the existing school provision and is the maximum number of spaces allowable in accordance with the Councils Supplementary Planning Document SPD4. There will also be provision of 20 covered cycle parking spaces.

Subject to conditions there are no traffic or highway safety reasons why the proposal should not proceed.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The applicant has carried out an environmental strategy assessing the sustainability issues relating to the design of the proposed refurbishment and partial reconstruction of the school. A large number of sustainable features will be included in the proposal including:

- Improved thermal insulation levels
- Heat recovery
- Improved natural lighting will reduce the need for artificial lighting
- Good solar control through the use of glazing and shading
- The use of low energy lighting

- High efficiency gas boilers
- The transport assessment to reduce car dependency, pollution and congestion
- cycle storage spaces
- CFC free materials will be used
- Building materials whenever possible will be sourced locally and responsibly
- A ratings from BRE Green Guide to Specification will be used where ever possible
- Recycling facilities will be provided
- Water use will be minimised
- The construction site will be environmentally sound.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

This application is for a series of buildings of both architectural and educational significance. The design has been developed jointly with the both the school and Wirral Borough Council to ensure that the new facilities enhance the standard of the pupils education and engage with the local community. It is considered that the proposed development is of a nature and scale appropriate to the character and design of its setting and adequate provision has been made to preserve and enhance the existing architectural features. There would be no detrimental change in the character of the surrounding area or any loss of amenity to surrounding residential properties. The scheme is therefore acceptable in terms of policies HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, REC1 - Principles for Sport and Recreation, RE8 - Criteria for artificial playing pitches, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development, TR9 - Requirements for off street parking, TR12 - Requirements for Cycle Parking and REN1 Principles for Renewable Energy of the adopted 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:-

This application is for a series of buildings of both architectural and educational significance. The design has been developed jointly with the both the school and Wirral Borough Council to ensure that the new facilities enhance the standard of the pupils education and engage with the local community. It is considered that the proposed development is of a nature and scale appropriate to the character and design of its setting and adequate provision has been made to preserve and enhance the existing architectural features. There would be no detrimental change in the character of the surrounding area or any loss of amenity to surrounding residential properties. The scheme is therefore acceptable in terms of policies HS15 - None Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, REC1 - Principles for Sport and Recreation, RE8 - Criteria for artificial playing pitches, RE10 - Criteria for Community Centres and Facilities, GR5 - Landscaping and New Development, TR9 - Requirements for off street parking, TR12 - Requirements for Cycle Parking and REN1 Principles for Renewable Energy of the adopted Unitary Development Plan.

Recommended Approve
Decision:

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/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.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS15 of the Wirral Unitary Development Plan.

3. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the provision of:

- 1) a speed reduction measures in Devonshire Place and Manor Hill, between Egerton Road and Palm Grove.

- 2) advisory signing indicating 'right turn only' at the exit to the drop-off area to the south of the development site.

- 3) 'School Keep Clear' markings at the appropriate school accesses on Devonshire Place including associated signing and traffic regulation orders.

The occupation of the development shall not begin until those works have been completed in accordance with the Local Planning Authorities approval and have been certified as complete by or on behalf of the local planning authority unless otherwise agreed in writing with the Local Planning Authority.

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

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

5. Prior to the first occupation of the development a School Travel Plan shall be submitted to and approved in by the local planning authority. The provisions of the School Travel Plan shall be implemented in accordance with the programme contained therein and shall not be varied other than through agreement with the local planning authority. A review of the Travel Plan should be submitted to the local planning authority on an annual basis which, for the avoidance of doubt, should include:

- An updated action plan;
- A progress report; and
- Monitoring report including data from the latest travel surveys.

Reason: In accordance with PPG13 paragraph .89 the Government considers that travel plans should be submitted alongside planning applications, which are likely to have significant transport implications, including those for new and expanded school facilities which should be accompanied by a school travel plan which promotes safe cycle and walking routes, restricts parking and car access at and around schools, and includes on-site changing and cycle storage facilities.

6. Prior to first commencement of the development details of all vehicle crossings and tactile

paving shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved plans and retained as such thereafter unless agreed in writing with the Local Planning Authority. For information tactile paving to be provided at crossing positions and at radii at junctions of Devonshire Place and Sandyway and Grosvenor Place.

Reason: In the interest of highway safety.

7. 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 LPA. This scheme shall include [include those that are pertinent]:
- A; the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.
 - B; 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.
 - C; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
 - D; 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.
 - E; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
 - F; 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)
 - G; the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees.
 - H; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
 - I; 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.
 - J; 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.
 - K; 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).
 - L; the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
 - M; the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To protect trees which are of significant amenity value to the area in accordance with Policy GR7 of Wirral's Unitary Development Plan

8. All excavations within the crown spreads of existing trees, situated on or off site, shall be undertaken manually by hand with the use of hand tools and only upon the prior written approval of the local authority shall the use of a mechanical digger be permitted within the crown spreads of trees. Severance of tree roots is to be avoided and under no circumstances shall roots of a diameter 25mm or greater be removed, severed or damaged.

Reason: To ensure that existing trees are not damaged through the loss of roots. Which

will maintain the visual and environmental quality of the site and surrounding area.

9. 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.
 - f, No mechanical digging or scraping shall be carried out within a root protection area or within areas cordoned off by protective barrier fencing.

Reason: To protect trees which are of significant amenity value to the area in accordance with Policy GR7 of Wirral's Unitary Development Plan

10. Prior to the first occupation of the new Academy a Community use scheme for all indoor and outdoor sports facilities shall be submitted to and approved in writing with the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented in full upon commencement of use and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of sport and recreation

11. 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 HS15 of the Wirral Unitary Development Plan.

12. Prior to the commencement of development details, including the number and the location of bird nesting boxes and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be erected in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard conservation of species/habitats and to comply with Policy NC7 of the Wirral Unitary Development Plan.

13. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

14. The development hereby permitted shall not be commenced until such time as a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Note - The discharge of surface water from the proposed development is to mimic that which discharges from the existing site. If surface water is to discharge to mains sewer, United Utilities Plc should be contacted for confirmation of the acceptable discharge rate. For discharges above the allowable rate, attenuation will be required for up to the 1% annual probability event, including allowances for climate change.

The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SuDS). SuDS, in the form of grassy swales, detention ponds, soakaways, permeable paving etc., can help to remove the harmful contaminants found in surface water and can help to reduce the discharge rate.

15. 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.

Reason: To ensure any risks posed to the principal aquifer from unsuspected land contamination are appropriately assessed and mitigated.

16. The development hereby approved shall be carried out in accordance with the details shown the plans received by the Local Planning Authority on 02/11/2010

Reason: For the avoidance of doubt.

Further Notes for Committee:

Last Comments By: 11/11/2010 12:03:42

Expiry Date: 05/01/2011

This page is intentionally left blank

Planning Committee

01 December 2010

Reference:
APP/10/01281

Area Team:
North Team

Case Officer:
Miss S McIlroy

Ward:
Upton

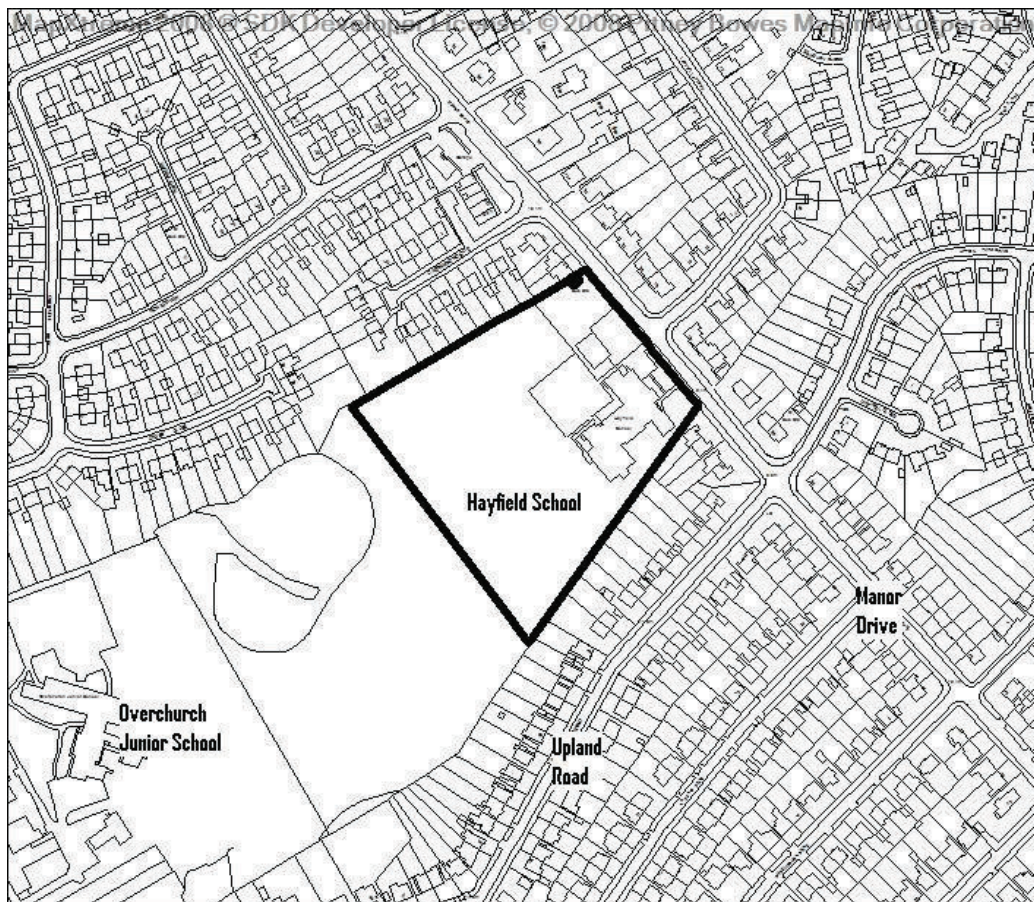
Location:
Proposal:

Hayfield School, MANOR DRIVE, UPTON, CH49 4LN
Installation of a 5-a-side pitch and erection of a 2.5 metre high paladin perimeter fence

Applicant:
Agent :

Director of CYPD
Wirral council

Site Plan:



© Crown copyright. All rights reserved. Licence number 100019803. Published 2010.

Development Plan allocation and policies:

Primarily Residential Area
School Playing Field

Planning History:

APP/10/00568 - Installation of a 5-a-side football pitch and perimeter fence - Withdrawn

Summary Of Representations and Consultations Received:

32 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice

was displayed. At the time of writing this report 4 objections were received which raised the following concerns;

1. Obstruction of view
2. How the proposal would be utilised
3. Noise and disturbance
4. Parking and impact of traffic
5. Potential installation of floodlights
6. Pollution
7. Impact on privacy
8. Facility not required
9. Crime rate rising
10. Increase in litter
11. Increase in under age drinking

In addition Councillor Anderson requested the application to be taken out of delegation on the grounds of the development would be overbearing, cause parking disruption, cause of noise nuisance and is situated too close to residential properties.

Director of Technical Services (Traffic Management) - no objection

Director of Law, HR & Asset Management (Environmental Protection) - no objection

Director's Comments:

REASON FOR REFERRAL:

Councillor Anderson requested the application to be taken out of delegation as a number of residents raised concerns relating to the development being overbearing, cause of parking disruption, noise nuisance and its location being set to close to residential properties.

INTRODUCTION

The proposal seeks planning permission for the installation of a 5-a-side pitch and erection of a 2.5 metre high perimeter fence. The proposed pitch would be sited within the curtilage of the school grounds, located to the north west of the main school building.

PRINCIPLE OF DEVELOPMENT

In principle the development is considered acceptable subject to Policy HS15 of the Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

Hayfield School is a brick and timber building which is bounded to the front by 2 metre high open railings. The northern boundary consists of wooden fencing and tall tree screening, additionally tall trees and 2 metre high open railings forms a boundary to the west. Beyond this boundary is land designated as a 'School Playing Field'. Wooden fencing projects alongside the southern boundary.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the school site falls under the use class D1. Policy HS15 – Non-Residential uses within Primarily Residential Areas is directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

It is considered that there is sufficient boundary treatment which acts as screening and in addition to this, the proposed pitch would be located a sufficient distance away from residents within the immediate area. There has been a need demonstrated for the proposal within the Design and Access Statement which states that an enclosed football playing area is required to allow games to be played without affecting those children not within the football enclosure.

Concerns have been raised in relation to the potential installation of floodlights, as there is no floodlighting. However, floodlighting is not included within the application and therefore this is not a valid objection. Floodlights would require planning permission and would be dealt under a separate application. Other concerns raised include anti-social behaviour, the need for the facility and increase

in crime do not fall within the remit of planning.

The hours of use has not been included within the application, however the noise created by the proposal will not be a significant increase on noise to be expected from a school. In any case a condition has been attached to prevent the facility being used past 2100 hours.

The proposal is considered to be ancillary to the use of the school itself and is considered not to result in any undue harm on the amenity of the occupiers of nearby residential properties. It is therefore considered to comply with Policy HS15 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

The proposal would be located approximately 17.5 metres away from the northern boundary and approximately 55 metres from the southern boundary. It is considered that the proposal would not have an adverse impact to residents within the immediate area due to the separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with relevant policies within Wirral's Unitary Development Plan and is therefore considered acceptable.

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 not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with relevant policies within Wirral's Unitary Development Plan and is therefore considered acceptable.

Recommended Approve
Decision:

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 proposed 5-a-side pitch shall not be used after 2100 hours.

Reason: To protect residential amenity

Further Notes for Committee:

Last Comments By: 02/12/2010 13:43:41

Expiry Date: 23/12/2010

This page is intentionally left blank

REPORT OF THE DIRECTOR OF TECHNICAL SERVICES

PLANNING COMMITTEE – 1ST DECEMBER 2010

NO. 36 KALE CLOSE, WEST KIRBY: REQUEST TO GRANT CONSENT IN RESPECT OF THE OCCUPANCY OF THIS PROPERTY IN KALE CLOSE “OTHERWISE THAN BY ELDERLY PERSONS”

1. EXECUTIVE SUMMARY

- 1.1 This report deals with a request made to the local planning authority to grant consent for the above named property to be occupied “otherwise than by elderly persons”. Enquiries in relation to the local planning authority’s proposed attitude to granting such a consent have been submitted by solicitors acting on behalf of the vendor of the property. An enquiry has also been received from a prospective buyer, Mr Steven Smart. It is recommended that it would be appropriate to grant consent.

2. BACKGROUND

- 2.1 Permission for houses in Kale Close was originally granted in 1983. At that time, where proposals for elderly persons accommodation were applied for, it was the Council’s practice to require a legal agreement controlling occupancy of the accommodation in cases where car parking at less than the Council’s “normal” standard for dwellings was to be provided. In this particular case a legal agreement was entered into between Wirral Borough Council and Poco Properties Limited which restricted the occupation of the dwellings to “elderly persons” only, the assumption being that, as a group, the elderly have a lower incidence of car ownership than other sections of the population. This requirement could only be waived with the prior written consent of the Council.
- 2.2 Correspondence has been received from the solicitor acting in respect of the vendor of No.36 Kale Close, requesting the waiving of the requirement for the prospective purchaser, a Mr Steven Smart.
- 2.3 Clause 2 of the agreement states:
- “With the object of ensuring that car parking provision detailed in the said Application and shown on Plan B annexed hereto, is and remains adequate the developer hereby covenants with the Council that he will not, without previous written consent of the Council, cause, permit or suffer the dwelling to be erected on the land pursuant to detailed planning permission reference W/APP/21712/N to be occupied otherwise than by elderly persons”.
- 2.4 Unfortunately, the agreement does not go on to define what is meant by the word ‘elderly’, and as a consequence a number of enquiries have been received since the grant of planning permission, seeking clarification on the age that might be permitted. In 1999 members formally granted consent for no. 34 Kale Close to be sold to a purchaser other than an elderly person, following consideration of a report presented to Planning Committee. Further requests were granted in respect of no’s 31 and 47 Kale Close under delegated powers. The current report has been prepared since it is unclear under the current adopted Scheme of Delegation that delegated powers exist in respect of the consent sought.

3. PLANNING IMPLICATIONS

- 3.1 The wording of Clause 2 of the agreement makes it clear that the objective of the agreement was to ensure that parking problems were prevented within Kale Close. It is therefore considered that this should be the only issue to be taken into account when considering any application to grant consent.
- 3.2 This part of Kale Close has 29 dwellings of which 2 have two off street parking spaces and a further 16 have one dedicated parking space or garage each. In addition there are 11 communal spaces leaving aside the two dwellings with 2 spaces each. There are therefore a total of 27 spaces for 27 dwellings.
- 3.3 The Council's current parking standards, which are set out in Supplementary Planning Document 4, have a very different approach to those applied in 1983 when permission was granted, establishing *maximum* rather than minimum standards for parking. The Council's current objectives for parking reflect national planning policy objectives to encourage patterns of development that reduce the need to travel by private car, to promote the vitality and viability of town centres and to support the use of public and other means of transport.
- 3.4 By comparison, using the current parking standards, a development of 29 dwellings would be allowed a maximum of 37 parking spaces, whilst 29 units of sheltered accommodation would be permitted no more than 15 spaces. The current SPD makes it clear that lower levels of parking than this may be encouraged in accessible areas where alternative modes of transport are available that can meet the likely demand for travel generated by the development. For example, less parking might be encouraged where the development would be within easy walking distance of a regular bus service, rail station, or retail centre. In this instance, the development is well located for the regular no.77 bus service which passes along Banks Road and then Sandy Lane, 100m south of the site; the site is also less than 1km from West Kirby Key Town Centre, and 1km from West Kirby Train Station.
- 3.5 Given the above, it might be argued that it is appropriate to allow a lower provision of car parking. On this basis, the Director of Technical Services (Traffic Management) has raised no objection to the request.
- 3.6 Although originally granted permission as sheltered accommodation, the development cannot currently be classified as "sheltered" in the true sense. Although apparently No. 16 Kale Close was originally intended to function as a warden's house, it was in fact never so used and it was built and sold to a private individual.
- 3.7 There are no communal facilities characteristic of sheltered accommodation, and as this situation has existed since the development was built about 25 years ago this breach of the planning permission is immune from any possible enforcement action.

4.0 CONCLUSIONS

- 4.1 Given the above factors – i.e. the absence of a definition of "elderly"; the previous grants of consent with respect no's 31, 34 and 47; the change in the Council's standards and objectives for car parking; and the fact that the development built is not "sheltered" in the true sense – it is recommended that consent is granted for the occupation of no. 34 by a person other than an elderly person.

4.2 Further, it is recommended that the Director of Technical Services be authorised to consider similar future requests as might arise in relation to this legal agreement.

5.0 CONSULTATION

5.1 No public consultation has been undertaken. This paper is to be circulated to members of the Planning Committee and ward councillors to the affected ward.

6.0 FINANCIAL AND STAFFING IMPLICATIONS

6.1 There are no significant financial or staffing implications arising from this report.

7.0 EQUAL OPPORTUNITIES IMPLICATIONS

7.1 There are no equal opportunity implications arising from this report.

8.0 COMMUNITY SAFETY IMPLICATIONS

8.1 There are no community safety implications arising from this report.

9.0 LOCAL AGENDA 21 IMPLICATIONS

9.1 There are no LA21 implications arising from this report.

10.0 ANTI-POVERTY IMPLICATIONS

10.1 There are no anti-poverty implications arising from this report.

11.0 HUMAN RIGHTS IMPLICATIONS

11.1 There are no human rights implications arising from this report.

12.0 SOCIAL INCLUSION IMPLICATIONS

12.1 There are no social inclusion implications arising directly from this report.

13.0 ACCESS TO INFORMATION

13.1 The following background papers have been used in this report:

Section 52 agreement relating to land at Hilbre Road, West Kirby between Wirral Borough Council and Poco Properties Limited, 1983.

Planning Application W/APP/21712/N

All background documentation is available to the public as part of planning application files.

14.0 LOCAL MEMBER SUPPORT IMPLICATIONS

14.1 The proposed grant of consent will be of interest to Members within the affected ward of Thurstaston.

15.0 RECOMMENDATION

- 15.1 In respect of No. 36 Kale Close that consent be granted for occupation of the dwelling otherwise than by elderly persons.
- 15.2 That the Director of Technical Services be authorised (under delegated powers) to consider similar future requests as might arise in relation to this legal agreement.

DAVID GREEN, DIRECTOR
TECHNICAL SERVICES

This report was prepared by Matthew Rushton of the Development Control section of the Technical Services Department, who can be contacted on 0151 606 2245.

**Planning Applications Decided Under
Delegated Powers Between
30/10/2010 and 18/11/2010**

Application No.: LBC/09/06320 **Application Type:** Listed Building Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/11/2010 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Miss Rachael Probert
Location: Gayton Hall, Gayton Farm Road, Gayton, Wirral, CH60 8NW
Proposal: Retention of perimeter fence along the edge of the south/south western edge of the application site

Application No.: APP/10/00825 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 01/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr R Connor **Agent:**
Location: Nancerne, 6 COLUMN ROAD, NEWTON, CH48 8AX
Proposal: Retention of new front boundary wall/fence and gates and change of use of part of grass verge to private driveway and construction of new vehicular access

Application No.: APP/10/00831 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 02/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Revd D Watson
Location: St Andrews Church, MOORFIELDS AVENUE, NOCTORUM, CH43 9YU
Proposal: Remove existing metal railings around perimeter and erection of 2.1 metre palisade fencing.

Application No.: APP/10/00853 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 17/11/2010 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** Williams Estate management
Location: Avalon School, CALDY ROAD, WEST KIRBY, CH48 2HF
Proposal: Increase the height of existing hard surface sports play area perimeter fence from 1.8m to 3.6m in height.

| | | | |
|-------------------------|---|--------------------------|--------------------------|
| Application No.: | APP/10/00935 | Application Type: | Full Planning Permission |
| Ward: | Bromborough | Decision Level: | Delegated |
| Decision Date: | 17/11/2010 | Decision: | Approve |
| Case Officer: | Mr K Spilsbury | | |
| Applicant: | | Agent: | King Surge |
| Location: | TDG Quest, 4 OLD COURT HOUSE ROAD, BROMBOROUGH, CH62 4UE | | |
| Proposal: | Erection of two portacabins stacked to provide ancillary office space | | |
| Application No.: | APP/10/00981 | Application Type: | Full Planning Permission |
| Ward: | Clatterbridge | Decision Level: | Delegated |
| Decision Date: | 15/11/2010 | Decision: | Approve |
| Case Officer: | Mrs J McMahon | | |
| Applicant: | Mr Philip Smith | Agent: | |
| Location: | 15 VENABLES DRIVE, SPITAL, CH63 9LY | | |
| Proposal: | Erection of a first floor extension above existing garage. | | |
| Application No.: | APP/10/00990 | Application Type: | Full Planning Permission |
| Ward: | West Kirby and Thurstaston | Decision Level: | Delegated |
| Decision Date: | 04/11/2010 | Decision: | Approve |
| Case Officer: | Miss S McIlroy | | |
| Applicant: | Mr Hall | Agent: | ShepherdMyers LLP |
| Location: | 13 THE PASTURES, NEWTON, CH48 9XT | | |
| Proposal: | Retention of alterations to previous porch to form study, replacement of flat roof with new pitched roof. | | |
| Application No.: | APP/10/01030 | Application Type: | Full Planning Permission |
| Ward: | Heswall | Decision Level: | Delegated |
| Decision Date: | 05/11/2010 | Decision: | Approve |
| Case Officer: | Mrs J McMahon | | |
| Applicant: | Mr M Platt | Agent: | CAD Station Ltd |
| Location: | Garuda, 3 GAYTON ROAD, GAYTON, CH60 8PF | | |
| Proposal: | Erection of a first floor extension to bedroom over existing ground floor structure. | | |
| Application No.: | APP/10/01056 | Application Type: | Full Planning Permission |
| Ward: | Seacombe | Decision Level: | Delegated |
| Decision Date: | 11/11/2010 | Decision: | Approve |
| Case Officer: | Mr M Rushton | | |
| Applicant: | | Agent: | Muir Associates UK Ltd |
| Location: | Paragon Scientific, 2 KELVIN PARK, SEACOMBE, CH41 1LT | | |
| Proposal: | 2 Storey side extension to existing technology unit | | |

Application No.: APP/10/01058 **Application Type:** Full Planning Permission
Ward: Oxtun **Decision Level:** Delegated
Decision Date: 17/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mrs C McLachlan **Agent:** Mr J Theobald
Location: 26 ALTON ROAD, OXTON, CH43 1XA
Proposal: Erection of a detached garage to front garden area and re-siting of existing gates to new entrance

Application No.: APP/10/01065 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 03/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mrs J Fisher **Agent:**
Location: 2 THE GLEN, BROMBOROUGH, CH63 9AL
Proposal: Erection of a single storey wooden rear garden shed.

Application No.: OUT/10/01068 **Application Type:** Outline Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 10/11/2010 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Messrs Hanks & Triggs **Agent:** Paddock Johnson Partnership
Location: 104 PENSBY ROAD, HESWALL, CH60 7RF
Proposal: Demolition of unoccupied dwelling and erection of C2 residential care facility.

Application No.: APP/10/01088 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 18/11/2010 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr P & Mrs D Di Bella **Agent:**
Location: 5 - 7 MILL HILL ROAD, IRBY, CH61 4UB
Proposal: Change of use of from A1 to class A3 - restaurant and cafe
(AMENDMENT TO ADDRESS)

Application No.: APP/10/01091 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:**
Location: 32 NEWLYN ROAD, MEOLS, CH47 7AS
Proposal: Erection of a two storey side extension and single storey rear extension

Application No.: APP/10/01109 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 02/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Doughty **Agent:** Bryson Design Ltd
Location: 37 BROADHEATH AVENUE, BIDSTON, CH43 7NP
Proposal: Erection of a two storey side extension and detached garage to side

Application No.: ADV/10/01110 **Application Type:** Advertisement Consent
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 03/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Ashleigh Signs Limited
Location: The Anchor Inn, 1 THURSTASTON ROAD, IRBY, CH61 0HA
Proposal: Erection of 3no. externally illuminated signs, 1no. internally illuminated sign, 1no. lantern and 3no. spotlights

Application No.: ADV/10/01112 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 03/11/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: **Agent:** CLA
Location: Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD
Proposal: Erection of 2 No.Fascia Boards to florist. 1 No. Fascia Board to re-configured entrance

Application No.: APP/10/01113 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 05/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr & Mrs Richards **Agent:** Studio Three Architects
Location: Westwood Chalet, 57 ELEANOR ROAD, BIDSTON, CH43 7QW
Proposal: Removal of existing roof and replace with new pitched roof incorporating bedrooms within roofspace and dormers to side and rear elevations

Application No.: APP/10/01115 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 02/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Wirral BMS Ltd
Location: Farragher House Residential Home, 7-9 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UN
Proposal: Replacement of existing conservatory with new single storey rear lounge/dining room with integral boiler housing

Application No.: APP/10/01116 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 03/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** KKA Ltd
Location: Site on Lever Causeway (west of junction with Mount road, Bebington, Wirral)
Proposal: Alteration / extension of existing vehicle layby used during the loading of water from current hole.
New traffic sign duplicating existing.

Application No.: APP/10/01118 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 04/11/2010 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr P Kinney **Agent:**
Location: 712-714 BOROUGH ROAD, TRANMERE, CH42 9JE
Proposal: Change of use from shop to licensed restaurant.

Application No.: APP/10/01119 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/11/2010 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr P Ford **Agent:**
Location: 20 GREENLEAS ROAD, WALLASEY VILLAGE, CH45 8LS
Proposal: Proposed first floor side extension

Application No.: APP/10/01121 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 05/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr M & Mrs J Crowther **Agent:** SNA Architectural Services Ltd
Location: 39 HAZEL GROVE, IRBY, CH61 4UY
Proposal: Demolition of existing rear extension and erection of a single storey side and rear extension

Application No.: APP/10/01122 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 04/11/2010 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr A Gordon **Agent:** Mr C Elliott
Location: 32 ARROWE AVENUE, MORETON, CH46 0RZ
Proposal: Demolition of existing bungalow and erection of a brick three-bedroom bungalow with a pitched tiled roof.

Application No.: APP/10/01123 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 04/11/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: **Agent:** CLA
Location: Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD
Proposal: Proposal 1 - Demolition of existing entrance foyer and erection of a new glazed entrance with projecting canopy over.
Proposal 2 - New glazed shopfront to create florist within the context of existing market.

Application No.: APP/10/01124 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/11/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs McKay **Agent:** The Kenefick Jones Partnership
Location: Dalton, 30 MILL LANE, GAYTON, CH60 2TQ
Proposal: Erection of two storey extension at the front and extensions to the roof.

Application No.: APP/10/01125 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 01/11/2010 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr S Bryce **Agent:** C W Jones
Location: Westwood, ST DAVIDS LANE, NOCTORUM, CH43 9UD
Proposal: Erection of a ground and first-floor extension at rear. (Resubmission of previously withdrawn application).

Application No.: APP/10/01126 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 04/11/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Paddock Johnson Partnership
Location: Carmelite Monastery, 12 GROSVENOR PLACE, CLAUGHTON, CH43 1UA
Proposal: Erection of a single storey side extension to provide larger kitchen facility

Application No.: APP/10/01127 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 01/11/2010 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr Grealis **Agent:** The Kenefick Jones Partnership Limited
Location: 3 ORCHARD GRANGE, SAUGHALL MASSIE, CH46 6DZ
Proposal: Erection of a two-storey side and single storey rear extension

Application No.: APP/10/01129 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 08/11/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr B Connis **Agent:** Mr P Barker
Location: 95 MILNER ROAD, HESWALL, CH60 5RX
Proposal: Demolition of existing single storey side extension. Erection of a two storey side extension and single storey rear extension.

Application No.: APP/10/01131 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 08/11/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr D O'Keeffe **Agent:**
Location: 36 FOXCOVERS ROAD, BEBINGTON, CH63 3EQ
Proposal: Removal of existing side extension and garage and erection of a two storey side extension.

Application No.: APP/10/01134 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 04/11/2010 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** CWAS
Location: Kinnaird Court, CLIFF ROAD, LISCARD
Proposal: To convert the existing flat roof to a tiled pitched roof.

Application No.: APP/10/01135 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 01/11/2010 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr J Lynch **Agent:** Mr Keohane
Location: 22 ELM PARK ROAD, NEW BRIGHTON, CH45 5JH
Proposal: Erection of a single storey rear extension

Application No.: APP/10/01136 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 04/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Aedas Building Consultancy Ltd
Location: Ladymount RC Primary School, PORTAL ROAD, PENSBY, CH61 5YD
Proposal: Single storey extension of the existing early years unit to provide an increase in floor area of an existing classroom and to create a shared internal space.

| | | | |
|-------------------------|---|--------------------------|----------------------------|
| Application No.: | APP/10/01137 | Application Type: | Full Planning Permission |
| Ward: | New Brighton | Decision Level: | Delegated |
| Decision Date: | 04/11/2010 | Decision: | Approve |
| Case Officer: | Miss S McIlroy | | |
| Applicant: | Mr A Johnson | Agent: | |
| Location: | 115 ROWSON STREET, NEW BRIGHTON | | |
| Proposal: | Erection of a single storey extension | | |
| Application No.: | APP/10/01138 | Application Type: | Full Planning Permission |
| Ward: | Hoylake and Meols | Decision Level: | Delegated |
| Decision Date: | 09/11/2010 | Decision: | Approve |
| Case Officer: | Miss K Elliot | | |
| Applicant: | Mr N Beaumont | Agent: | Survey & Design Associates |
| Location: | 17 GRANGE ROAD, WEST KIRBY, CH48 4DY | | |
| Proposal: | Change of use of ground floor shop, first floor flat and offices to first and second floor offices and ground floor shop/offices and external alterations (retrospective) | | |
| Application No.: | APP/10/01139 | Application Type: | Full Planning Permission |
| Ward: | Upton | Decision Level: | Delegated |
| Decision Date: | 04/11/2010 | Decision: | Approve |
| Case Officer: | Miss S McIlroy | | |
| Applicant: | Mrs N Wright | Agent: | |
| Location: | 3 LITCHAM CLOSE, UPTON, CH49 4GN | | |
| Proposal: | Erection of a single storey front extension | | |
| Application No.: | APP/10/01140 | Application Type: | Full Planning Permission |
| Ward: | Moreton West and Saughall Massie | Decision Level: | Delegated |
| Decision Date: | 11/11/2010 | Decision: | Approve |
| Case Officer: | Mrs S Lacey | | |
| Applicant: | Miss A Povall | Agent: | Rostons Ltd |
| Location: | Greenacres, 26 GARDEN HEY ROAD, SAUGHALL MASSIE, CH46 5NE | | |
| Proposal: | Erection of wooden stables with concrete yard to front, steel portal frame hay feed store and sand based manege. | | |
| Application No.: | APP/10/01141 | Application Type: | Full Planning Permission |
| Ward: | Heswall | Decision Level: | Delegated |
| Decision Date: | 18/11/2010 | Decision: | Approve |
| Case Officer: | Miss A McDougall | | |
| Applicant: | Mrs H Mimnagh | Agent: | Mr J S Gittins |
| Location: | Hessledale, FEATHER LANE, HESWALL, CH60 4RL | | |
| Proposal: | Proposed rear dormer window extension to approved application APP/09/6506. | | |

| | | | |
|-------------------------|--|--------------------------|--------------------------|
| Application No.: | APP/10/01142 | Application Type: | Full Planning Permission |
| Ward: | Bidston and St James | Decision Level: | Delegated |
| Decision Date: | 09/11/2010 | Decision: | Approve |
| Case Officer: | Mrs S Lacey | | |
| Applicant: | | Agent: | Unit 17 |
| Location: | 366 BROOK STREET, BIRKENHEAD, CH41 4LB | | |
| Proposal: | Change of use from vehicle mechanics to flooring specialist warehouse (Use Class B8). Proposed storage area, offices, lobby and windows (amended description). | | |

| | | | |
|-------------------------|--|--------------------------|-----------------------|
| Application No.: | ADV/10/01144 | Application Type: | Advertisement Consent |
| Ward: | Bidston and St James | Decision Level: | Delegated |
| Decision Date: | 09/11/2010 | Decision: | Approve |
| Case Officer: | Mrs S Lacey | | |
| Applicant: | | Agent: | Unit 17 |
| Location: | 366 BROOK STREET, BIRKENHEAD, CH41 4LB | | |
| Proposal: | Erection of two advertising boards. | | |

| | | | |
|-------------------------|--|--------------------------|--------------------------|
| Application No.: | APP/10/01149 | Application Type: | Full Planning Permission |
| Ward: | New Brighton | Decision Level: | Delegated |
| Decision Date: | 17/11/2010 | Decision: | Approve |
| Case Officer: | Mrs S Lacey | | |
| Applicant: | Mr A Jones | Agent: | |
| Location: | 3 WATERLOO ROAD, NEW BRIGHTON, CH45 2JN | | |
| Proposal: | Alteration and conversion of existing dwelling into three self contained apartments. | | |

| | | | |
|-------------------------|--|--------------------------|-----------------------|
| Application No.: | ADV/10/01150 | Application Type: | Advertisement Consent |
| Ward: | | Decision Level: | Delegated |
| Decision Date: | 10/11/2010 | Decision: | Approve |
| Case Officer: | Miss S McIlroy | | |
| Applicant: | | Agent: | Axis Architecture |
| Location: | H M Coroner for Merseyside, 38 GRANGE ROAD, WEST KIRBY, CH48 4EF | | |
| Proposal: | Installation of various fascia signs and one projecting sign | | |

| | | | |
|-------------------------|---|--------------------------|--------------------------|
| Application No.: | APP/10/01153 | Application Type: | Full Planning Permission |
| Ward: | Heswall | Decision Level: | Delegated |
| Decision Date: | 09/11/2010 | Decision: | Approve |
| Case Officer: | Mrs J McMahon | | |
| Applicant: | Mr & Mrs Burns | Agent: | Architects - Direct.Com |
| Location: | Owls Cottage, 3 MILL LANE, GAYTON, CH60 2TE | | |
| Proposal: | Proposed single storey kitchen extension, new fenestration to existing dining area and associated internal alterations. | | |

| | | | |
|-------------------------|---|--------------------------|--------------------------|
| Application No.: | APP/10/01154 | Application Type: | Full Planning Permission |
| Ward: | Eastham | Decision Level: | Delegated |
| Decision Date: | 15/11/2010 | Decision: | Approve |
| Case Officer: | Mrs J McMahon | | |
| Applicant: | Mr S Bowers | Agent: | |
| Location: | 16 TORR DRIVE, EASTHAM, CH62 0BG | | |
| Proposal: | Construct a 1.80m high brick wall with pillars and timber infills. | | |
| Application No.: | APP/10/01155 | Application Type: | Full Planning Permission |
| Ward: | Heswall | Decision Level: | Delegated |
| Decision Date: | 04/11/2010 | Decision: | Approve |
| Case Officer: | Miss A McDougall | | |
| Applicant: | Mr M Bemrose | Agent: | |
| Location: | 184A-186 TELEGRAPH ROAD, HESWALL, CH60 0AJ | | |
| Proposal: | Variation of Condition 1 on 2009/5890 licencing hours to be extended Friday to Saturday from 1.00 am to 1.30 am, and Thursday midnight to 1.00 am. For the provision to allow a special licence to be provided e.g. Sunday and Bank Holidays. (Terrace C) (Amended address) | | |
| Application No.: | APP/10/01159 | Application Type: | Full Planning Permission |
| Ward: | Moreton West and Saughall Massie | Decision Level: | Delegated |
| Decision Date: | 04/11/2010 | Decision: | Withdrawn |
| Case Officer: | Miss S Mclroy | | |
| Applicant: | Mr Evans | Agent: | MDA Projects |
| Location: | 28 SYCAMORE CLOSE, UPTON, CH49 4QL | | |
| Proposal: | Erection of a detached garage | | |
| Application No.: | APP/10/01160 | Application Type: | Full Planning Permission |
| Ward: | Hoylelake and Meols | Decision Level: | Delegated |
| Decision Date: | 17/11/2010 | Decision: | Approve |
| Case Officer: | Mrs S Lacey | | |
| Applicant: | Mr K O'Connell | Agent: | ECDS Ltd |
| Location: | 51 ALDERLEY ROAD, HOYLAKE, CH47 2AU | | |
| Proposal: | Detached garage to rear | | |
| Application No.: | APP/10/01162 | Application Type: | Full Planning Permission |
| Ward: | Moreton West and Saughall Massie | Decision Level: | Delegated |
| Decision Date: | 16/11/2010 | Decision: | Approve |
| Case Officer: | Miss K Elliot | | |
| Applicant: | Mr M Jones | Agent: | HOGAN DRAWING SHOP LTD |
| Location: | 10 GILWELL AVENUE, MORETON, CH46 0UB | | |
| Proposal: | Erection of a first floor side extension and garage conversion | | |

Application No.: APP/10/01163 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr C Grainger **Agent:** C W Jones
Location: 128 MILNER ROAD, BARNSTON, CH60 5SB
Proposal: Erection of a conservatory between garage and front of existing house.

Application No.: APP/10/01164 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 08/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr C Green **Agent:** Mr M Pickard
Location: 15 LATCHFORD ROAD, GAYTON, CH60 3RN
Proposal: Install pitched roof over existing flat roof to rear two storey extension.

Application No.: APP/10/01165 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 01/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Williamson **Agent:** Prenton Glass
Location: 137 FISHERS LANE, PENSBY, CH61 8SD
Proposal: Erection of a rear conservatory.

Application No.: ADV/10/01167 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 16/11/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: 215 NEW CHESTER ROAD, NEW FERRY, CH62 4RD
Proposal: Erection of two illuminated signs.

Application No.: APP/10/01174 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/11/2010 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr N A Jones **Agent:** Mr P Barker
Location: 24 ANDREWS WALK, BARNSTON, CH60 2SE
Proposal: Raise roof ridge height for rear extension and loft conversion.

Application No.: ANT/10/01190 **Application Type:** Prior Approval of Telecommunications PD
Ward: Eastham **Decision Level:** Delegated
Decision Date: 02/11/2010 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Babcock International Group
Location: Pavement fronting New Rake Hotel, Mill Park Drive, Eastham, CH62 9AY
Proposal: Installation of a 11.8 metre high monopole with adjacent equipment cabinet.

Application No.: ANT/10/01191 **Application Type:** Prior Approval of Telecommunications PD
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 02/11/2010 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Babcock International Group
Location: Bromborough Car Sales, BROMBOROUGH ROAD, BEBINGTON, CH63 7RH
Proposal: Installation of a 15 metre high monopole with adjacent equipment cabinet.

Application No.: ANT/10/01192 **Application Type:** Prior Approval of Telecommunications PD
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 02/11/2010 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: **Agent:** Babcock International Group
Location: Pavement adjacent to Lancelyn Court, SPITAL ROAD, BEBINGTON, CH63 9JP
Proposal: Installation of a 12.5 metre high monopole with adjacent cabinet.

Application No.: APP/10/01242 **Application Type:** Full Planning Permission
Ward: Oxton **Decision Level:** Delegated
Decision Date: 01/11/2010 **Decision:** Permitted development
Case Officer: Miss K Elliot
Applicant: Mr P Burrows **Agent:**
Location: 14 HUGHES LANE, OXTON, CH43 5TU
Proposal: Erection of a single storey rear extension.

Total Number of Applications Decided: 63

Summary of data

| | Total Per |
|-----------------------|-----------|
| Approve | 57 |
| Permitted development | 1 |
| Refuse | 4 |
| Withdrawn | 1 |
| Report Total | 63 |

This page is intentionally left blank