



Planning Committee

Date:	Thursday, 24 May 2012
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Victoria Rainsford
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Website: <http://www.wirral.gov.uk>

1. **MINUTES (Pages 1 - 14)**
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. **APPOINTMENT OF VICE CHAIR**
4. **REQUESTS FOR SITE VISITS**

Members are asked to request all site visits before any application is considered.
5. **APP/11/01365 - ASDA SUPERSTORE, WELTON ROAD, BROMBOROUGH, CH62 3PN- APPLICATION TO REPLACE AN EXTANT APPROVED PLANNING APPLICATION (08/5084) - CONSTRUCTION OF MEZZANINE FLOOR. (Pages 15 - 22)**
6. **APP/12/00047 - PEEL HEY, FRANKBY ROAD, FRANKBY, CH48 1PP - NEW EXIT AND DRIVEWAY. (Pages 23 - 28)**
7. **APP/12/00119 - 5 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LG - A FIRST FLOOR EXTENSION TO PROVIDE BEDROOMS WITH A SINGLE STOREY EXTENSION TO THE LEFT ELEVATION. (RESUBMISSION OF ORIGINAL APPLICATION 11/1425) (Pages 29 - 34)**
8. **APP/12/00142 - CHESTER ROAD INDUSTRIAL UNITS, CHESTER ROAD, GAYTON - ERECTION OF 2 UNITS FOR B8 USE (Pages 35 - 40)**

9. **APP/12/00148 - 64 STANLEY ROAD, HOYLAK, CH47 1HZ - DETACHED DOMESTIC GARAGE WITH ACCOMMODATION ANCILLARY TO THE MAIN (Pages 41 - 44)**
10. **APP/12/00221- THE OVAL SPORTS CENTRE, OLD CHESTER ROAD, HIGHER BEBINGTON - THE ERECTION OF A SINGLE STOREY FURTHER EDUCATION SPORTS COLLEGE TOGETHER WITH A BRICK BUILT SECURE COMPOUND TO THE REAR FOR PARKED COLLEGE VEHICLES (Pages 45 - 52)**
11. **APP/12/00260 - 8 STANLEY ROAD, HOYLAK, CH47 1HW - ERECTION OF A SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING DETACHED GARAGES AND ERECTION OF A NEW DOUBLE GARAGE/BBQ ROOM, REAR WALL WITH GATE OPENING, NEW FRONT PORCH (REPLACEMENT), AND INSTALLATION OF A FIRST-FLOOR REAR FACING BALCONY. (Pages 53 - 58)**
12. **APP/12/00300 - CHATSWORTH ROAD, PENSBY - PROPOSED CHANGE OF USE OF LAND FROM AGRICULTURAL LAND TO USE FOR DOG AGILITY TRAINING (NON-COMMERCIAL) (Pages 59 - 62)**
13. **OUT/12/00331 - BRIDGE COURT, BRIDGE ROAD, WEST KIRBY - OUTLINE PLANNING APPLICATION FOR (A) CONSTRUCTION OF FORTY EIGHT TWO BED APARTMENTS WITH ASSOCIATED CAR PARKING, AND (B) A NEW HEALTHCARE FACILITY WITH ASSOCIATED CAR PARKING. (Pages 63 - 78)**
14. **APP/12/00416 - BROOKHURST PRIMARY SCHOOL, BROOKHURST ROAD, BROMBOROUGH, CH63 0EH - RETROSPECTIVE PLANNING APPLICATION FOR THE ERECTION OF TRIM-TRAIL CLIMBING APPARATUS WITHIN THE REAR PLAYGROUND AREA OF THE SCHOOL SITE. (Pages 79 - 84)**
15. **APP/11/00461 CHAMPIONS BUSINESS PARK, ARROWE BROOK ROAD, UPTON - RETENTION OF THE FORMER CHAMPION SPARK PLUGS SITE FOR MIXED BUSINESS, INDUSTRIAL, RECORDING STUDIO AND DISTRIBUTION PURPOSES WITH TRADE COUNTER) (USE CLASSES B1, B2 AND B8), AND CARAVAN STORAGE (Pages 85 - 92)**
16. **APP/12/00251- 63 OSMASTON ROAD, PRENTON, CH42 8LR - SINGLE STOREY SIDE AND REAR EXTENSION WITH DORMER LOFT CONVERSION (Pages 93 - 96)**
17. **APP/12/00413 - 48 MARLOWE ROAD, LISCARD, CH44 3DG - SINGLE STOREY SIDE/REAR EXTENSION (Pages 97 - 100)**

- 18. APP/12/00438 - 11 RESERVOIR ROAD NORTH, PRENTON, CH42 8LT - DOUBLE STOREY REAR AND SIDE EXTENSIONS AND INTERNAL ALTERATIONS WITH ROOF DORMERS PROVISION OF SECOND VEHICULAR ACCESS AND DRIVE AND SINGLE STOREY BUILDING TO THE SIDE (Pages 101 - 104)**
- 19. PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/04/2012 AND 14/05/2012 (Pages 105 - 134)**
- 20. PLANNING APPEALS DECIDED BETWEEN 16/04/2012 AND 14/05/2012 (Pages 135 - 136)**
- 21. ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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Planning Committee

Date:	Tuesday, 27 March 2012
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

SUPPLEMENTARY AGENDA

Contact Officer: Pat Phillips
Tel: 0151 691 8488
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Website: <http://www.wirral.gov.uk>

1. **MINUTES (Pages 1 - 12)**

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PLANNING COMMITTEE

Tuesday, 6 March 2012

<u>Present:</u>	Councillor	D Elderton (Chair)	
	Councillors	E Boulton W Clements P Johnson D Mitchell S Kelly	B Kenny B Mooney D Realey J Salter
<u>Deputy:</u>	Councillor	P Glasman (In place of J Walsh)	

183 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on Thursday 16 February, 2012.

Resolved - That the minutes be received.

184 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

185 REQUESTS FOR SITE VISITS

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

The following request for a site visit was unanimously approved.

APP/11/01501 – 22 Broughton Avenue, West Kirby, CH48 4EZ – Erection of a two storey side extension, single storey rear extension with internal alterations.
(Councillor Eddie Boulton)

186 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

187 APP/11/00715 - LAND AT THE JUNCTION OF LAIRD STREET, BRAY STREET & PARK ROAD NORTH, INCLUDING NO'S 2-4 LAIRD STREET, 212-214 PARK ROAD NORTH AND 38, 39 AND 40 BRAY STREET, BIRKENHEAD, WIRRAL CH41 8BY - THE DEMOLITION OF 2 NO. VACANT COMMUNITY BUILDINGS AND THE CREATION OF 8 NO. RESIDENTIAL UNITS AND ASSOCIATED CAR PARKING (AMENDED PLANS RECEIVED 14/02/12).

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

A petitioner addressed the meeting.

The applicant addressed the meeting.

On a motion by Councillor John Salter and seconded by Councillor Dave Mitchell it was:

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

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Before any construction commences, full details and samples of the all the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. No development shall commence until a ground contamination survey has been undertaken, taking into account any potential contaminants from all known previous land uses. Should this survey identify any such contaminants, then a scheme of remediation to render the site suitable for use shall be submitted to and approved in writing by the Local Planning Authority prior to such works being undertaken. A statement giving precise details of the nature and extent of any such remediation, together with certification that the site has been made suitable for its intended use, shall also be submitted to and approved in writing by the Local Planning Authority.**
- 4. The remainder of the undeveloped land within the curtilage of the site shall be suitably hard and soft landscaped with in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to commencement of any construction work on the site. Such landscaping work to be shall be carried out prior to the occupation of any part of the development or in accordance with an alternative timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.**
- 5. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall**

be completed before the buildings are occupied and the development shall be carried out in accordance with the approved details.

6. The development hereby granted permission shall not be commenced until a full scheme of works for provision within the development of a traffic calming scheme, and the implementation of a 20mph speed limit including all appropriate signage and traffic regulation orders, has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of any part of the development.

7. The development shall be implemented in accordance with the plans received by the Local Planning Authority 14th February 2012.

8. Prior to the commencement of demolition of 2-4 Laird Street and 212-214 Park Road North, a professional record of the building; drawings, photography and written record, should be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the recording should be at Level 2 in accordance with English Heritage Guidance - Understanding Historic Buildings: A guide to good recording practice.

188 **APP/11/01410 - UNUSED LAND, CHAPELHILL ROAD, MORETON, CH46 9RP - NEW BUILD DEVELOPMENT OF 10 NO. 2-BED 4-PERSON TWO-STOREY HOUSES, 18 NO. 2-BED 4-PERSON THREE-STOREY FLATS AND 2 NO. 2-BED 4-PERSON TWO-STOREY FLATS (AMENDED PLANS RECEIVED 13/02/12).**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Bernie Mooney it was:

Resolved (10:1) – That the application be approved conditionally subject to a Section 106 legal agreement and the following conditions;

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

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

3. The development shall be carried out in accordance with the details contained in drawings received by the Local Planning Authority on 13th February 2012.

4. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

5. The development shall be implemented utilising the facing and roofing materials submitted to the Local Planning Authority on 13 February 2012, unless an alternative material is submitted to and agreed in writing by the Local Planning Authority.

6. 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.

7. 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 pedestrian dropped kerbs at the junctions of Chapelhill Road with Fordhill View and Fender View Road. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

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

9. Prior to the commencement of development, a scheme for the protection of toads shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall include the specification for an amphibian barrier, and a detailed survey methodology statement, including the timescales proposed. The scheme shall be implemented in accordance with the approved details and timescale.

10. Prior to the commencement of demolition/construction the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery. The existing soil levels under tree canopies shall not be altered at any time.

11. Before any construction commences, samples of the materials to be used in the surfacing of the pedestrian and highway routes 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.

12. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

189 APP/11/01441 - HONISTER, RABY DRIVE, RABY MERE, CH63 0NQ - RETROSPECTIVE PLANNING APPLICATION FOR THE DEMOLITION OF A CARPORT, PROPOSED SINGLE STOREY EXTENSION, PROPOSED 2-STOREY GARAGE WITH HOME OFFICE WITH THE INSERTION OF 4 VELUX ROOFLIGHTS AND A FLUE TO THE REAR ELEVATION OF THE GARAGE. (AMENDMENT TO APP/2010/00606).

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor John Salter it was:

Resolved (10:1) – That the application be approved subject to the following conditions;

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

2. The proposed north east facing first floor window shall be obscurely glazed (not less than Level 3) and non opening and shall be permanently retained as such thereafter.

3. Within 1 month of the date of this permission, the 4 roof lights on the south west facing roof slope of the extension as indicated on Drawing No's. DW6 REV E Proposed garage 1st floor, DWG 9 REV C Proposed rear & side elevations and DWG 40 - Roof Plan shall be obscurely glazed (not less than Level 3) and non opening and shall be permanently retained as such thereafter.

190 APP/11/01497- CORNER OF BEECHWOOD DRIVE AND FARMFIELD DRIVE, BEECHWOOD, WIRRAL, CH43 7QU - CONSTRUCTION OF 18NO. NEW FAMILY HOUSES AND NEW ACCESS ROAD ON FORMER FELTREE NURSING HOME SITE.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor John Salter and seconded by Councillor Eddie Boulton it was:

Resolved (11:00) – That the application be approved subject to the following conditions;

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Before any construction commences, samples of the facing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed colour of the render. The approved materials shall then be used in the construction of the development.**
- 3. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.**
- 4. The development shall not be occupied until full details of the proposed boundary treatment are received and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.**
- 5. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.**
- 6. 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 amendment of the public highway of Farmfield Drive and Beechwood Drive adjacent to the development site; including footway works, vehicle crossings, tactile paving and the relocation and/or renewal of street furniture as required and including pedestrian dropped kerbs and associated tactile paving on both sides of Farmfield drive at its junction with Beechwood Drive. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.**

191 **APP/11/01514 - UNUSED LAND, FERNY BROW ROAD, WOODCHURCH, CH49 8EH - ERECTION OF 16NO. FLATS (1,2,& 3 BEDROOMS) INCLUDING PARKING AND ASSOCIATED LANDSCAPING.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Bernie Mooney it was:

Resolved (11:00) – That the application be approved subject to the following conditions;

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Before any construction commences, samples of the facing and roof materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. The proposed landscaping shall be completed before the accommodation hereby approved is occupied. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced by trees and shrubs of similar species and size to those originally planted in the first available planting season.**
- 4. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.**
- 5. Prior to the occupation of the development hereby approved, details of the signage relating to the one way vehicular access shall be submitted to and agreed in writing with the Local Planning Authority. The signs shall be erected before the flats are occupied in accordance with the agreed details and retained as such thereafter.**
- 6. Prior to the occupation of the development hereby approved, details of the dropped kerbs at both vehicle entrance and exit shall be submitted to and agreed in writing with the Local Planning Authority. The kerbs shall be installed before the flats are occupied in accordance with the agreed details and retained as such thereafter.**
- 7. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in**

writing with the Local Planning Authority.

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

9. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

192 APP/11/01520 - REDWOOD, 18 FARR HALL DRIVE, HESWALL, CH60 4SH - DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND REPLACEMENT WITH A NEW 2 STOREY HOUSE WITH A FLAT ROOF, BASEMENT AND DOUBLE GARAGE (DETACHED), NEW DRIVEWAY AND AMENDED FRONT ENTRANCE FROM FARR HALL DRIVE. (AMENDED DESCRIPTION).

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor John Salter and seconded by Councillor Brian Kenny it was:

Resolved (10:1) – That the application be approved subject to the following conditions;

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

2. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

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

4. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

6. Details of a scheme of planting to provide a screen for the site/along the North East and South West boundaries, consisting predominantly of trees or other suitable plants shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority.

7. The agreed planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

8. Within three months of the date of this permission details of the scheme demolition of the existing dwelling shall be submitted to and approved in writing with the local planning authority.

9. Prior to the first occupation of the development the existing dwelling shall be demolished in accordance with the approved scheme of demolition as outlined in condition 7 of this approval.

10. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

11. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 25 January 2012

193 **APP/11/01525 - BEACON COTTAGE, 4 MOORLAND CLOSE, GAYTON, CH60 0EL - TWO STOREY REAR EXTENSION. FIRST FLOOR SIDE EXTENSION OVER GARAGE.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor John Salter and seconded by Councillor Eddie Boulton it was:

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

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Works on the site shall only take place between 08.00 hours and 18.00 hours.**
- 3. Any holes or trenches left open overnight shall have a means of escape provided for badgers, for example in the form of a scaffolding plank.**
- 4. All materials, especially those containing lime, shall be stored securely within the site.**

194 **APP/12/00003 - SELWYN CONSTRUCTION, TARRAN ROAD, MORETON, CH46 4TU - PROPOSED 3 STOREY COMMERCIAL OFFICE FACILITY (USE CLASS B1) WITH GROUND FLOOR PARKING.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Wendy Clements it was:

Resolved (11:00) – That the application be approved subject to the following conditions;

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The premises shall be used only for purposes within Use Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987.**
- 3. Notwithstanding the detail shown in drawing no. 1008-25.0-106 rev B, the development hereby permitted shall not be commenced until such time as a scheme to limit surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.**
- 4. The development shall not be commenced until such time as a scheme to incorporate flood-proofing measures in the proposed development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.**
- 5. 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.**

6. Before any construction commences, samples of the facing 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.

195 APP/11/01501 - 22 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER - ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS.

Resolved – That consideration of the item be deferred for a formal site visit.

196 APP/12/00040 - 12 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ - ERECTION OF A TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND REAR DECKED AREA (AMENDED DESCRIPTION).

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Dave Mitchell it was:

Resolved (11:00) – That the application be approved subject to the following conditions;

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

2. Before the development hereby permitted is brought into use the window in the first-floor elevation of the proposed two-storey side extension facing west towards Riversdale Nursing Home shall be fixed shut and obscurely glazed with frosted glass (not less than Level 3) and retained as such thereafter.

3. The development hereby approved shall be carried out in accordance with the details shown on plan reference number 147_2011_02 labelled 'Proposed Plans' received by the Local Planning Authority on 6th February 2012.

197 APP/12/00114 - 26 CROFT LANE, BROMBOROUGH, CH62 2DD - RETROSPECTIVE PLANNING PERMISSION FOR EXTENSION TO FRONT OF GARAGE.

Resolved – That consideration of the item be deferred to a future meeting of the Planning Committee.

198 **PLANNING APPEALS DECIDED BETWEEN 06/02/2012 AND 23/02/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing Planning Appeals decided between 06/02/2012 and 23/02/2012.

Resolved – That the report be noted.

199 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/02/2012 AND 23/02/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided on between 06/02/2012 and 23/02/2012.

Resolved – That the report be noted.

Planning Committee

24 May 2012

Reference:
APP/11/01365

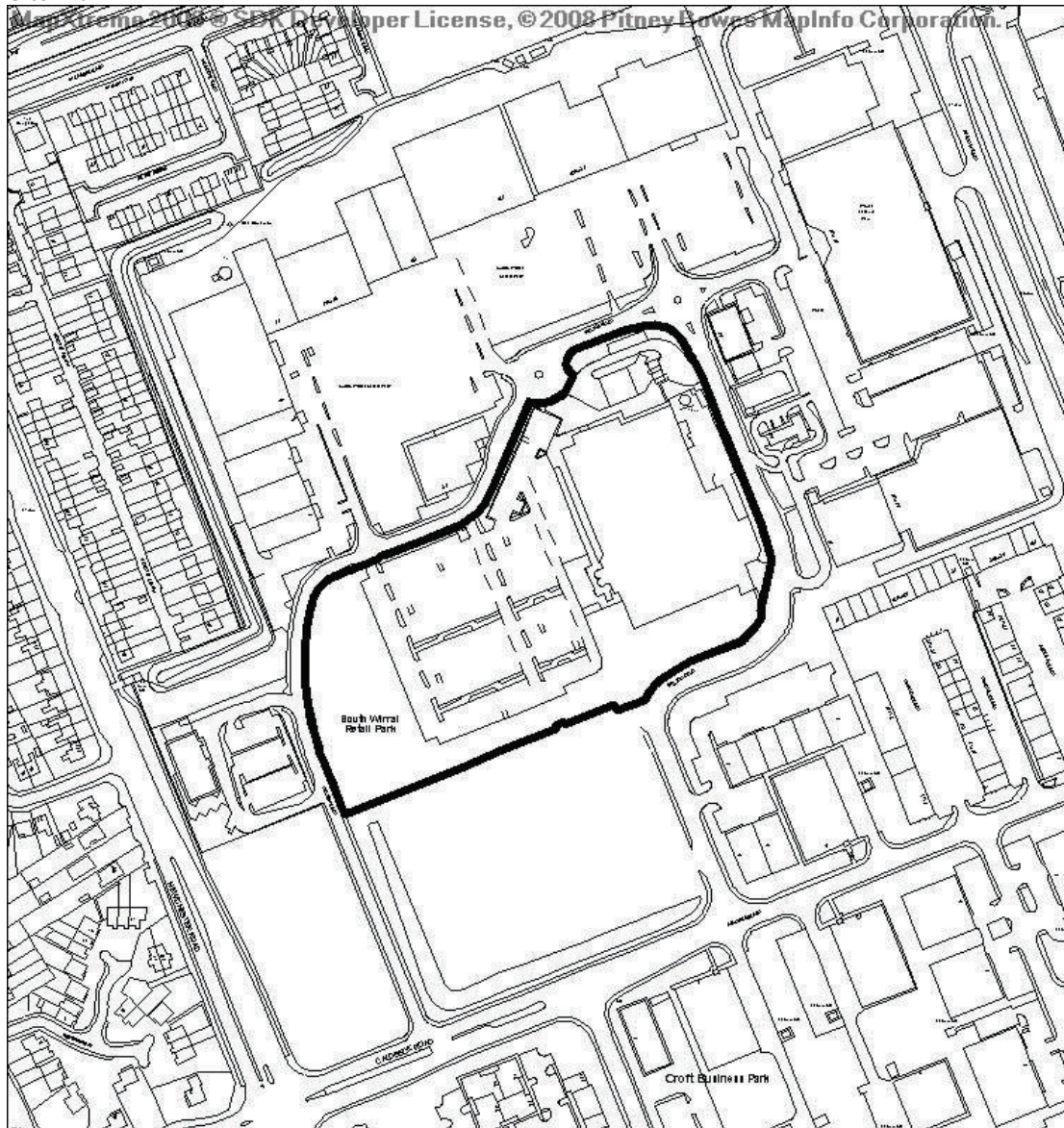
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Asda Superstore, WELTON ROAD, BROMBOROUGH, CH62 3PN
Proposal: Application to replace an extant approved planning application (08/5084)- Construction of Mezzanine Floor
Applicant: Asda Stores Ltd
Agent : Planning Potential

Site Plan:



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Development Plan Designation:
Primarily Industrial Area

Out of Centre Retail Development

Planning History:

Various, but most relevant include:

1987/6990 - Retail park development including superstore, non-food units, restaurant, garden centre, petrol filling station, car parking, servicing, access roads, landscaping and ancillary facilities - Approved 12/07/1988

1998/6974 - Erection of single storey extensions to front and side, erection of canopy at rear, enclosure of existing rear canopy to form warehouse, formation of car parking spaces and realignment of existing road (Welton Road) - Approved 28/07/1999

2000/5198 - Erection of extensions - Approved 16/03/2000

2008/5084 - Construction of a mezzanine floor - Approved 02/02/2009

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 41 adjoining properties, and a site notice erected at the site. At the time of writing this report no representation have been received

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) – no objection subject a section 106 agreement and conditions for a travel plan and cycle parking.

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application seeks permission for a mezzanine floor over 1000 square metres in size which is defined as a major development within Wirral's adopted scheme of delegation for determining planning applications and is therefore required to be considered by the Planning Committee.

INTRODUCTION

This is an application to renew an existing permission (APP/2008/5084) for a proposed a mezzanine with a net floorspace of 1,571m² at the Asda superstore adjacent to the Croft Retail Park in Bromborough. Planning permission was granted in February 2009. Asda are seeking to renew the application under the simplified procedure for renewing extent permissions which was introduced by an amendment to the GDPO in 2009.

PRINCIPLE OF DEVELOPMENT

Guidance on Greater Flexibility for Planning Permissions, issued by the Department for Communities in updated form in October 2010 states: "In current circumstances, local planning authorities should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date. While these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, local planning authorities should, in making their decisions, focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission.

The applicant has submitted a new Planning and Retail Statement with the application to take account of changes in circumstances since the original planning permission was issued, with a supplementary submission on the sequential approach.

SITE AND SURROUNDINGS

The Croft Retail and Leisure Park at Bromborough is an established retail and leisure site, located east of the A41 (New Chester Road). It forms part of the wider Wirral International Business Park, recognised within the RPG13 as a regionally important location for employment development. Indeed the adjoining Croft Business Park is owned and managed by the North West Development Agency. The site is reasonably located with respect to public transport, New Chester Road being a major bus route and two services passing through the park itself at peak times. To the north of the site is a disused railway which is now a pedestrian and cycle way - this separates the retail site from residential and industrial uses to the north.

POLICY CONTEXT

The applicant indicates that the effect of the mezzanine floor would be to increase the overall net retail floorspace in the store from 4,386 square metres to 5,967 square metres. There would be no increase in the floorspace given over to convenience retailing, with the additional floorspace used for non-food sales, with the resultant food/non food split approximating to 50:50. The applicant indicates that the mezzanine is required to improve the internal layout of the store and reduce the effects of over-trading, increasing circulation space and reconfiguring the ground floor including provision of additional 'back of house' services. The applicant indicates that as the store already stocks a range of non-food goods and George clothing, the mezzanine would not introduce a new category of goods into the store, but enhance the existing offer.

Relevant Planning Policies

The local Development Plan position has not changed significantly since the 2008 permission: while the Core Strategy has progressed to Preferred Options stage, only limited weight can be attached to it. While the Government has announced its intention to revoke the North West Regional Spatial Strategy (RSS), this has yet to take place pending conclusion of the Strategic Environmental Assessment Process. As such local planning policies of relevance include SH9, 10 & 11, in the UDP and RSS Policy W5.

Nationally, town centre policy in PPS6 was replaced by PPS4 in December 2009, which in turn has been replaced by the National Planning Policy Framework (NPPF) issued in March 2012. The NPPF retains the 'town centres first' approach established through previous policy guidance and a requirement for local authorities to apply a sequential approach for all out of centre development and consider impact, where floorspace exceeds 2,500 sq m or a locally set threshold.

UDP policies SH9, 10 & 11 are supplemented by both RSS Policy W5 and the NPPF, which indicate that a sequential approach should now be applied when identifying sites for retail use. RSS Policy W5 which reinforces existing retail planning policy by setting a presumption against large scale extensions to regional/sub-regional comparison facilities, unless fully justified against the sequential approach.

The sequential approach

The sequential assessment with the original application considered various alternative sites in and on edge of Birkenhead Town Centre including Hind St, Oliver St, Birkenhead Market, the Former Rank Bingo Hall site, former St Lawrence's Parish Centre, and the then proposed redevelopment of St Johns St and St Johns Pavement.

The assessment has been updated to reflect changes in circumstances (such as the completion of the Asda store on Oliver Street) and additional sites and premises coming forward including the former TJ Hughes and Netto stores, the basement unit below Boots on Grange Road and the vacant land on Europa Boulevard either side of Conway Park station. The assessment considers the current formats operated by Asda, the NPPF and appeal decisions on disaggregation.

While accepting that the former Netto, TJ Hughes and the basement unit under Boots are considered available, the applicant concludes that they are not suitable or viable (all are judged too small to accommodate the quantum of development proposed); the sites at Europa Boulevard are discounted on grounds of suitability viability and availability. The assessment considers that operating a stand alone separate store to provide the additional floorspace would not represent a viable business model.

As accepted by officers in the original application, weight should be given to the fact that the additional floorspace would be located within an existing established store which has been trading for some considerable length of time and the intention is to target existing customers for additional sales within the same categories of goods already sold at the store. While additional potential sequentially preferable locations have come forward in Birkenhead since the original permission was granted, it is recognised that following the recent opening of Asda in Birkenhead, a requirement to disaggregate of the additional floorspace proposed into a separate standalone store in the town centre is unlikely to be seen as reasonable even if it could be considered a viable option. Officers are not aware of any sites or premises within other centres in the catchment which could accommodate the proposed floorspace in disaggregated form.

Impacts on Existing Centres

The NPPF requires consideration of impact, where floorspace exceeds a 2,500 sq m default or a locally set threshold. No local threshold has yet been set pending adoption of the Core Strategy and as such consideration of impact under the NPPF is no longer a requirement for this application. Nonetheless the applicant prepared an assessment on the basis of previous policy under PPS4

The applicant anticipates that there would be no adverse impact on existing centres as the proposal is intended to capture an element of the forecast growth in expenditure through increasing the amount purchased by existing customers rather than by attracting significant numbers of new customers to the store from the existing centres, supported by evidence from other Asda stores.

The assessment utilises the Council's Town Centres, Retail and Commercial Leisure study prepared by Roger Tym & Partners in 2009 ("the RTP Report") updated to take account of more up to date expenditure growth forecasts which reflect the economic downturn. The RTP report factored the original mezzanine proposal as an existing commitment in its analysis. The proposed mezzanine is assumed to be trading within a five year period and forecast to have a turnover of £6.3m in 2016. On the basis of the applicants amended table 8, most of the turnover is expected to be drawn from RTP survey zones 5a and 5b with the remainder coming from a wider area, taking in the rest of the Borough plus Chester and Liverpool. Within the immediate catchment the largest impacts are identified on the Croft Retail Park followed by Bromborough Village and New Ferry Town Centres in both cases with impact levels less than one percent.

Accessibility

It has been accepted in previous applications that the retail park is accessible by various modes of transport.

Other Factors

The applicant anticipates that the proposal would create approximately 100 jobs (70 part time and 30 full time), which would be advertised through local job centres, which in turn may contribute to economic growth and social inclusion.

Road safety, traffic management issues, availability of different modes of transport likelihood of cars parking on street and the operation of and maximum parking levels are considerations for assessing off street car parking provision at this site under Policy TR9 and SPD4. Policy TR12 and SPG 42 set out the cycle parking requirements.

APPEARANCE AND AMENITY ISSUES

The appearance of the existing store will essentially remain unaltered by the proposal. The only visible external alterations will be the new escape doors and the need to relocate the existing escape doors as a result. The visual impact of these proposals on the south eastern gable elevation of the store will be minimal.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

As with the previous application, a transport assessment has been submitted to accompany the application, which has considered car parking, non-car accessibility and traffic conditions in the vicinity of the site. Based on surveys of store extensions elsewhere, a small increase in traffic flows would be expected - in the region of 65 vehicle movements during the Friday and Saturday peak hours. No alterations are proposed to the existing car parking layout. The existing car park has a large capacity and is compliant with the Council's maximum parking standards as set out in Supplementary Planning Document 4: Parking Standards (SPD4). Good pedestrian routes between the store entrance and bus stops located on Croft Avenue East are provided, however to further enhance accessibility for pedestrians the applicants have agreed to fund the provision of a puffin crossing facility on Welton Road to link the store to the existing footway/cycleway through to New Chester Road. The applicant has also agreed to fund the provision of a variable message sign on Welton Road to advise drivers of the alternative route out of the retail/leisure park at the busiest periods. Both these measures, and a commuted sum for their subsequent maintenance, will be achieved by means of a Section 106 Agreement.

A Draft Travel Plan has also been submitted by the applicant, which outlines a number of measures to be undertaken to encourage walking, cycling, use of public transport and car sharing. In particular it is indicated that the applicant will provide an additional 10 secure cycle parking spaces located close to the store entrance. The Draft Travel Plan represents a commitment to encourage use of alternative modes of transport, focussed particularly upon staff travel. A planning condition would secure submission of a final version of the Travel Plan and its subsequent implementation, whilst a further condition is proposed to secure submission of a scheme of works for the proposed cycle parking and its subsequent implementation. It can be concluded that the minimal increase in traffic movements generated by the proposal can be accommodated at the junction of New Chester Road and Caldbeck Road. Highway gain will be achieved by the proposal to provide a Puffin Crossing and Variable Message Sign. Therefore there are no traffic or highway safety reasons why the proposed development should not proceed, subject to conditions and a Section 106 Agreement.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

SECTION 106 LEGAL AGREEMENT

As outlined above, the agreement will secure the provision of a puffin crossing facility on Welton Road to link the store to the existing footway/cycleway through to New Chester Road and to fund the provision of a variable message sign on Welton Road to advise drivers of the alternative route out of the retail/leisure park during the busiest periods.

CONCLUSION

Information provided by the applicant seeks to address the requirements set out in the former PPS4 (now superseded by the NPPF) which retains the requirement of the sequential approach and the need to consider impact on existing centres. Given that this is a renewal of an existing permission and mindful of the Government Guidance on the consideration of renewals, the main policy considerations have focused on potential changes in circumstances which might call into question the conclusions in relation to the original permission. In this case, there is no change to the previous conclusions in relation to the sequential approach or impact. As such it is considered that the application is in accordance with policies SH9, SH10 and SH11 of the UDP, policy W5 of Regional Spatial Strategy, and in accordance with the requirements of the National Planning Policy Framework. The scheme can therefore be supported, subject to a section 106 Agreement to provide a Puffin Crossing and Variable Message Signs.

Summary of Decision:

Having regard to the individual merits of this application the decision to grant Planning Permission has been taken having regard 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 for the reason of the proposal having no detrimental impact to the amenity of adjoining land uses, and according with policies SH9, SH10 and SH11 of the adopted Wirral Unitary Development Plan; Policy W5 of Regional Spatial Strategy, and; National Planning Policy Framework, that it is recommended the application be approved.

Recommended Decision: **Approve subject to a Section 106 Legal Agreement**

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 net retail sales and display floorspace within the store shall not exceed 5,960 square metres, of which the net sales and display floorspace for non-food comparison goods shall not exceed 2,900 square metres unless agreed otherwise in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and because an alternative format could have the potential to harm the vitality and viability of existing town centres. This enables the local authority to consider the implications of other formats as and when they may be put forward having regard to Policy SH9 of the Wirral Unitary Development Plan and NPPF.

3. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the local planning authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the programme contained therein for as long as any part of the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include:

- Access to the site by staff, visitors and deliveries
- Information on existing transport services to the site and staff travel patterns;
- Travel Plan principles including measures to promote and facilitate more sustainable transport;
- Realistic targets for modal shift or split;
- Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group;
- Measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

Reason: To promote the use of more sustainable forms of transport.

4. 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.

5. The development hereby permitted shall be carried out in accordance with the approved plans and supporting documents received by the local planning authority on 28 November, 2011 and listed as follows: Job 07/409 Drw No P001 (dated 14.11.2011); Job AAR4775

Drg No PL01 (dated 26.09.2007); Job AAR4775 Drg No PL02 (dated 26.09.2007); Job AAR4775 Drg No PL03 (dated 26.09.2007); Job AAR4775 Drg No PL21 (dated 30.11.2007); Job AAR4775 Drg No PL22 (dated 30.11.2007); Job AAR4775 Drg No PL23 (dated 30.11.2007) & Job AAR4775 Drg No PL24 (dated 19.12.2007)

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

Last Comments By: 11/01/2012 11:13:48
Expiry Date: 13/03/2012

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Planning Committee

24 May 2012

Reference:
APP/12/00047

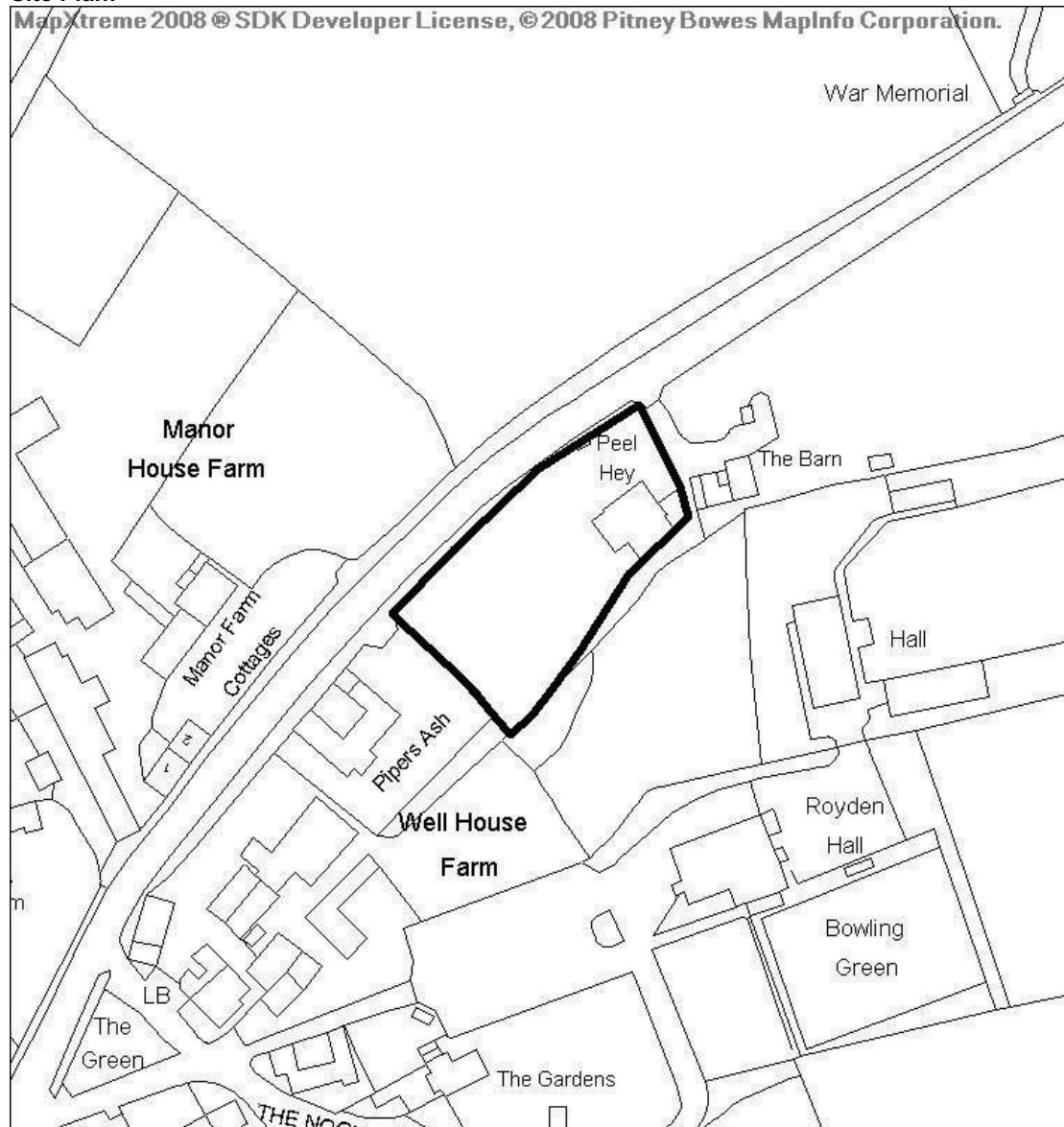
Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
**Greasby Frankby
and Irby**

Location: Peel Hey, FRANKBY ROAD, FRANKBY, CH48 1PP
Proposal: New exit and driveway
Applicant: Mr Kenneth Graves
Agent : N/A

Site Plan:



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Development Plan Designation:

Green Belt
Conservation Area (for illustrative purposes)

Planning History:

APP/02/05209 - Erection of a two storey side extension - Approved 15/04/2002

APP/02/06119 - Change of use of dwellinghouse including extension approved under APP/2002/5209/D to guest house with 7 guest rooms, car parking and new access - Approved 06/09/2002

APP/02/07230 - Erection of single storey utility room extension at rear to replace existing porch - Approved 04/12/2002

APP/03/07293 - To retain alterations to window design, insertion of French windows in S.W. elevation, new door in N.E. elevation and alterations to shape and finished surface of car parking area. (Variation of conditions 2 and 4 on application no. 2002/6119/D) - Approved 19/12/2003

APP/06/05297 - Erection of a side conservatory and a single storey rear extension - Approved 21/04/2006

APP/08/06680 - Erection of two rear dormer windows - Approved 26/11/2008

APP/09/05810 - Erection of single storey extension and retention of use of second floor as 2 no. guest rooms - Approved 23/10/2009

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

Having regard to the Council's Guidance on Publicity for Applications, 3 notifications were sent to adjoining properties. A Site Notice was also displayed. One letter of support has been received.

A qualifying petition of 48 signatures from separate addresses was received on the following grounds:

1. The proposal will create an additional exit;
2. The proposal will significantly increase the size of the car park;
3. The proposal will result in the loss of trees and mature hedges (to be replaced);
4. The proposal will reduce the height of the sandstone wall.

Councillor Hornby has requested this application be removed from delegation and considered by the Planning Committee representations received from local residents. The following concerns were cited in his reason for removing the application from delegation:

1. To protect the special interests of the conservation of Frankby village;
2. Highway issues; traffic generation, vehicular access, highway safety;
3. Noise and disturbance;
4. Loss of trees and hedgerows;
5. Adverse impact on nature conservation interests and biodiversity opportunities;
6. Design, visual appearance and finishing materials;
7. Landscaping.

CONSULTATIONS:

The Director of Technical Services (Traffic & Transportation Division): No objection.

The Frankby Conservation Area Advisory Committee: Objected to the application on the following grounds:

1. This is the fourth planning application since the change of use to a guest house in 2003;
2. There has been a significant increase in commercial activity with increasing functions, conferences, special events, a marquee and afternoon teas, and the business venture is growing out of proportion with the size of the Conservation Area;
3. The FCAAC was not consulted about the application;
4. Visibility is extremely poor at the proposed exit;
5. The inclusion of the next door property gives a false impression of the proportion of the property that will become car park;

6. It is not appropriate to remove hedges and trees to expand vehicle capacity;
7. Peel Hey struggles with the existing car park and should limit their activities to what can be reasonably be accommodated;
8. When functions take place they create a hazard by having cars parked on the grass verge, the field opposite and around the village green. The enlarged car park will either be unnecessarily large or still too small, and Peel Hey will continue to source land locally for car parking;
9. The position of the proposed exit will bring the movement of commercial traffic closer to the village and directly adjacent to a residential property;
10. The charm of Peel Hey will be lost by loss of garden to car park which will be visible from the road;
11. It is questioned how an additional exit will improve safety;
12. The sandstone will be disturbed, which is one of the key features of Frankby, by creating a new opening and reducing the height of the existing wall;
13. The removal of 6 trees that form a beech hedge goes against the grain of preserving trees and hedgerows, and the removal of a further tree (referred to as a sycamore) to be replaced with hedging. Previously there have been trees removed. There are a clump of trees and holly, and it is difficult to see how these will be cut back. Cutting back hedging would improve existing sightlines, none of the proposed changes appear to improve sightlines;
14. Given the surrounding commercial activity there is a risk the essence of the village will be lost;
15. The promotion of tourism should not be at the expense of conservation.

The Frankby Conservation Area Advisory Committee also included an annex of individual responses from members (original copies not included), 10 in opposition and one in favour with concerns. The responses are summarised below:

1. An additional entrance will prevent traffic building up on Frankby Road;
2. The distance of the proposed exit to the blind bend will be considerably shorter and result in a hazard;
3. The additional parking spaces will not be sufficient for the number of visitors;
4. The marquee will be hemmed in by the new parking spaces;
5. The loss of trees would be detrimental;
6. Wooden pole fencing and loss of sandstone walls would not be in keeping with the character of the village;
7. Extra parking will detract from the rural aspect of the village;
8. Concerns of future expansions;
9. Will the splay walls be sandstone?;
10. The overall appearance of the frontage will appear more open and exposed;
11. The proposal will make it more difficult to cross the road.

The applicant responded to the Frankby Conservation Area Advisory Committee's comments as follows:

1. The proposal has been submitted to relieve traffic congestion on Frankby Road and on occasions provide overflow parking following concerns from residents;
2. Only the 6 trunks of beech hedge will be removed to allow the formation of the exit;
3. The overflow car park will retain its greenness as the proposal is to lay a green mesh over the grass, which will allow the grass to grow through it. The drive will be surfaced in loose gravel;
4. The sandstone wall will not be lowered as it is currently 800mm high;
5. The highways department have confirmed the sight lines are acceptable and will improve highway safety.

The Frankby Conservation Area Advisory Committee responded to these comments as follows:
The site has not been restored and enhanced as a dwelling but as a commercial boutique hotel, guest house and country house hotel.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of 48 signatures from separate addresses has been received. Councillor Hornby requested this application be removed from delegation and considered by the Planning Committee following representations he has received and on the grounds the application will not protect the special interests of the conservation of Frankby village, highway issues, traffic generation, vehicular

access, highway safety, noise and disturbance, loss of trees and hedgerows, an adverse impact on nature conservation interests and biodiversity opportunities, the design, visual appearance and finishing materials and landscaping issues.

INTRODUCTION

The application proposes a new vehicular drive and exit. To achieve this 5 metres of the existing boundary wall and beech hedge would be removed. The applicant also proposes to put mesh over the grass to provide overflow parking, which will be identified by small stepping stones.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the criteria of policies CH2 Development Affecting Conservation Areas, CH12 Frankby Village Conservation Area, and HS15 Non-Residential Uses in Primarily Residential Areas.

SITE AND SURROUNDINGS

Frankby Village is a historic rural village and is designated as a Conservation Area. Whilst it is essentially a residential community it still retains many historic features of its agricultural past. The site itself comprises a brick building currently used as a bed and breakfast guest house, and which also holds functions such as weddings, wakes, conferences, special events and afternoon teas. There is a 800mm sandstone wall to the boundary curtailing the highway with some sporadic hedges behind. The site is situated on a higher level than the highway.

POLICY CONTEXT

The application shall be assessed against relevant policies CH2 Development Affecting Conservation Areas, CH12 Frankby Village Conservation Area, and HS15 Non-Residential Uses in Primarily Residential Areas.

APPEARANCE AND AMENITY ISSUES

The application has been submitted following consultation with The Director of Technical Services (Traffic & Transportation Division) regarding the level of traffic utilising the single entrance/exit. The improvement to highway safety is a material consideration in determining the application.

The proposal will result in the loss of a 5m section of the 54m sandstone wall the curtains the boundary along the highway. Sandstone walls are characteristic of the Frankby Conservation Area, it is vital that any proposal should not detract from the rural appearance of the village. The proposal is considered to be of a scale and design that will be in keeping with the character of the Conservation Area and will not detract from the rural openness of the Green Belt. The splay walls are less than 1m in height. A condition can be imposed to ensure that they are sandstone in material to match the existing wall.

In response to the objections of the Frankby Conservation Area Advisory Committee each planning application is assessed on its own merits and there is no maximum number of planning applications that can be submitted for one property. Planning permission was granted in 2002 for the B&B and concerns regarding the scale of the business venture were assessed under that application. The FCAAC were consulted about the application by the Local Planning Authority (LPA), and there is no statutory obligation for the applicant to notify the neighbours. Concerns regarding visibility at the proposed exit have been considered under the heading 'Highway/Traffic Implications'. The applicant has submitted a red-edge plan to show the application site, as required by the LPA, the submitted plans (ref PWH 02 FR3 rev E) indicates the proposed development. No trees are to be removed to facilitate car parking. Any conditions considered necessary to limit the activities of the B&B to what can be reasonably be accommodated where placed on the original planning approval. Whilst the overflow car park may not provide all the required parking facilities for events, the LPA cannot control parking on the highway. The proposed vehicular exit will remain 16 metres away from the nearest residential property Pipers Ash. The proposed car parking area will retain the green appearance when viewed from the road. The promotion of tourism is a consideration in determining the application, but it is not at the expense of conservation of the historic village. All future applications will be assessed on their own merits. It is not considered the proposal will result in the overall appearance of the frontage to be more open and exposed.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received stating the distance of the proposed exit to the blind bend will be considerably shorter and result in a hazard, and the proposal will make it more difficult to cross the road.

The Director of Technical Services (Traffic and Transportation Division) has no objection to the proposal, and considers the new exit will improve vehicular sight lines from the existing entrance/exit by approximately 40m and additional spaces will reduce the requirement for patrons to park on the highway aiding free flow of traffic on Irby Road. Concern had been raised at the materials proposed for the access - use of tegular paving within the highway is not suitable. It is considered that the detail of materials to be used can be secured through the imposition of a suitably worded planning condition. The Local Authority, as Highway Authority, also has legislative provisions which would enable control over such matters within the highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered not to have a harmful visual impact on its rural surroundings or the character of the Conservation Area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design and complies with policies CH2 Development Affecting Conservation Areas, CH12 Frankby Village Conservation Area, HS15 Non-Residential Uses in Primarily Residential Areas, and the National Planning Policy Framework.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered not to have a harmful visual impact on its rural surroundings or the character of the Conservation Area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design and complies with policies CH2 Development Affecting Conservation Areas, CH12 Frankby Village Conservation Area, HS15 Non-Residential Uses in Primarily Residential Areas, and the National Planning Policy Framework.

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 external finishes of the splays hereby permitted shall match those of the existing boundary wall in material, colour, style, bonding and texture.

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 29 February 2012 and listed as follows: PWH 02 FR3 REV E (dated January 2012)

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

4. Before any construction commences, details of the materials to be used in the construction of the proposed access shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development and in the interests of highway and pedestrian safety.

Last Comments By: 13/04/2012 08:22:44
Expiry Date: 25/04/2012

Planning Committee

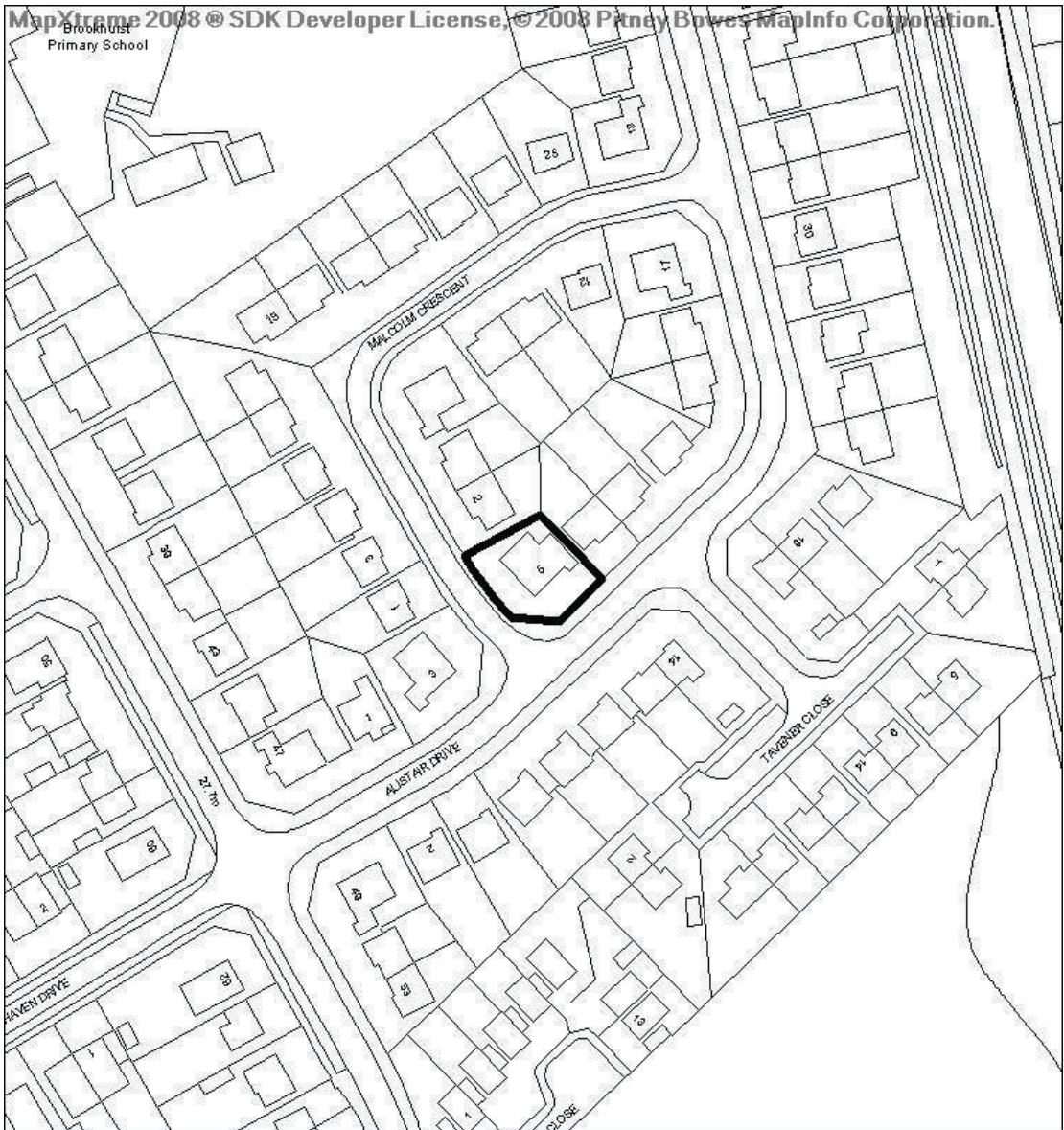
24 May 2012

Reference: APP/12/00119 **Area Team:** South Team **Case Officer:** Mrs J McMahon **Ward:** Clatterbridge

Location: 5 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LG
Proposal: A First floor extension to provide bedrooms with a single storey extension to the left elevation. (Resubmission of original application 11/1425)

Applicant: Mr S Parker
Agent : GBS Design Services

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

APP/80//14645 - Retention of a 3ft close boarded fence - Approved 29/04/1980

APP/11/01425 - First floor and 2 storey extension to provide bedrooms, with single storey extension to the side - Withdrawn 05/01/12

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. 10 letters have been received from numbers 7, 9 and 14 Alistair Drive, one letter with no number stated at Alistair Drive, 1, 2,4, 5, Malcolm Crescent, no number stated at Sunningdale Drive, 4 Woodyear Road and 2 Dearnford Avenue objecting to the proposal due to:

1. Size and design is disproportionate to the current buildings in the area
2. Will be overdeveloped and detrimental to the character of the estate
3. Loss of daylight to adjoining properties
4. No dialogue or consideration of the implications of its construction for neighbours
5. Bungalows are located on the corners of this part of the estate and they give an open aspect
6. The extension would turn the bungalow into a two-storey dwelling which is at odds with the intended design of the estate
7. Overlooking windows
8. Providing additional family accommodation will increase the pressure on the on street parking capacity
9. Building work will result in vehicles parked on the road
10. Building work will create noise and dust
11. Access to manhole/sewers may be required on their land (7 Alistair Drive)

Councillor Cherry Povall requested that the application is taken out of delegated and considered by Planning Committee on the grounds that the scale of the extension is inappropriate to the size of the plot, that it dominates the existing buildings and is so extensive that it is unneighbourly with particular regard it will have on the light and outlook from neighbours habitable rooms and as planned will result in significant overlooking of neighbouring residential property

CONSULTATIONS

No consultations necessary.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Cherry Povall requested that the application is taken out of delegated and considered by Planning Committee following representations she has received from local residents that the application is inappropriate to the size of the plot, that it dominates the existing buildings and is so extensive that it is unneighbourly with particular regard it will have on the light and outlook from neighbours habitable rooms and as planned will result in significant overlooking of neighbouring residential property.

INTRODUCTION

The proposal is for a first floor extension to provide bedrooms with a single storey extension to the left elevation and is a resubmission of a previously withdrawn scheme, which shows an amended design.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle, subject to meeting the criteria set out in Policy HS11 and SPG11 relating to House Extensions.

SITE AND SURROUNDINGS

The site is a corner plot occupied by a detached bungalow, which has a conservatory to the side facing Malcolm Crescent and a garage on the other side adjacent to 7 Alistair Drive. There is a bungalow on the opposite corner, 3 Alistair Drive, with two-storey semi-detached houses immediately to the north and east, which bound the application site. The area predominantly comprises two-storey houses ranging from semi-detached and detached that differ in scale and design, some of which have been extended. There is no set style or standard house type in the immediate area, some with hipped roofs and some with pitched roofs with side gables.

POLICY CONTEXT

The proposal is assessed against Policy HS11 House Extensions where it states that the scale of the extension should be appropriate to the size of the plot, not dominate the existing building and not be so extensive to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

Supplementary Planning Guidance Note 11 (SPG11) relating to House Extensions states that great care is needed in the design of extensions on corner plots. Such plots often provide an open appearance and can be prominent from both streets and the following criteria for corner plots should be met:-

1. The width of the extension should not be more than half the width of the original frontage of the property.
2. The width of the extension should not be more than half the width of the side garden/plot between the property and adjacent highway.

APPEARANCE AND AMENITY ISSUES

The proposal will result in a two-storey dwelling by adding a first floor to the existing bungalow. The principle of a two-storey dwelling at this location is acceptable especially as the area is predominantly two-storey. A first floor will be added which will extend above the existing side garage and this element will be set back from the main front elevation with a slightly lower ridge height. The main habitable windows at first floor level will be located at the front and side facing the road. Two first floor windows serving a bathroom and en-suite (non-habitable rooms) will be located in the side elevation adjacent to 7 Alistair Drive and a condition is proposed to ensure these are fitted with obscure glazing. Objections have been received stating concern over potential overlooking however there will be no first floor windows overlooking the adjacent houses, namely 7 Alistair Drive and 2 Malcolm Crescent.

The proposal includes a single storey extension into the side garden area facing Malcolm Crescent, which replaces the existing conservatory. The side garden measures 7 metres and the extension will project 3.5 metres, this is half the width of the garden area at the side. The main frontage of the house is 8 metres and as such the width of the side extension is less than half the width of the house and is in accordance with the guidance relating to corner plots.

Objections have been received relating to the size and scale of the proposal and that it will be over development detrimental to the character of the area. The first floor extension will not raise the height of the property any higher than the adjacent houses and as such will not have any greater impact on the character of the area than the existing two-storey development in the area. Other objections relate to the fact that there are bungalows on corner plots and turning the bungalow into a two-storey house is not in keeping with the original design of the estate. Householders can extend their properties provided that certain criteria is met relating to their impact on amenity and the character of the area. The properties in this estate vary in scale and design and many have been extended, as such there is no uniform design that needs to be maintained. In this case the design, scale and use of materials is considered typical and in keeping with the area and does not represent an overdevelopment of the plot.

An objection has been made relating to the pressure on the on-street parking as a result of the increase in family accommodation. There is adequate parking provided within the curtilage of the site,

including a garage and there is no reason why the extension will result in parking on the road.

Objections relating to lack of dialogue or consideration of the implications of the construction and potential nuisance and increase in traffic due to building works is not a planning matter relevant to the determination of this proposal. Likewise gaining access to the adjacent property is not a planning issue but a civil matter between the parties.

SEPARATION DISTANCES

SPG11 sets out that where habitable room windows directly face each other a distance of 21m should be achieved. Main habitable room windows should be at least 14 metres from any blank gable. In this instance the proposed rear elevation will face towards 2 Malcolm Crescent, there are no proposed first floor windows in this elevation and as such there is no issue of overlooking. The habitable room first floor windows at the front will be a distance of 28 metres from the houses opposite. The first floor windows on the side elevation will be a distance of 23 metres from the bungalow on the opposite corner. As such the required separation distances are achieved.

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 to provide first floor accommodation and a single storey side extension will not result in a development that is out of keeping or detrimental to the character of the area. The development will not result in an over dominant feature or result in any overlooking that would be detrimental to the amenities of the occupiers of adjacent properties. The proposal accords with Policy HS11 and SPG11 House Extensions and is recommended accordingly.

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 to provide first floor accommodation and a single storey side extension will not result in a development that is out of keeping or detrimental to the character of the area. The development will not result in an over dominant feature or result in any overlooking that would be detrimental to the amenities of the occupiers of adjacent properties. The proposal accords with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11 House Extensions

**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 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 HS11 of the Wirral Unitary Development Plan.

3. Before the development hereby permitted is brought into use the two first floor side windows on the east elevation facing 7 Alistair Drive shall be fixed shut and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interests of residential amenity and to prevent overlooking having regard to policy HS11 of the Wirral Unitary Development Plan

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1 February, 2012.

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

Further Notes for Committee:

Last Comments By: 07/03/2012 14:28:19

Expiry Date: 28/03/2012

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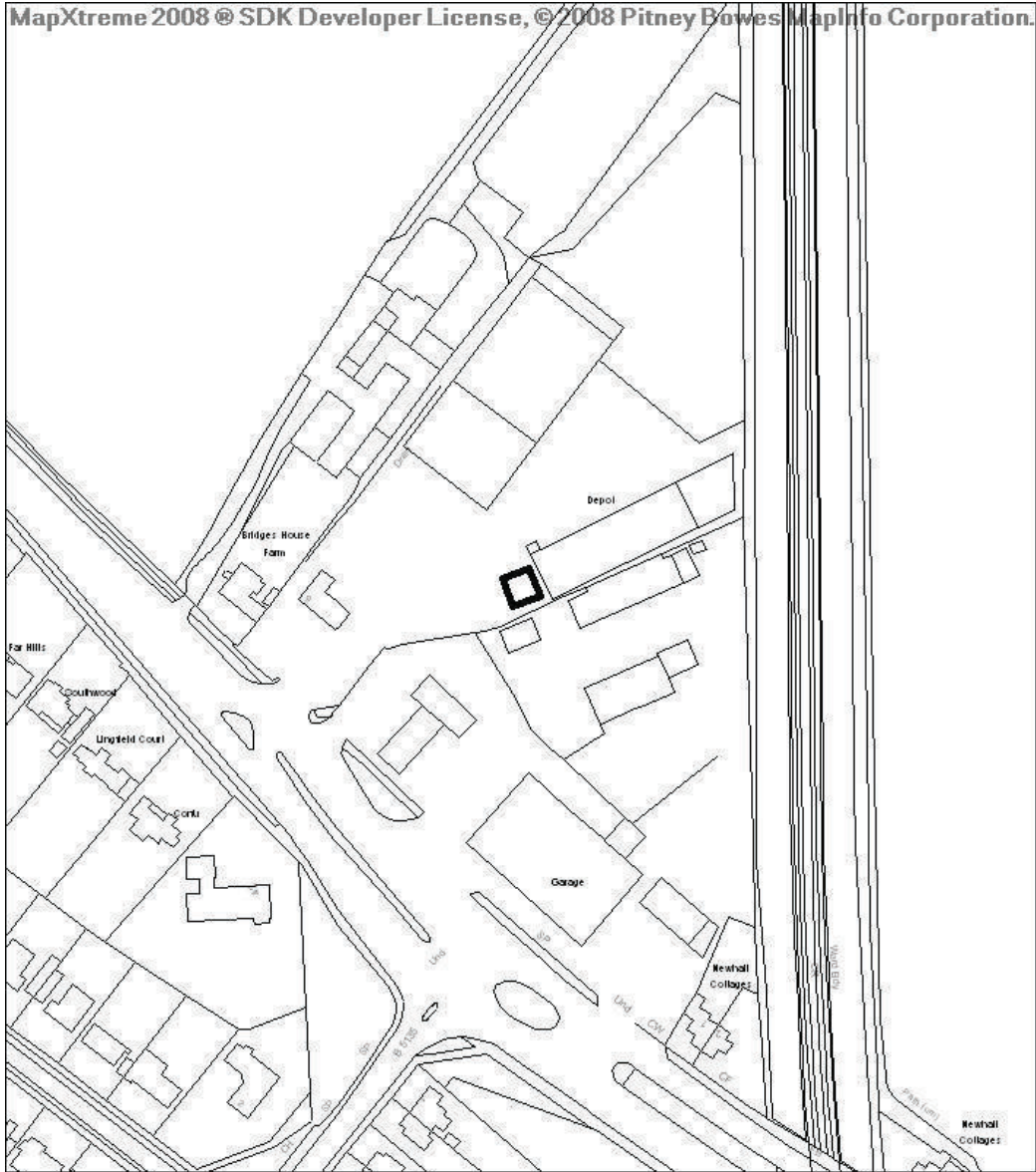
Planning Committee

24 May 2012

Reference: APP/12/00142	Area Team: South Team	Case Officer: Mr K Spilsbury	Ward: Heswall
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Location:	Chester Road Industrial Units, CHESTER ROAD, GAYTON
Proposal:	Erection of 2 units for B8 use
Applicant:	c/o Garry Usherwood Associates
Agent :	Garry Usherwood Associates Limited

Site Plan:



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Development Plan Designation:
Green Belt

Planning History:

APP/2011/01083 - Erection of 2 units for B8 use with some B1 use associated with the B8 use - WITHDRAWN 01/11/2011

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 16 adjoining properties, and a site notice erected at the site. At the time of writing this report one representation has been received from Merseyside Cycle Campaign requesting a condition for cycle parking.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) – no objection subject to a condition for cycle parking.

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

Fire and Rescue Service - Standard comments with regards to Building Regulations and water supply.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is a departure from Wirral's Unitary Development Plan.

INTRODUCTION

The proposed development is for the erection of two industrial units at Darlington's Yard, Heswall.

PRINCIPLE OF DEVELOPMENT

The application site comprises an area of hard standing within a complex of buildings used for industrial purposes in the Green Belt. UDP Policy GB2, permits development in the Green Belt only where very special circumstances can be demonstrated and there would be no harm to visual amenity by virtue of its siting, materials or design.

The National Planning Policy Framework (NPPF) which replaces the former National Policy in PPG2, upon which UDP Policy GB2 was founded, still regards new buildings as inappropriate development, but, redevelopment of previously developed sites can be treated as an exception, subject to there being no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

SITE AND SURROUNDINGS

Darlington's Yard is located within the Green Belt but is predominantly made up of small industrial units surrounded by a hardstanding surface.

There are a variety of buildings located within the vicinity, all of which vary in style, size and appearance.

The proposed Units would be located to the south west of the existing single storey brick built industrial units on the southern boundary of the site.

There is a small bungalow building located to the south of the site and a two storey industrial unit opposite. The rest of the site is made up of hardstanding and acts as an area of car parking and external storage.

Access to the site is gained via Chester road to the south of the site.

POLICY CONTEXT

The Development Plan

The site is located within an area designated as Green Belt in the Wirral UDP. Development within this area is subject to UDP Policy GB2. UDP Policies EM6, EM7 and TR12 are also relevant.

The application site is within the Rural Area as shown on the map with Policy LCR1 of the Regional Spatial Strategy (RSS), this along with RSS Policies DP7, RDF2 and LCR4 are relevant to this application. The Government intends to abolish RSS, subject to the outcome of consultation on Strategic Environmental Assessment. However, RSS will remain part of the statutory development plan until formally revoked.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Policies in paragraphs 18 to 219 taken as a whole constitute the Government's view of what this means in practice. Sections: 3 'Supporting a Prosperous Rural Economy', 7 'Requiring Good Design' and 9 'Protecting Green Belt Land' are particularly relevant.

POLICY CONSIDERATIONS

The proposed building is not listed as appropriate development in UDP Policy GB2, which makes it clear that very special circumstances must exist if approval is to be considered. Following the submission of this application, the NPPF was introduced on xxx March 2012. This replaces former National Planning Policy Guidance including PPG2, upon which UDP Policy PPG2 was based. While the NPPF still regards the construction of a new building as inappropriate development redevelopment, previously developed sites can be treated as an exception, under the terms of NPPF paragraph 89, subject to there being no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

In addition to this, the Wirral Employment Land and Premises Study (2009) approved by the Council (Council 2 November 2009, item 42 refers) as material consideration in the determination of planning applications shows an acute shortfall in available employment land and available industrial premises in west Wirral, particularly in Heswall. The Study recommended that all existing employment land in west Wirral is retained and that additional sites should be identified (either as freestanding proposals or as part of mixed use schemes). Since completion of the Study no further employment sites have come forward in or around Heswall and there is very limited employment land currently available.

National statistics also show Wirral is ranked the 10th worst performing local authority for the Employment Domain of the Index of Multiple Deprivation 2010. Wirral has the lowest job density ratio in the Liverpool City Region with 57 jobs per 100 residents and significantly lags behind other local areas in the growth of Gross Value Added.

The applicant has submitted evidence, which states that a local Heswall-based employer currently employing 18 people wishes to move into one of the new units, which would enable them to employ a further 10 people. The applicant has submitted a letter from a 'Green Thumb' franchise which indicates that the business is seeking to relocate into a larger unit and increase employment to 28 staff.

The development site is previously developed land in established industrial use and the proposed building is small in comparison to the surrounding industrial buildings. Located adjacent to the gable end of one of the larger buildings on the site, the proposed units are not intrusive in terms of scale, location and visual impact and would have no appreciable impact on the openness of the Green Belt. The proposed timber cladding also helps to create the impression of a traditional looking building of a more agricultural/ rural nature. As such the proposed development does not appear to damage the visual amenities of the Green Belt by virtue of its siting, materials or design, and would not have a materially greater impact on the openness of the Green Belt than the existing development....

As the development is for new industrial uses the criteria for new employment development applied

under UDP Policies EM6 and EM7 are also deemed relevant and are addressed below.

APPEARANCE AND AMENITY ISSUES

The proposal does not lead to an unacceptable loss of amenity, have an adverse effect on the operations of neighbouring uses or compromise the future development of land in the vicinity for employment or other uses. The site is already predominantly industrial in nature and the addition of two new industrial units is not deemed to generate any additional harm.

It is considered that the siting, scale and design of the scheme is of a satisfactory nature for the Green Belt location and should members be minded to approve the scheme a condition can be imposed to secure the external materials.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

Satisfactory access is provided to the site and there is adequate off street parking provided. There will be no detriment to the amenity of the area. Following consultation with the Director of Technical Services - Traffic Management Division, it is considered that the proposal does not generate traffic in excess of that which can be accommodated by the existing highway network and would not result in harm to highway safety.

Cycle parking at the site can be secured via a planning condition to meet the terms of UDP Policy TR12.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no negative health implications relating to this application.

CONCLUSION

The proposed development could provide increased employment opportunity and would help improve the appearance of a complex of buildings that are already in use for industrial purposes on a previously developed site within the Green Belt. It is considered that there would be no harm the appearance of the Green Belt in this particular case or to the amenity of occupiers of nearby properties. Consequently, the application could be approved within the terms of the National Planning Framework, RSS Policies DP7, RDF2 and LCR4 and UDP Policies GB2, EM6, EM7 and TR12.

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 proposal to develop two new industrial units in the Green Belt within the existing industrial estate at Darlington's Yard is not inappropriate development and is acceptable in terms of its siting, materials and design and Policy TR12 of the UDP. It is therefore recommended for approval subject to conditions.

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/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 GB2 of the Wirral Unitary Development Plan.

3. 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 in the Wirral Unitary Development Plan

4. The development hereby permitted shall be carried out in accordance with the approved plans and supporting documents received by the local planning authority on 29 February, 2012 and listed as follows: 371 01 Rev A (dated 22.08.2011); 371 02 Rev B (dated 22.08.2011) & 371 03 Rev A (dated 22.08.2011).

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

Last Comments By: 06/04/2012 17:27:08
Expiry Date: 25/04/2012

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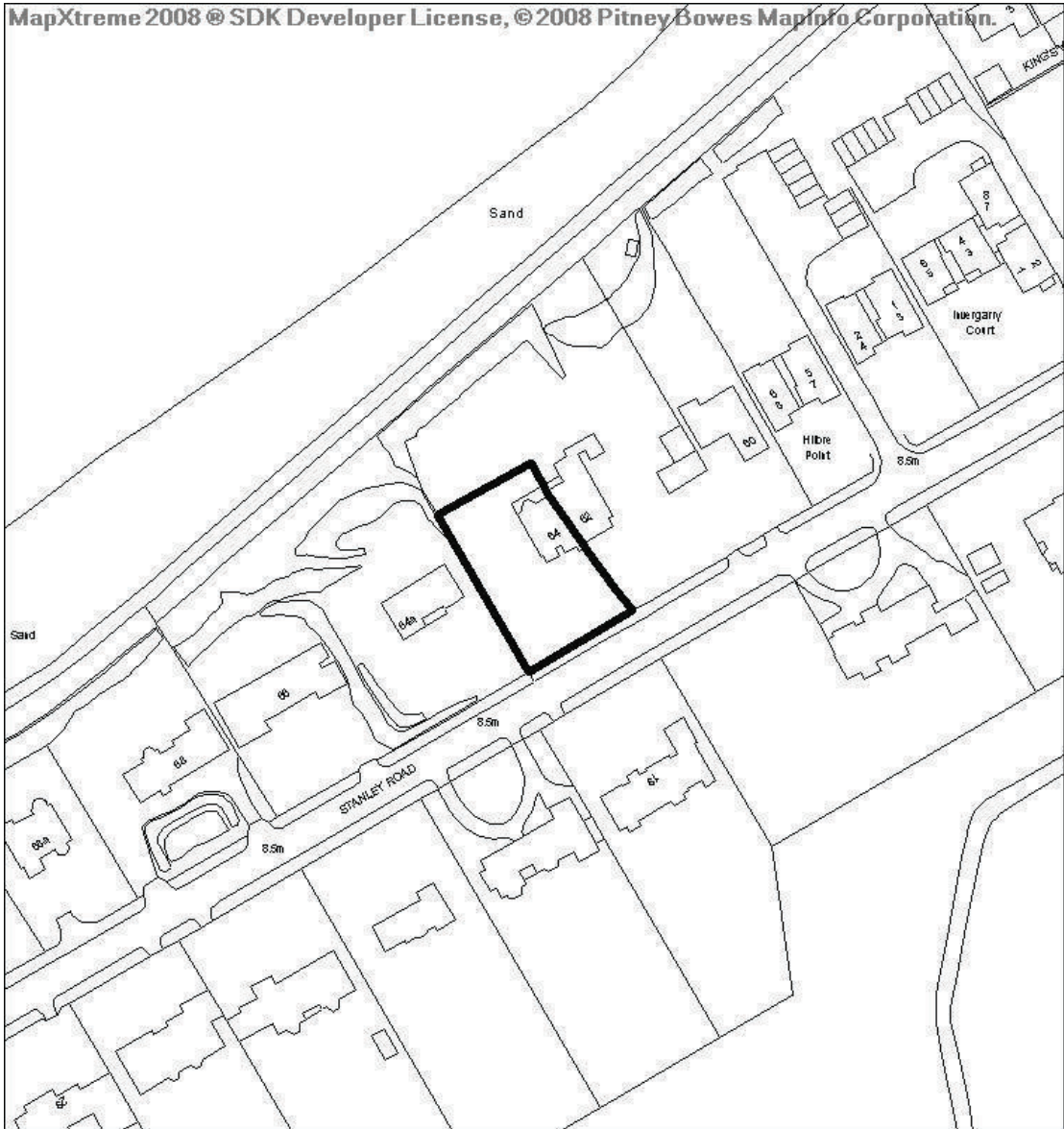
Planning Committee

24 May 2012

Reference: APP/12/00148	Area Team: North Team	Case Officer: Miss K Elliot	Ward: Hoylake and Meols
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Location:	64 STANLEY ROAD, HOYLAKE, CH47 1HZ
Proposal:	Detached domestic garage with accommodation ancillary to the main house.
Applicant:	Mr Hayes
Agent :	Building Design Solutions Ltd

Site Plan:



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Development Plan Designation:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

None

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, five letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, objections from No.19 and No.21 Stanley Road had been received on the following grounds:

1. There is already an existing double garage on the other side of the building and the proposal too large;
2. The plans show the building to be considerably more than a garage and appears more as a separate dwelling;
3. The proposal has to be considered as a separate dwelling and makes up one sixth of the floor space of the main house;
4. The structure does not relate to the existing house or fit in with the street scene;
5. The opposite side of the road is a conservation area associated with the Royal Liverpool Golf Course;
6. The garden has not been given approval as a separate building plot;
7. The facade of the building shows a garage door but there is living accommodation behind it;
8. There is not sufficient land for any in-filling and the existing accommodation is large enough;
9. It is concerning that work has progressed on site without planning consent;
10. There is also a suggestion that it could be used as an office which would be inappropriate.

Letters of support from No.62 and No.64a had also been received on the following grounds:

1. No objections to the proposal;
2. The proposal is situated on a substantial site and will have no discernible effect on any way of the properties near the site;
3. The site is situated in an area of similar large properties and appears to be the only one in the vicinity with no garage;
4. It may also create insurance problems if cars are not kept in garages.

CONSULTATIONS

Hoyle Conservation Area Committee - objected to the proposal on the grounds that it effectively creates a new property, uses inappropriate materials and is out of character with the conservation area and surrounding properties.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Hale requested that this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents that the proposal should be considered as a detached dwelling and is out of character with the original property and surrounding conservation area.

INTRODUCTION

The proposal is for the erection of a detached domestic garage with accommodation ancillary to the main house.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policies HS11 and CH2 of Wirral's Unitary Development Plan and SPG11.

SITE AND SURROUNDINGS

The site comprises one half of a large detached property which is of an early arts and crafts style. Historically, it would appear that it would have been one property but has since been divided in to two. The design of the property includes a gable feature and front dormers are integral to the overall design and are certainly its most striking visual feature. The application property lies on the edge of the Meols Drive Conservation Area, which properties on the south side of Stanley Road are within. There is a boundary wall and fencing around the perimeter of the site to approximately 1.8 metres.

POLICY CONTEXT

Policies HS11 and CH2 of Wirral's Unitary Development Plan, and SPG11 are directly relevant in this instance. The general principle set out in Policy HS11 and CH2, which are reiterated in SPG11, are that extensions of any type should take account of the context of the property, and in this case its proximity to the conservation area. Proposals should reflect the character, scale, design and materials of the original property. The size and scale of resulting extensions should not over-dominate the existing dwelling and garages should have a driveway of at least 5 metres clear of the highway.

APPEARANCE AND AMENITY ISSUES

The original plans submitted proposed a detached garage measuring 6.3 metres in height and 6.7 metres in width. The design incorporated front and rear dormers which was considered to add unnecessary bulk to the appearance of the garage. The garage appears as, and has the dimensions of, a double garage although internally two thirds of the ground floor are partitioned of as living space. Whilst this is not an issue in terms of how the proposal is assessed, the overall design and bulk of the proposed garage was considered excessive. Therefore amended plans were requested and the height of the garage has been reduced to 5.5 metres and the front dormer has been removed. The revised scheme is considered far simpler and does not appear to compete with the host dwelling. The footprint of the garage remains the same and the rear dormer has been retained but this does not face any neighbouring properties at the rear therefore is not considered to result in overlooking in this direction.

Concerns were raised in the representations received that the proposal appeared as a separate dwelling. It is not uncommon to find granny annexes and additional living accommodation detached from the main property. The proposal is not presented as a new dwelling and should not be considered as such, however a suitable condition has been suggested to avoid any doubt and to ensure that this does not happen. There is no intention to separate the garage, and surrounding land, off as an independent building plot and planning permission would be required for this in any case. The purpose of the garage is to provide additional living space and storage for the applicant's family, incidental to the enjoyment of the dwellinghouse, and this is acceptable in planning terms. The revised garage is not considered to over-dominate the existing dwelling and is capable of remaining subordinate. It is also not considered unreasonable in height bearing in mind that a similar structure could be built to a height of 4 metres under permitted development. It is not considered to affect the setting of the conservation area and can easily be accommodated in the plot.

Whilst works had commenced on site when a site visit was made, this was only up to slab level and would have been carried out at the applicant's own risk.

The property sits outside of the Conservation Area, but immediately adjacent to it, and as such has the potential to affect its setting. The host property is a large, detached early arts and craft style property. The amended plans propose a simple design which is considered to be in keeping with the existing dwelling, and to avoid harm to the adjoining Conservation Area.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

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 the street scene or detract from the character of the original dwelling. The proposal is not considered to affect the setting of the conservation area or surrounding area, and complies with Policies HS11, CH2, and SPG11.

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 the street scene or detract from the character of the original dwelling. The proposal is not considered to affect the setting of the Conservation Area or surrounding area, complies with Policies HS11, CH2 and SPG11.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby approved shall be used solely for purposes incidental to the occupation and enjoyment on the existing dwelling as one residential unit and shall not be used as a separate unit of accommodation.

Reason: In the interests of residential amenity and to prevent the establishment of a separate residential unit.

3. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 16/04/2012.

Reason: For the avoidance of doubt.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on and listed as follows: BR1 (dated February 2012) & BR2 Rev B (dated February 2012).

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

Last Comments By: 13/04/2012 08:22:44
Expiry Date: 19/04/2012

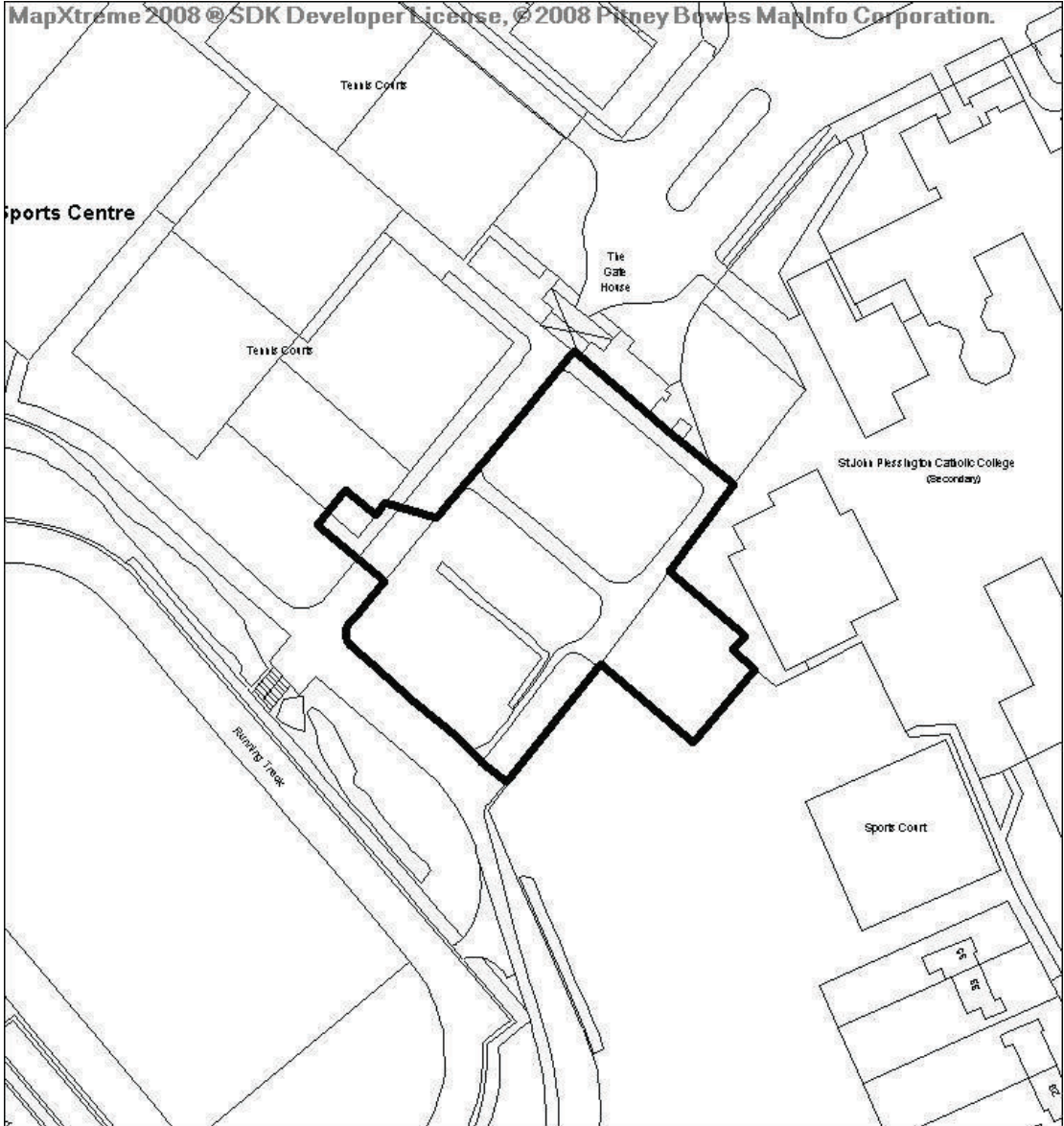
Planning Committee

24 May 2012

Reference: APP/12/00221 **Area Team:** South Team **Case Officer:** Mr K Spilsbury **Ward:** Bebington

Location: The Oval Sports Centre, OLD CHESTER ROAD, HIGHER BEBINGTON
Proposal: The erection of a single storey further education sports college (1158 sq.ms) together with a brick built secure compound to the rear for parked college vehicles.
Applicant: Wirral Metropolitan College
Agent : Bond Bryan Architects

Site Plan:



Development Plan allocation and policies:

Recreation Development Site
Primarily Residential Area
School Playing Field

Planning History:

APP/07/06638 - Extension of car park at the Oval to increase parking to provide additional 51 spaces, landscaping and floodlighting - Approved 03/10/07

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 47 adjoining properties, and a site notice erected at the site. At the time of writing this report two representations have been received from:

The occupier of 7 Gorseyville Road. The objection can be summarised as follows:

1. The occupier questions the lease of the land by Asset Management, without proper consideration and openness without public consultation or elected member debate.
2. The occupier highlights what he considers Council officer failings with regard to the transparency of the deal between the land owner and the college.
3. The occupier questions why public area forums were not used as a platform over the land deal prior to submission of the application and again raises the issue of why the deal was dealt with under delegated powers
4. The occupier highlights difficulty in obtaining a time line of the consultation process prior to the deal for the land?
5. The occupier highlights a serious breach of trust by the council and its duty of care to protect this valuable asset with historic links.
6. The occupier highlights concerns over the development being the start of a wider development on further land within the area.
7. The occupier states that a development under these circumstances will result in the loss of an historic landmark in that it will encircle the gate lodge and separate it from the athletics track
8. The occupier highlights his concern over the use of a statement within the lease of the land agreement.
9. The occupier wishes to make the Planning Committee aware that it has a very important judgment to make on what he considers a very important asset with historic value & lifetime of service in the field of sport & pleasure and its importance for future generations allowing freedom of space in a built up area. The occupier goes on to say that he is currently taking steps to request a spot listing of the site with English Heritage.
10. The occupier highlights his further concern over potential saturation of students due to further development and the increased of vehicular traffic.

St John Plessington Catholic College also express concern about the impact of an increase in student numbers on public transport and a potential health and safety issue due to an increase in student numbers and the pressure on public transport. Facilities need to be improved.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) – no objection subject conditions

Police Architectural Liaison - No Objection Subject to conditions

Fire and Rescue Service - Standard comments with regards to Building regulations and water supply.

Directors Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE:

The application is defined as Major Development and as such is required to be considered by the Planning Committee under the provisions of the Council's approved Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposed development is for the erection for the erection of a single storey further education sports college (1158square metres) together with a brick built secure compound to the rear for parked college vehicles.

PRINCIPLE OF DEVELOPMENT

The development is a departure from Wirrals' unitary Development Plan policy RE2 - Land for New Recreational Facilities as the Oval Sports Centre is a indoor and outdoor sports facility.

SITE AND SURROUNDINGS

The site is currently an open grassed area located between the existing gate house and the athletics track.

There are a number of trees running along the pathway to the north west of the site as well as along the southern boundary which currently acts as a buffer between the athletics track and the site of the development.

St John Plessington Catholic College lies to the east of the site and there is an existing car park to the west.

There are currently two portakabins located to the north east of the site which are currently used by the college.

POLICY CONTEXT

The proposal to erect a single storey further education sports college falls within the curtilage of the Oval Sports Centre. This is allocated on the Unitary Development Plan Proposals Map as 'Land for new Recreational Facilities' in the Council's adopted Unitary Development Plan (February 2000) and as such is subject to Proposal RE2.

Proposal RE2 states that the Oval Sports Centre is an established major sports facility that provides for a wide range of sporting activities and for top level competition.

While the proposed development is a departure from Proposal RE2 of the UDP, the proposed use for education relating to sport and leisure can be considered compatible with the existing use of the site, which can accepted as a favourable material consideration when determining the application.

The National Planning Policy Framework (NPPF) is also relevant and states within paragraph 74 that; existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In this instance the Oval Sports Centre as a whole is allocated as a major sports facility within the Unitary Development Plan, however the land in question has not been used specifically for sport for a

number of years.

Within the reasoned justification of proposal RE2 it states " In order to retain its importance, there is a continual need to replace, upgrade and enhance elements of the complex, in terms of the number of sports provided for and the quality of that provision.

No assessment has been submitted by the applicant and no alternative provision of open space has been proposed. Wirral Borough Council had identified a programme of enhancement to support the UDP allocation under Proposal RE2. However, the site is currently underused by the Oval Sport Centre and whilst the proposal is not fully in accordance with the local policy objectives, the education facility proposed strongly supports the sites aims of providing sports and leisure activity. The new college building will enable Wirral Metropolitan College's students to study occupational studies and sport. The current portakabins already offer facilities for sports science and the new facility will create a larger facility to improve offer at the site, strengthening the existing education of sports on the Oval Site creating general teaching and staff spaces as well as gym facilities, canoe and kayak storage and sports changing and shower facilities.

In accordance with the NPPF the development is considered to comply with point three of paragraph 74, creating an alternative sports (Education) provision and therefore whilst the proposal to develop the site is a departure from the development plan allocation, the harm is clearly outweighed by other considerations and is therefore deemed acceptable in this instance.

APPEARANCE AND AMENITY ISSUES

The proposals being considered are part of a wider programme of works that involve the refurbishment and remodelling of the colleges existing buildings at Conway Park, and Twelve Quays and the redevelopment at the Oval Sports Centre, Bebbington. The site is currently used and allocated for sports and leisure purposes and is essentially a large open grassed area. The proposals would seek to introduce an educational use. However the educational facility proposed is connected with the intended use being 'occupational studies and sport'. The applicant states that the provision is currently being met within temporary accommodation within 2 portakabins on the adjacent area of hard standing. The proposals would seek to bring them together in a larger purpose built facility on what appears to be an under utilised albeit open and green site.

The proposed building is largely single storey. The scale of buildings within the vicinity is generally comparable to that proposed with a mix of single storey and two storey buildings characterizing the immediate area. A two storey gatehouse sits within close proximity to the proposed building with a number of other single storey buildings sitting beyond. I would consider the scale appropriate in this context.

The development proposals sit well within the context of the wider area in terms of both use and physical form. The building occupies a large area of the existing grassed area yet retains sufficient land within and around to ensure a green landscaped feel and a clear network of green pedestrian circulation routes. The incorporation of a large entrance square forms part of the circulation space but its functionality could be enhanced if there was a clear link with the car park area. Generally the layout prevents pedestrian and vehicular conflicts by clearly defined landscaped lined routes directing users to the main entrance and the focus of activity.

The car parking remains unchanged in terms of overall provision, size and location but the application does include the formation of allocated disabled space and motorcycle parking. Given the use of the car park is also likely to increase as a result of the development, as mentioned above, a pedestrian link between this and the building entrance would ensure a clearly identified crossing which could be easily achieved thorough a change in surfacing. The cycle parking has been designed as an integral component of the overall hard/soft landscaping scheme and has been incorporated within the retaining wall on the North West elevation.

The overall design of the building is simple and has been largely determined by the functional requirements of the spaces within. The entrance extends above the roofline and projects forward of the main building line in creating a more visual focal point. The palette of materials for the exterior of

the building is contemporary. A dark blue facing brick is proposed for the main building with the entrance feature being largely glazed and framed with curtain walling cladding being used for features such as the entrance and coloured panels providing a contrast.

The occupier of 7 Gorseville Road has objected to the scheme. The objection can be summarised as follows with the local planning authority's response to each:

1. The occupier questions the lease of the land by Asset Management, without proper consideration and openness without public consultation or elected member debate.

This is a matter for the Director of Law, HR & Asset Management & not material to the determination of the planning application since it is not a planning issue.

2. The occupier highlights what he considers Council officer failings with regard to the transparency of the deal between the land owner and the college.

This is a matter for the Director of Law, HR & Asset Management & not material to the determination of the planning application since it is not a planning issue.

3. The occupier questions why public area forums were not used as a platform over the land deal prior to submission of the application and again raises the issue of why the deal was dealt with under delegated powers?

This is a matter for the Director of Law, HR & Asset Management & not material to the determination of the planning application since it is not a planning issue.

4. The occupier highlights difficulty in obtaining a time line of the consultation process prior to the deal for the land?

This is a matter for the Director of Law, HR & Asset Management & not material to the determination of the planning application since it is not a planning issue.

5. The occupier highlights a serious breach of trust by the council and its duty of care to protect this valuable asset with historic links.

No harm undue harm is envisaged from the proposed development on a small part of the site

6. The occupier highlights concerns over the development being the start of a wider development on further land within the area.

The Local Planning Authority has to deal with the application as submitted, which does not indicate that there would be any further development associated with this particular proposal.

7. The occupier states that a development under these circumstances will result in the loss of an historic landmark in that it will encircle the gate lodge and separate it from the athletics track

The site does not affect the setting of a listed building and is not within a conservation area. Whilst the development will result in a new development located between the existing gatehouse and the athletics track, it has been sensitively designed so as not to alienate the surrounding buildings and is therefore not considered to result in an adverse impact upon the character of the area or have an adverse impact upon the Gatehouse. The scheme will enable the continued use of the site for sports education and will act as a draw to the existing facilities offered at the sports centre.

8. The occupier highlights his concern over the use of a statement within the lease of the land agreement.

This is a matter for the Director of Law, HR & Asset Management & not material to the determination of the planning application since it is not a planning issue.

9. The occupier wishes to make the Planning Committee aware that it has a very important judgement to make on what he considers a very important asset with historic value & lifetime of

service in the field of sport & pleasure and its importance for future generations allowing freedom of space in a built up area. The occupier goes on to say that he is currently taking steps to request a spot listing of the site with English Heritage.

10. The occupier highlights his further concern over potential saturation of students due to further development and the increased of vehicular traffic.

The highway concerns will be addressed below and the potential for future development is not a planning matter.

St John Plessington Catholic College also express concern about the impact of an increase in student numbers on public transport and a potential health and safety issue due to an increase in student numbers and the pressure on public transport. Facilities need to be improved.

Concern over health and safety with regards to existing transport facilities in addition to how Merseytravel will deal with an influx of new students is not a material planning consideration.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services - Traffic Management Division has been consulted and has no objection to the scheme. Vehicular access to the development will be gained through the existing vehicular access and car park for the sports centre. A facility of this size and use class is not estimated to generate a significant amount of additional traffic movements. It is estimated that an additional 18 vehicle movements in the busiest morning peak hour and 10 additional vehicle movements in the busiest evening peak hour would be generated.

No specific car parking provision is provided for the facility, however there is significant spare capacity within the sports centre car park that will be utilised during the daytime in partnership with the Oval Sports Centre. Evening activity at the college is expected to be low. The recommended maximum parking provision for a facility of this size and nature would be 7 spaces in accordance with the council's Supplementary Planning Document SPD4.

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

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no adverse health implications relating to this application.

CONCLUSION

While the proposed development is a departure from Proposal RE2 of the UDP, the proposed use for education relating to sport and leisure can be considered directly compatible with the existing use of the site. Having taken all other material factor into consideration it is considered that the loss of this relatively small area of grass is clearly outweighed by other factors that will benefit the site. The proposal is therefore deemed acceptable in this instance and is recommended for approval.

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:-

While the proposed development is a departure from Proposal RE2 of the UDP, the proposed use for education relating, in part, to sport and leisure can be considered as directly compatible with the

existing use of the site as an alternative sports (Education) provision. There is no evidence to suggest the site will be required for any other future sporting purpose. Having taken all other material factors into consideration it is considered that the loss of this relatively small area of grass is clearly outweighed by other factors that will provide alternative benefits for the community. The proposal is therefore deemed acceptable in this instance and is recommended for approval.

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/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.

3. A Travel Plan should be submitted to and approved in writing by the local planning authority within 6 months of occupation. The provisions of the Travel Plan shall be implemented and operated in accordance with the programme contained therein for as long as any part of the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include:

- Access to the site by staff, visitors and deliveries
- Information on existing transport services to the site and staff travel patterns;
- Travel Plan principles including measures to promote and facilitate more sustainable transport;
- Realistic targets for modal shift or split;
- Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group;
- Measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

Reason: To promote the use of more sustainable forms of transport.

4. 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.

5. Prior to the commencement of development details of all security measures including

boundary treatments shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full and retained as such thereafter.

Reason: In the interest of Secure by Design.

6. The development authorised by this permission shall not begin until the local planning authority has approved in writing details of; -
- i) servicing arrangements including a suitable access route for refuse collection vehicles and including details of how this will be controlled and managed.

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 in writing as complete by or on behalf of the local planning authority and retained as such thereafter.

Reason: In the interest of highway and pedestrian safety.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22 February 2012 and listed as follows:

11-033 G01-206 PL0 (15 FEB 12)
11-033 G01-205 PL0 (15 FEB 12)
11-033 G01-203 PL0 (15 FEB 12)
11-033 G06-202 PL0 (15 FEB 12)
11-033 G09-201 PL0 (06 FEB 12)
11-033 G00-201 PL0 (20 FEB 12)
11-033 G07-205 PL0 (15 FEB 12)
11-033 G07-206 PL0 (20 FEB 12)
11-033 G08-201 PL0 (25 JAN 12)

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

8. The development hereby approved shall be used as a further education sports college and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Due to the restricted application site and its relationship with adjoining uses, it is considered important to ensure no other uses otherwise permitted by Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 is allowed without first having had the permission of the local planning authority.

Further Notes for Committee:

Last Comments By: 25/04/2012 10:43:49
Expiry Date: 23/05/2012

Planning Committee

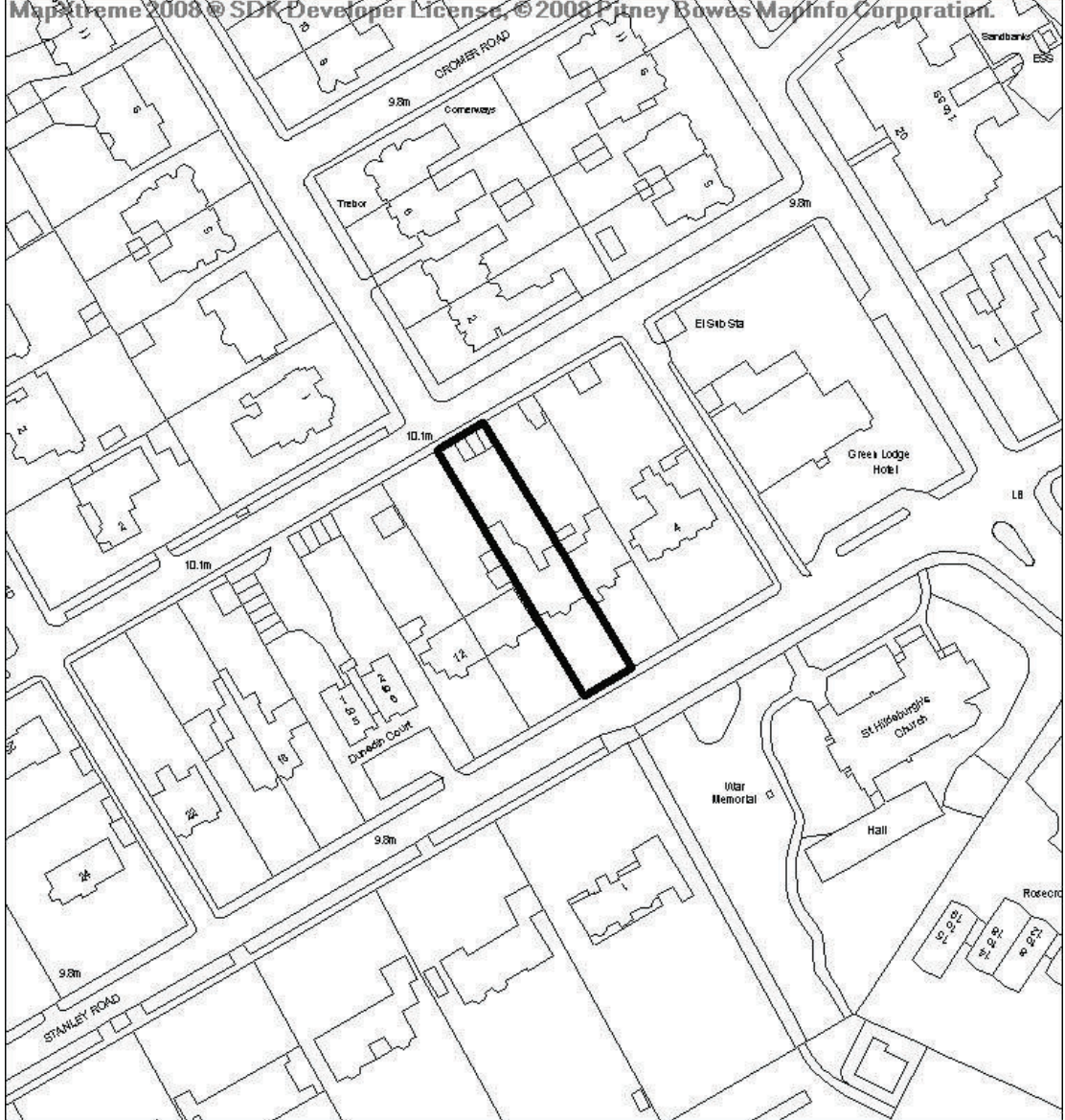
24th May 2012

Reference: APP/12/00260 **Area Team:** North Team **Case Officer:** Miss S McIlroy **Ward:** Hoylake and Meols

Location: 8 STANLEY ROAD, HOYLAKE, CH47 1HW
Proposal: Erection of a single storey rear extension, demolition of existing detached garages and erection of a new double garage/BBQ room, rear wall with gate opening, new front porch (replacement), and installation of a first-floor rear facing balcony.

Applicant: Mr Martin Scott
Agent : Mr P Scott

Site Plan:



Development Plan Designation:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

APP/01/06901 - Demolish existing garage and erect a new garage and gates - Approved - 20/11/2001

APP/06/07326 - Demolish existing garage and erect a new garage and gates (Renewal of existing permission APP/01/06901) - Approved - 12/01/2007

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

Having regard to the Council's Guidance on Publicity for Applications, 8 letters of notification were sent to occupiers at neighbouring properties and in addition a Site Notice was displayed. As a result two objections have been received, from 10 and 12 Stanley Road. Representations can be summarised as;

- The proposed balcony creating overlooking to rear gardens
- Loss of privacy
- Significantly reduce the residential amenity
- Un-neighbourly
- Balcony would result in the loss of a large bay window that is an important element in shaping the character and appearance of the existing house
- Proposed BBQ area described as a room which is confusing and contradictory

Further objections were received from the occupiers at 10 Stanley Road and 12 Stanley Road, which raised concerns relating to the proposed balcony overlooking neighbouring properties.

Additionally, Councillor John Hale has requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents in relation to the proposed balcony which they consider would overlook their properties and is in itself out of character with the building and therefore should be heard by the full Planning Committee.

CONSULTATIONS

The Kings Gap Conservation Area - Stated that the garage should be in keeping with the street scene of Barton Road, the proposed balcony would appear to be unsympathetic and out of character with the existing property which would lead to loss of privacy of 10 Stanley Road. Concern was also raised in relation to the front extension, however it was noted that this extension would not have any significant impact on the Conservation Area.

Conservation (Internal) - Raised no objection subject to conditions

Director of Technical Services (Traffic and Transportation Division) - Raised no objections

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor John Hale has requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents in relation to the proposed balcony which they consider would overlook their properties and is in itself out of character with the building and therefore should be heard by the full Planning Committee.

INTRODUCTION

The proposal seeks planning permission for the erection of a single storey rear extension, demolition of existing detached garages and erection of a new double garage/BBQ room, rear wall with gate opening, new front porch (replacement) and installation of a first-floor rear facing balcony. Amended plans have been received. The roof of the proposed garage has now been reduced in height and

achieves a more shallow pitch, in addition the rear wall and gate opening has been amended and now has a more 'simplified' appearance. With regards to the proposed balcony area, the scale and height of this proposal remains the same as what was originally submitted, however the material of construction has been amended so this part of the development would be constructed from timber and the existing bay window would remain.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable, subject to relevant policies contained within Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

8 Stanley Road sits within the Kings Gap Conservation Area, the building itself is a large detached Victorian dwellinghouse that is in the process of being refurbished.

The property is sited on a large plot with the front garden measuring approximately 18 metres in length and the rear measuring 20 metres. The property is screened to the front with various shrubbery and the rear boundaries are screened by brick walls and tree screening. The existing rear boundary consists of flat roof garages which almost gives an 'industrial' feel to the area and brick wall screening.

There are several examples of various detached garages and brick wall screening within the area which forms the street scene of Barton Road.

The rear elevation projects approximately 14 metres beyond the rear elevation of 10-12 Stanley Road. Additionally there are detached outbuilds sited in the rear garden of 10 Stanley Road, which project alongside the north eastern boundary.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area and The Kings Gap Conservation Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. CH2 - Development Affecting Conservation Areas, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

The National Planning Policy Framework deals with preserving and enhancing the historic environment. The aim of this policy in relation to heritage is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

UDP Policy CH2 considers when granting consent that special regard will be given to matters of detailed design, especially within the main frontages and prominent elevations. Quality and type of materials proposed should be used within construction.

UDP Policy HS11 considers house extensions should be designed in such a way as to have no significantly adverse effect on the appearance of the original property, the amenities of neighbouring properties, particularly through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

APPEARANCE AND AMENITY ISSUES

The design of the garage as originally proposed was considered to be unacceptable in both scale and design. It was grand in scale and ornate in detail which would have led to creating an alien appearance to the street scene of Barton Road. Many of the garages along this stretch of road have been set within the boundary wall and incorporate flat roofs. The existing garage generally follows this design precedent and is inoffensive in terms of scale but however, is a visual detraction as it is of an inappropriate design and material finish.

The garage roof has now been reduced, in this respect two options have been proposed in amended plans, a 30 and 22 degree pitch. Visually, there is a little difference between the two options, however option A, the 30 degree pitch is the preferred design. The height of the proposed garage would still measure some 4.6 metres at the highest point, however the street scene is mixed and inconsistent with a range of varied garages. It is considered that the alteration to the roof has significantly reduced

the overall scale of the garage, which has now addressed the original concerns. The overall design has also been reviewed and simplified. The detailing including the wrought iron decorative railings (on garage and wall) and the ornate chimney have all been removed to ensure that the garage appears more subordinate and does not appear unduly prominent within this particular stretch of Barton Road. The proposed materials are also considered acceptable with the elevation facing Barton Road faced in sandstone and timber garage doors. Although annotated as such on the drawing it is considered reasonable to impose planning conditions to control the quality of the materials. Overall, original issues concerning this part of the development are considered to have been addressed and now complies with relevant Council policies.

The rear balcony has also been amended. It was considered that the bay window played a key feature of the rear elevation of the existing property, therefore due to this it is now to be retained as part of the proposal. The design of the balcony has now been amended and the contemporary glass balustrade that was out of keeping with the scale and character of the existing property has now been removed and replaced with a more appropriately detailed timber balustrade. Objections have been received in relation to the proposed balcony overlooking the rear gardens of neighbouring properties. However, it is considered that as the rear elevation of 8 Stanley Road already projects approximately 14 metres beyond the neighbouring properties rear elevations the main area the proposed balcony would overlook is half way down the rear gardens. If a condition were to be attached to introduce a 1.8 metre high frosted glass screening on either sides of the balcony area the level of overlooking would be minimal. Therefore, in relation to the submitted amendments and the screening condition it is considered that concerns raised do not warrant a refusal on the application. A condition would be imposed to require a more detailed drawing of this area - at a scale of 1:20, clearly detailing the profile/dimensions and finish of the balcony and balustrade.

The proposed single storey rear extension would not be prominent to the street scene of Barton Road as the proposed garage a brick wall would fully screen this part of the development. In terms of this extensions scale, it is considered acceptable and should have minimal impact to the amenities of the neighbouring property, 6 Stanley Road due to the rear elevation of this property sufficiently screening the majority of the proposal. Additionally, the existing two-storey rear element of the application property would fully screen the proposed rear extension from the occupiers at 10 Stanley Road. Overall, the rear extension is considered acceptable. It is not visible in relation to the streetscene or conservation area and therefore has no visual impact. It is however considered to be of an acceptable design that relates well to the existing property.

The front porch is considered acceptable. The relationship with the main dwelling is a little awkward and could have been improved but this element of the works has been completed and it is not considered to result in any impact significant enough to justify enforcement action.

The proposals do not result in any detrimental impact on the visual amenity of the conservation area or the architectural integrity of the existing property and therefore have no objection to the proposals subject to conditions.

Overall, the proposed development is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

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, to the Kings Gap Conservation Area or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The overall development complies with CH2 and HS11 of Wirral's Unitary Development Plan and SPG11 for House Extensions 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, to the Kings Gap Conservation Area or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The overall development complies with CH2 and HS11 of Wirral's Unitary Development Plan and SPG11 for House Extensions and is therefore considered acceptable.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

 Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be built in accordance with details shown on plans submitted to and received by the Local Planning Authority dated 19th April 2012.

 Reason: For the avoidance of doubt

3. The detached garage shall be built in accordance with details shown as 'Option 2' on amended plan received by the Local Planning Authority dated 19th April 2012.

 Reason: For the avoidance of doubt

4. The rear balcony shall be built in accordance with details shown on amended plan received by the Local Planning Authority dated 19th April 2012.

 Reason: For the avoidance of doubt

5. The material used within the external finish of the balcony shall be timber and shall be stained with a suitable colour to be agreed in writing with the Local Planning Authority in accordance with details shown on amended plan received by the Local Planning Authority on 19th April 2012.

 Reason: For the avoidance of doubt and to ensure a satisfactory form of development

6. Prior to the balconies first use, a 1.8 metre high frosted glass screening or close timber board screening shall be erected along the north east and west side of the platform area facing towards 6 Stanley Road and 10 Stanley Road.

 Reason: To protect the amenities of neighbouring residential properties

7. Before the development commences a detailed drawing at a scale of 1:20 showing the dimensions and finish of the balcony and balustrade shall be submitted to and approved in writing by the Local Planning Authority. The balcony and balustrade shall be implemented in accordance with the approved detail, and retained as such thereafter.

Reason: In the interests of Kings Gap Conservation Area and to ensure a satisfactory form of development

8. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 April, 2012 (as amended).

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

Last Comments By: 13/04/2012 08:22:44
Expiry Date: 25/04/2012

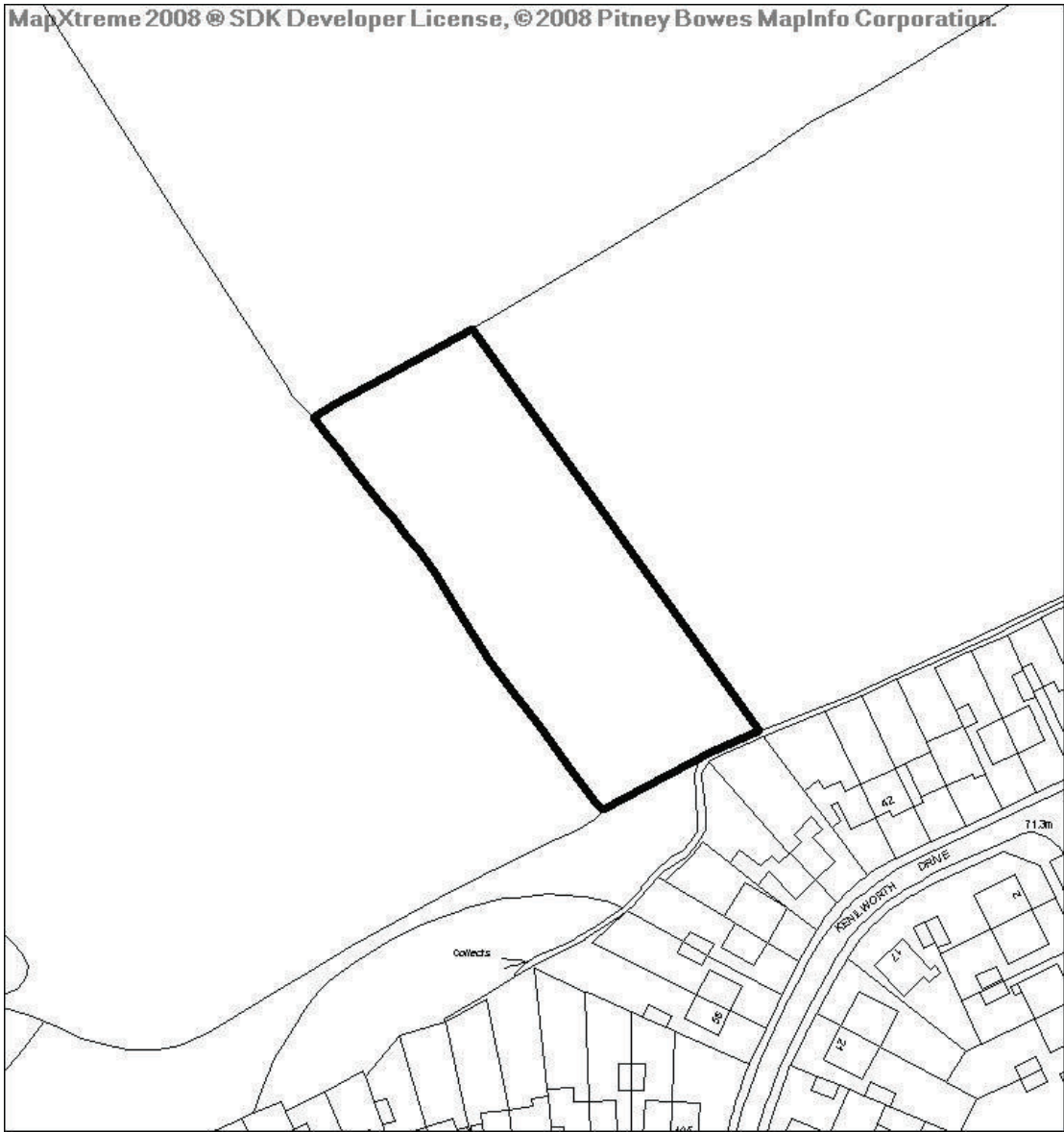
Planning Committee

24 May 2012

Reference: APP/12/00300	Area Team: South Team	Case Officer: Miss A McDougall	Ward: Pensby and Thingwall
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Location: Amenity Open Space, CHATSWORTH ROAD, PENSBY
Proposal: Proposed change of use of land from agricultural land to use for dog agility training (non-commercial) Please see accompanying case for support.
Applicant: Prof Anne McArdle

Site Plan:



Development Plan Designation and Policies:

Primarily Residential Area
Green Belt
GB2
HS15

Planning History:

No planning history

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

Having regard to the Council Guidance on Publicity for Applications, 17 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 qualifying petition of objection containing signatures from 32 separate households has been received and 12 separate objections have been received from S Gray (no address) 38, 42, 50, 52, 56 Kenilworth Drive, 31, 39, 41, 43, 63 Chatsworth Road and 564 Pensby Road listing the following grounds:

1. impact onto wildlife
2. noise
3. increase in traffic
4. parking problems
5. loss of agricultural land
6. garden aspect onto countryside
7. neighbouring horses/security
8. access maintenance

Three letters of support have been submitted.

CONSULTATIONS:

The Director of Technical Services (Traffic & Transportation Division): No objection

The Director of Law, HR & Asset Management (Pollution Control Division): Restrictive conditions

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of objection has been received on the grounds of parking, access and increased traffic in Chatsworth Road.

INTRODUCTION

The proposal is for a change of use from agricultural land to dog training (non commercial).

PRINCIPLE OF DEVELOPMENT

Having regard to Wirral's UDP Policy HS15 and considering Policy GB2, the development is acceptable in principle as it is an appropriate use within the Green Belt.

SITE AND SURROUNDINGS

The proposal is for non-commercial dog training on a piece of open Green Belt land. The land is to the rear of 44, 46, 48 and 50 Kenilworth Drive and is accessed via an existing farm track off Chatsworth Road adjacent to number 39 Chatsworth.

The site itself is Green Belt, but the land does bound residential properties to the south-eastern boundary, predominantly number 46 Kenilworth Drive.

POLICY CONTEXTGB2 Guidelines for Development in the Green Belt Policy

Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Planning permission will not

be granted for development in the Green Belt unless it is for the purposes of:

- (i) agriculture and forestry;
- (ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (iii) the limited extension, alteration or replacement of existing dwellings, subject to Policy GB4 and Policy GB5;
- (iv) the limited infilling in existing villages, subject to Policy GB6, including limited affordable housing subject to local community needs;
- (v) the limited infilling or redevelopment of major existing developed sites identified under Proposal GB9;

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

HS15 Non-Residential Uses in Primarily Residential Areas Policy

Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

APPEARANCE AND AMENITY ISSUES

The proposal is to use the land for training dogs, as such the proposed use does not harm the openness of the Green Belt. The main consideration is the potential impact of the use to the neighbouring residential uses. The applicant has submitted details to confirm that the number of dogs and frequency of training would be restricted to: 2 dogs at anytime, twice during a Monday to Friday cycle and once during a Saturday to Sunday cycle between 9am and 5pm.

Concerns have been raised with regards to noise, traffic and access. The restrictive conditions with regards to dog training would reduce the potential for nuisance to residential properties and keep the number of dogs being trained to a minimum. There is an existing access gate and track that leads up to the piece of land and no highway safety concerns have been raised.

With regards to access over land, this is a civil matter which concerns the land owners/users as is the safety of other animals such as horses on neighbouring plots.

Although the land is within the Green Belt, permitted development rights are intact with regards to boundary treatment therefore a fence can be constructed without planning permission, the dog agility training structures are not to be permanent features that would constitute development, and will be brought on to the site during training.

The use itself as a piece of land within the Green Belt does not harm the openness or the objectives set out to protect the Green Belt, the conditions proposed in terms of restricting the use of the land are considered to reduce any harmful nuisance to existing neighbouring properties. Therefore the

proposed scheme is acceptable having regard to Wirral's UDP Policies GB2 and HS15.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposal is for the use of land as dog training, the land is designated Green Belt that bounds residential properties as such hours and numbers of dogs are to be restricted so as not to harm amenities of neighbouring uses.

CONCLUSION

The proposed use does not harm the openness of the Green Belt and will not cause an unacceptable level of nuisance to the existing neighbouring uses. As such the proposed scheme is acceptable in this location.

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 use is acceptable having regard to Wirral's UDP Policies GB2 and HS15.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The use of the land for dog training purposes shall be restricted to 2 days between the hours of 09.00 and 17.00 Monday to Friday and 1 day between the hours of 09.00 and 17.00 Saturday to Sunday.

Reason: Having regard to the amenities of existing neighbouring uses and Wirral's UDP Policy HS15.

3. There shall be no more than two dogs being trained on the application site at any one time during the hours of 09.00 and 17.00.

Reason: Having regard to the amenities of existing neighbouring uses and Wirral's UDP Policy HS15.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7 March, 2012.

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

Last Comments By: 18/04/2012
Expiry Date: 02/05/2012

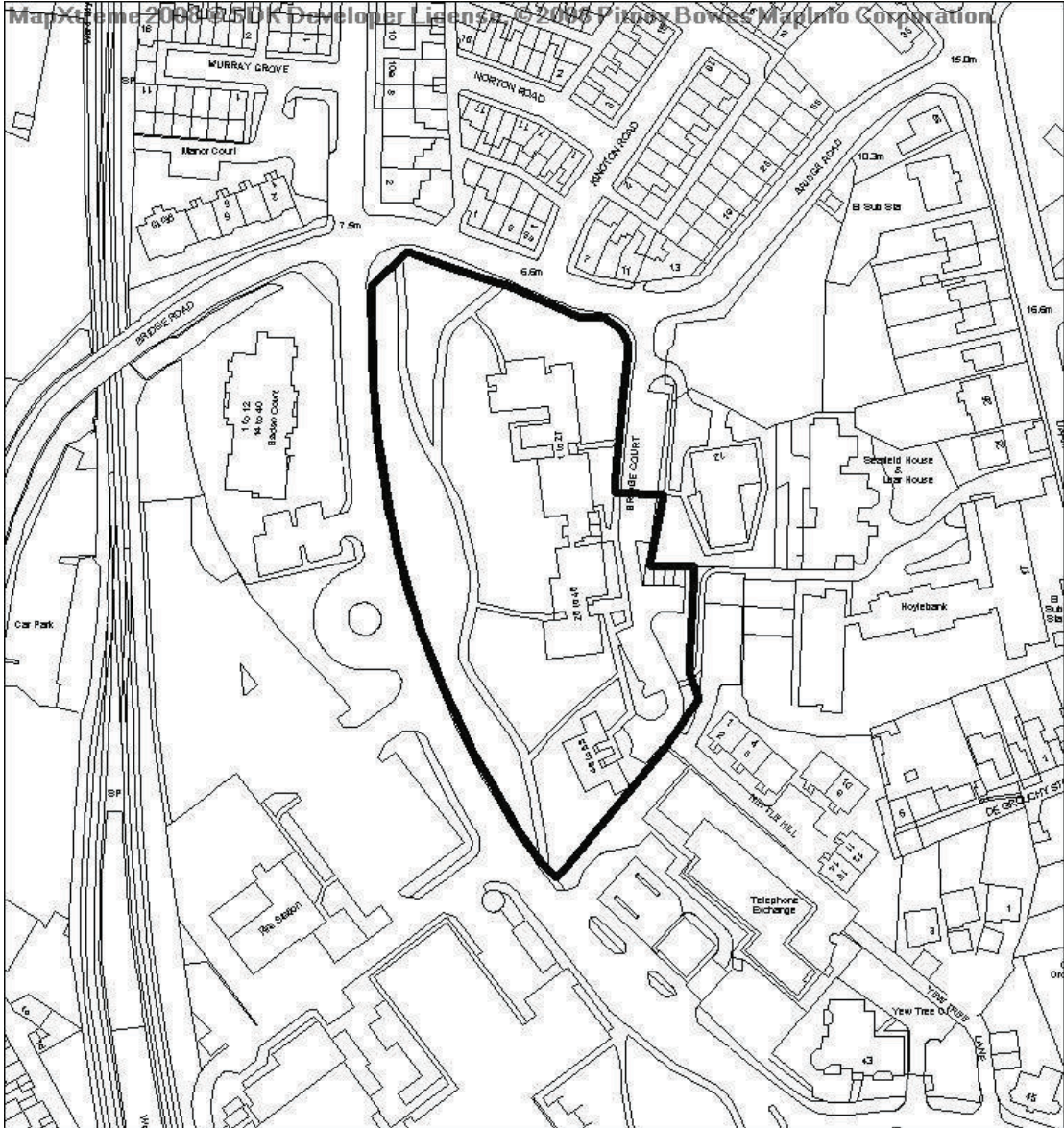
Planning Committee
24 May 2012

Reference: OUT/12/00331	Area Team: North Team	Case Officer: Mr M Rushton	Ward: West Kirby and Thurstaston
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Location: Bridge Court, BRIDGE ROAD, WEST KIRBY
Proposal: Outline planning application for (A) Construction of forty eight two bed apartments with associated car parking, and (B) A new healthcare facility with associated car parking.

Applicant: Wirral Partnership Homes
Agent : Nightingale Associates

Site Plan:



Development Plan Designations:

Primarily Residential Area
Urban Greenspace

Planning History:

1991/07378 - Erection of a two storey office building - Approved conditionally 13/02/1992
OUT/2011/00782 - Construction of 48 two-bed apartments and 10 three-bed houses with associated parking and a new healthcare facility with associated car parking - Withdrawn
DEM/10/00613 - Prior notification of demolition - Prior approval required 14/06/2010
APP/00/06881 - Change of use of residential accommodation to office accommodation for local admin purposes - Approved conditionally 08/12/2000

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

In accordance with the Council's Guidance on Publicity for Applications, 144 letters of notification were sent to adjoining properties and five Site Notices were displayed. As these proposals constitute Major Development a Press Notice was also displayed in the Wirral Globe in the week commencing 28th March 2012. At the time of writing, 106 individual letters, e-mails or on-line comments of representation have been received in objection to the proposed development. The points of opposition can be summarised as:

1. The height of the development – four storeys/12m would be too high, would not be in keeping with the site and would dominate the area;
2. The height of the proposed development in comparison to the buildings that previously occupied the site;
3. Loss of green space;
4. Loss of trees;
5. Loss of ecological habitat;
6. Impacts to biodiversity;
7. Concern that plans for the retention of trees are inadequate;
8. Concern at the scale of the proposal;
9. Concern at the density proposed;
10. Concern at the layout proposed;
11. Concern at the design proposed;
12. Concern at the impact to the landscape;
13. Highway safety concerns – in conjunction with the Aldi under construction, the weight of traffic will make the area unsafe, particularly for schoolchildren;
14. Traffic impacts to the junction of Bridge Road with Kington Road;
15. Traffic impact at the junction of Bridge Road and Orrysdale Road;
16. The parking provision for the flats is inadequate and will impact the surrounding streets and businesses operating on those streets;
17. Pollution from increased traffic;
18. Car parking provision is excessive, particularly given existing provision across the road;
19. Traffic congestion concerns – in conjunction with the Aldi under construction, and given the number of pedestrian crossings proposed, which would cause backlogs;
20. There is no parking for motor bikes or the disabled;
21. Loss of privacy to local residents;
22. Overlooking to local residents;
23. Overshadowing of local residents;
24. Overbearance to local residents;
25. Increased noise to local residents;
26. Loss of property value;
27. Loss of views;

28. Construction impacts;
29. The extended opening hours proposed for the health centre are unacceptable in a residential area;
30. Concern at having to live adjacent to affordable housing units;
31. Potential for noise, trespass and vandalism from problem families;
32. Concern at how local schools would accommodate the potential increase in pupils;
33. Concern at the future of the existing GP accommodation in the Concourse, and the effect on leisure provision within that complex;
34. The housing should be for elderly residents (sheltered accommodation);
35. The area is subject to the Council's housing restraint policy;
36. There is no need for the housing proposed – there is enough vacant housing already available;
37. There is no need for a new health centre – the Concourse could be modernised or extended instead, and there is a new GP Practice at Westbourne Road;
38. A children's play area should be provided instead;
39. The site should be left undeveloped;
40. The consultation process has been poor.

In addition to the individual representations of opposition received, multiple copies of a number of letters or comment slips have been submitted:

- 8 signed objections on the grounds that: the footprint and height of development would be increased unacceptable; the increase in traffic would put huge pressure on local infrastructure with associated highway safety and pollution impacts; insufficient parking provision for the proposed flats; the health centre move would leave the concourse under-utilised, and; the site should be used for elderly accommodation.
- 13 signed objections on the grounds of: loss of trees, and; the scale of development being too much for the site.
- 3 signed objections on the grounds of: traffic generation; scale, and; overbearance.
- 24 signed objections on the grounds of: layout and density; height; the proposals being excessive for a small site, and; the need to protect trees.

A qualifying petition of opposition, listing signatures from 35 households has been received, raising the following concerns:

1. Loss of natural light [to Hoylebank, Darmonds Green];
2. Overlooking [to Hoylebank, Darmonds Green];
3. Overbearance to surrounding buildings, particularly Elliot House;
4. Increased trespass risk through the use of Hoylebank's footpath as a shortcut;
5. Danger to pedestrians emerging onto the road from the back gate of Hoylebank, where there is no footpath.

Eighteen individual letters of comment (rather than in support or objection) have been received, commenting as follows:

1. The proposal is better than the original plan;
2. All concerns regarding the safety of the route via the old footpaths, trees not being felled; the size of the project and the flats not targeting families appear to have been taken into account;
3. A condition should be for Wirral Partnership Homes to provide a pedestrian crossing at the junction of Bridge Road/Orrysdale Road;
4. Pedestrian crossings should be provided on Bridge Road and on Orrysdale Road;
5. A wide footpath should be provided from the top of Bridge Road along the back of the buildings;
6. Retained pathways should be as wide as possible;
7. The space should be better linked in to pedestrian routes – there is no crossing to the Concourse side;
8. The flats need to be shielded from passers by;

9. Play provision should be included;
10. Good planting should be included;
11. Car parks should be screened from the footpaths.

In support of the proposed development, 4 individual representations have been received, listing the following grounds (summarised):

1. The level of development is now appropriate, a substantial improvement over the first application;
2. Open green space would be preserved, including a safe cycling route for children to school;
3. Trees would now be retained;
4. Less parking is now proposed for the health centre;
5. The use of a brownfield site should be supported;
6. The building can be more sustainable than previous ones;
7. Job creation for local people during construction;
8. Due to the setback proposed from the road, the height of the buildings would be reduced compared to other existing buildings;
9. The GPs provide a high standard of care and deserve better working conditions.

A petition of support, listing signatures from 285 households has been received, expressing support for the provision of social housing and a new health centre.

184 copies of a letter of support have been submitted, collected by Wirral Primary Care Trust (West Kirby Health Centre). The letters pre-date the submission of the planning application, but it is indicated were in response to pre-application consultation undertaken by the Health Centre's patient group using the plans subsequently submitted to the Local Planning Authority. The letters express support on the following grounds:

1. The considerable need for affordable housing and the shortage of land available;
2. The high standards of design proposed for the development;
3. The current poor condition of the health centre and the absence of alternatives for a new and suitable building in West Kirby.

A representation has been received from Ms Esther McVey (MP), outlining that West Kirby residents have raised concerns with her about the impact the proposed development would have, with loss of green space and increased traffic as well as the loss of amenity for residents and visitors. Ms McVey has requested that the views expressed in her letter are made known to the Members of Planning Committee prior to their decision making process.

CONSULTATIONS

Director of Regeneration, Housing and Planning (Housing Strategy Division) - the proposals would re-provide affordable housing on a site that previously supported social housing, achieving Code for Sustainable Homes Level 3 and Lifetime Homes where possible. There is a need identified in the Strategic Housing Market Assessment (SHMA) for an additional 740 units of affordable housing in the RSS Rural Area (to 2029), of which 184 would need to be two-bedroom. There is a need to improve the housing offer in the area.

Merseyside Police Architectural Liaison Unit – a Design Out Crime Assessment (DOCA) was undertaken by Merseyside Police's Architectural Liaison Officer (ALO) on the applicant's behalf, which set out recommendations that would ensure the development could meet the principles of Secure By Design (SBD). The recommendations include, in particular, the need for: secure boundary treatment to appropriate heights, hard and soft landscaping and external lighting; detailed design work for car and cycle parking; appropriate standards of glazing and security features for window and doors; CCTV provision to entrances; features (bollards, planters or similar) to prevent a vehicle from attacking the health centre building fabric.

Director of Law, HR and Asset Management (Pollution Control Division) – no objection.

Director of Technical Services (Traffic and Transportation Division) – no objection, subject to

conditions and the requirement for a s106 Legal Agreement. Refer to Director's Comments.

Merseyside Cycling Campaign - the development does not appear to incorporate secure internal covered cycle storage as required by local planning documents (SPD2). Proper thought needs to be given to cycle parking in this town centre location.

United Utilities – no objection, provided that the site is drained by a total separate system, with only foul sewerage connected into the foul sewer. Surface water may discharge into the public surface water sewerage system, but at a maximum discharge rate of 30 l/s. An access strip must be maintained to the public sewer across the site, width 10m.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application seeks permission for the erection of 48 dwellings and a health care facility, which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications. In addition, a qualifying petition of opposition has been received, listing signatures from 35 households.

INTRODUCTION

The proposal seeks planning permission for 48 two-bedroom apartments and a new health care facility. It is an outline planning application, with all matters reserved. The details of the proposal – layout, scale, appearance, access arrangements and landscaping are not part of the submitted application and cannot be considered at this stage. Reserved Matters applications would need to be submitted at a later date to agree the detail of the development. At the current outline stage, consideration must focus on the use and amount of development proposed.

The Town and Country Planning (General Development Procedure) Order requires the application to include an indicative layout, indicative access points, and scale parameters (indicating the upper and lower limits for height, width and length of each building within the site boundary).

The submitted indicative layout shows the proposed apartments within two, 4-storey buildings, to a maximum height of 12m, accompanied by 48 car parking spaces. The buildings and car parking would be located to the north-east and east of the site, broadly in the area previously occupied by sheltered housing units. The southern part of the site would support a primary health care centre, in a single 3-storey building, again to a maximum height of 12m.

PRINCIPLE OF DEVELOPMENT

The proposed residential development would take place on the site of a previous two-storey residential development that had 53 units, within a Primarily Residential Area adjacent to West Kirby Town Centre. RSS Policy LCR4 provides for housing development to address barriers to affordability and to meet identified local needs, supported by the Council's Interim Planning Policy 'New Housing Development' which sets out criteria for considering residential schemes outside regeneration priority areas in east Wirral. As the scheme would provide affordable housing, residential part of the proposal is, therefore, acceptable in principle, subject to UDP Policies HS4 'Criteria for New Housing Development', HSG2, 'Affordable Housing', GR5 and GR7 in relation to trees and landscaping.

The health centre proposal would encroach on land designated for protection as Urban Greenspace under UDP policies GRE1, GR1 and GR2. The proposed development on the Urban Greenspace is not normally permitted unless alternative provision of equivalent community benefit is made available. A landscaped walkway alongside Orrysdale Road would be retained and this part of the scheme would otherwise be appropriate adjacent to the Town Centre.

SITE AND SURROUNDINGS

The application site is an area of undulating land, set below the level of Orrysdale Road, which includes a strip of Urban Greenspace, which is currently set out informally, with winding paths through a number of mature trees. The pathways supplement the pedestrian footway adjacent to Orrysdale Road, and the area acts as a linear park giving off-road access by foot through the urban area and as an area of visual amenity on the edge of the West Kirby town centre. The eastern portion of the site was previously developed with 53 housing units, and is currently fenced off with construction

hoarding, following the demolition undertaken.

The surroundings are mixed in use and building design. To the north, along Bridge Road, Orrysdale Road and Kington Road, are predominantly two-storey residential uses, traditional in design and layout, set in short terraces. To the west there are larger buildings – Baden Court is a modern four-storey sheltered accommodation development, whilst the municipal Concourse is of similar scale in parts, supporting the existing Health Centre premises and Local Authority leisure functions. Baden Court and the Concourse are separated by a public car park, West Kirby Fire Station and a bus turning area and stop. To the east there are a series of sheltered accommodation developments, set at intervals up the side of a hillside which rises up from the application site. The nearest of which would be Nettle Hill and Elliot House. Lastly, to the southern end of the site there are commercial uses, including a petrol filling station, and the telephone exchange buildings.

POLICY CONTEXT

The National Planning Policy Framework (NPPF), published in March 2012, is a material consideration in the determination of planning applications. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice and there is now a presumption in favour of sustainable development, which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 6 'Delivering a Wide Choice of High Quality Homes', 7 'Requiring Good Design' and 8 'Promoting Healthy Communities' are particularly relevant.

The North West of England Plan Regional Spatial Strategy to 2021 (RSS) is relevant, including policies RDF1 - Spatial Priorities, RDF2 – Rural Areas, L4 - Regional Housing Provision, LCR1 – Liverpool City Region Priorities and LCR4 - The Remaining Rural Parts of Liverpool City Region. At a local level, the Council's adopted Interim Planning Policy for New Housing Development, UDP policies URN1, HS4, HSG2, GRE1, GR1, GR2, GR5, GR7, TR9 and TR12 and Supplementary Planning Documents SPD2 – Design for Self Contained Flat Development and SPD 4 – Parking Standards, are relevant.

Urban Greenspace

The proposed development would encroach upon an existing landscaped walkway along the western boundary to the application site, which is protected as Urban Greenspace under UDP Proposal GR2/188..

Section 8, paragraph 74 of the NPPF indicates that existing open space and land should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by better provision in terms of quantity and quality in a suitable location.

Policy GRE1 'The Protection of Urban Greenspace' states that the local planning authority will regulate the supply and distribution of accessible public open space and other land with amenity value by protecting a network of open spaces which are close to where people live, located within a comfortable walking distance from their homes, and which provide for a range of recreational opportunities within each area of the Borough. Policy GR1 'The Protection of Urban Greenspace' states that development for purposes other than play, recreation and tourism or the re-use of existing buildings will not be permitted on land designated as Urban Greenspace unless alternative provision of equivalent community benefit is made available.

The applicant has put forward a number of arguments that they consider support the proposed development:

There are a limited number of sites with potential for the development of a Health Care Centre and that the application site was 'qualitatively' much better placed than the other sites considered such as Grange Hill Farm, Grange Water Treatment Plant, Rectory Road and Grange Road, particularly with regard to the sustainability and connectivity of the site;

Wirral MBC's open space assessment concluded that West Kirby and Thurstaston have some of the highest levels of open space provision (per 1000 population) within Wirral;

Various reports including public consultation feedback identify the limitations of the current Health Centre building to meet the requirements set out by the NHS and other Government agencies; the

negative impact on the quality of patient care that can be administered at the Concourse; and the extent of the works required to bring the design and fabric of the existing Health Centre up to current required standards:.

The existing building does not comply with acoustic requirements, compromising patient confidentiality;

The size of spaces renders large parts of the building unusable;

The accommodation that can be used is now overcrowded;

The building affects the practices ability to comply with Care Quality Commission standards, as well as other NHS Guidance such as on infection control.

There is a need for affordable rented housing in West Kirby, given the lack of building in recent years.

The latest evidence in the Wirral Open Space Assessment shows there is an overall surplus of greenspace in the wider West Kirby/Hoylake area but there is a shortfall of amenity greenspace which is provided for causal recreation and aesthetic value. The Urban Greenspace at this particular site currently provides a pleasant recreational linkage along a main road frontage between the Wirral Way and other services within the town.. Nevertheless, the proposal, which would encroach on some of this area includes a commitment to retain and improve these linkages, including the enhancement of the pathways within the greenspace, the provision of pedestrian footways along Orrysdale Road and pedestrian crossing across Orrysdale Road. The landscaping proposed would include replacement tree planting within the site. A small area of amenity open space, which would be maintained by the applicant, would also be provided to the rear of the proposed Health Centre as a buffer to sheltered accommodation areas beyond.

In this instance, therefore, it is considered on balance, - having regard to the proposal to retain and enhance the larger proportion of the existing open space, its function as a pleasant landscaped strip with linkages between the surrounding residential area to West Kirby Town Centre and the route to the Wirral Way would not be disproportionately affected, in which case the objectives of – would be broadly in line with the aims of the NPPF and UDP Policies GRE1, GR1 and GR2 would not be unduly undermined.

Housing Need

The Regional Spatial Strategy under Policy LCR 4 seeks to ensure that housing provision in West Kirby meets identified local need and addresses barriers to affordability. As the scheme for 48 units of residential accommodation would replace 53 units previously located on the site and recently demolished, the application complies with criterion (a) of Interim Planning Policy 'New Housing Development', which permits one for one replacement dwellings (or less).

The application has been made by a Registered Social Landlord and is to provide 100% affordable accommodation. The Director of Regeneration, Housing and Planning (Housing Strategy Division) has confirmed that the proposal would meet an identified need for affordable housing and the nature of accommodation proposed. The development would provide a type and form of accommodation in an accessible location that would relate well to existing land uses. It is therefore considered that the proposal would assist in the regeneration of the site and would not harm the character of the surrounding area.

APPEARANCE AND AMENITY ISSUES

Details of the proposal – layout, scale, appearance, access arrangements, and landscaping, are not part of the submitted application, and cannot be considered at this stage. The amount of development is, however, part of the Outline consideration, and indicative plans must be considered.

Scale, Layout and Design

The layout and design of the development, which are reserved matters, must satisfy the criteria contained in UDP Policy HS4: Criteria for New Housing Development along with its Supplementary Planning Document SPD2. Designing for Self Contained Flat Development & Conversions, and HS15: Non-Residential Development in Primarily Residential Areas, in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The indicative plans submitted with the application confirm that the development would introduce taller buildings than the site previously supported.

The southern end of the site is more commercial in character, including the concourse, the BT Telephone Exchange and Petrol Filling Station buildings. Given this, the proposed Health Centre would not detrimentally impact to the character of its surroundings. Whilst residential properties are in

relatively close proximity to the south east, at Nettle Hill, the orientation and siting of the proposed health centre would avoid any detrimental impact on these surrounding properties. It is considered that the Health Centre aspect of the proposal is in accordance with UDP Policy HS15 in this regard.

The proposed flat development would be 4-storey in height, up to a maximum height of 12m. The units would be broadly located on the footprint of previous two storey residential development. The scale of the surrounding uses is mixed, including four storey buildings at Baden Court and two-storey buildings to the north and east. It is not, however, considered that the scale of the proposals would be out of keeping with the character of the area, as the site is surrounded by roads and is distinct from the grain of the surrounding streets. The edge-of-town location is considered suitable for a greater scale and density of development and would be sustainably located in terms of proximity to services, leisure facilities and transport links.

The impact of the buildings proposed on the surrounding residential properties would be negated by the separation distances proposed and the orientation of the buildings. The closest properties are at Nettle Hill, which is set at 25m from the proposed health centre, and on Bridge Road, 21m from the closest point to the flat proposals at 7 Bridge Road. The separation distances would ensure no loss of privacy or outlook to surrounding uses, and are considered can meet the requirements of SPD2, subject to the detailed design of the development. The orientation shown in the indicative layout ensures that principal elevations would not directly face existing residential properties.

The proposal includes private amenity space and off street parking, which would satisfy the criteria of UDP Policy HS4 within the limits established in Supplementary Planning Document 4 (SPD4). The proposal has been designed to meet the principles of Secure by Design and Merseyside Police's Architectural Liaison Officer has raised no objection to the proposal, subject to the inclusion of measures to reduce the potential for crime. Appropriate measures including landscaping, boundary treatment and lighting can be secured through appropriately worded planning conditions.

Loss of Trees

Concerns have been raised at the potential for the loss of trees from the site. The applicant has submitted an arboricultural report, which considers the quality of all trees within the site. The number of trees that would be lost has been reduced from the application previously submitted (and withdrawn by the applicant). Three trees: a whitebeam; a Norway maple, and; a rowan would be lost should planning permission be granted. Two of the trees, the rowan and the whitebeam, are identified within the arboricultural report as of minimal value and likely to die within 10 years as they have each suffered past damage and are in poor condition. The other tree, the Norway maple, is identified as being in normal condition but of low quality and amenity value, showing early signs of stress from the previous demolition works, including evidence of root disturbance and an included union in the tree structure.

The remainder of trees would be retained, and root protection areas and a basic method for protection of trees have been submitted within the Design and Access Statement. Indicative landscaping proposals include provision for 12 new trees to be planted. It is therefore considered that the proposals can accord with UDP Policy GR7, with the final details of the landscaping presented as part of the submission of reserved matters.

Provision of Greenspace and Play Facilities

A number of representations have sought the inclusion of play provision within the development or for a play area to be provided as an alternative to the development. The nearest play facilities are provided 400 metres away at Ashton Park. UDP Policy GR6 – Greenspace Within New Family Housing Development does not apply to flat developments and the provision of play equipment could not therefore be reasonably be required, should permission be granted for the development.

SEPARATION DISTANCES

SPD2 sets out that unless it can be demonstrated that privacy would not be unduly affected, habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

The proposed dwellings are adjacent to existing houses on three boundaries. The required interface distances of 21m (between habitable windows in principle elevations facing) and 14m (between a habitable windows in principle elevations and a blank gable), are achieved between the existing and proposed dwellings and there would be no loss of privacy or outlook to surrounding uses.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic and Transportation Division) has raised no objection to the proposed development.

The application has been accompanied by a Traffic Assessment (TA), which indicates that the Health Centre would include 15 doctors' consultation rooms plus 3 nurses' consultation rooms and three "other" consultation rooms, with Primary Care Trust services.

The TA indicates (at 3.2.2) that the development proposes to upgrade the footway on the eastern side of Orrysdale Road to 3m wide, to become a shared uses cycle / footway, although it may be more desirable to improve the footpath across the grassed area as a shared route. A "Toucan" Crossing is proposed on Orrysdale Road itself. Conditions are suggested to control the detail and design of these facilities.

The TA models the impact of the proposal on the adjacent junctions and concludes that there is sufficient capacity within those junctions.

The Design and Access Statement suggests (in Section 7) that the Health Centre would include a 16-space car park accessed from Orrysdale Road. This is approximately 18% of the maximum allowed under the Council's Parking Standards in SPD4. Visitors to the Health Centre would also be able to use public parking on the opposite side of Orrysdale Road (as is currently the case) and cross at the suggested Toucan Crossing. As this proposal is essentially a relocation of existing services from the opposite side of Orrysdale Road, it is not considered that this level of parking provision will create any significant highway safety issues (subject to the provision of the Toucan Crossing).

The submission does not provide any detail about how the Medical Centre and Pharmacy is to be serviced and a condition is therefore proposed to secure such details for approval with any subsequent reserved matters application.

It is considered that the provision of a cycle / footway along the eastern side of Orrysdale Road is essential, along with a Toucan Crossing as suggested in the TA, which can be secured by suitably worded conditions and a s106 agreement to secure a commuted sum for future maintenance of the Toucan Crossing. It is also considered to be essential that a cycle / footway is provided on the western side of Orrysdale Road, to connect the new Toucan Crossing with the existing Toucan Crossing on Grange Road.

The outline proposal includes a slight widening of the existing highway at Bridge Court and the construction of a standard turning head at the end of the road adjacent to Nettle Hill. The details of these works can, again, be controlled by condition.

The proposal includes the retention of an east-west footpath across the site, linking Bridge Court to Orrysdale Road. The details of this path can also be controlled by condition.

The Director of Technical Services considers that the residential element of the development should contribute towards the operating costs of the existing School Crossing Patrols (SCP) on Anglesey Road (serving West Kirby Primary School) and on Grange Road (serving St Bridget's Primary School). The cost for this would be £1250 for each patrol to be paid as a commuted sum through a S106 agreement (calculated as £250 per year over a five year period for each patrol). This contribution is considered necessary to ensure that any children that move into the new residential units could continue to benefit from the provision of those SCPs [what if there are no children? – not sure that any of our policies actually allows them to require this anyway?]. A contribution of £6250 is requested to assist with the provision of a safe crossing point at the Bridge Road / Orrysdale Road crossroad. The total contribution for these three items through S106 would be £8750. Monies not

expended within five years of the commencement of the development would be returnable.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The development is in a sustainable location with good access to public transport and local facilities. The dwellings will be built to Code for Sustainable Homes Level 3, Lifetime Homes Standard and will achieve Building for Life, Secure by Design, and Housing Quality Indicators outlined by the Homes and Communities Agency. Provision has not, at this stage, been made for a Sustainable Drainage System (SuDS) but conditions could secure the consideration of SuDS as well as the inclusion of renewable energy as required by RSS. The health care facility is proposed to meet BREEAM Excellent standard.

The existing site is not of any significant value in terms of nature conservation or biodiversity.

HEALTH ISSUES

There are no adverse health implications arising from the development proposed (beyond those in relation to the provision of health care).

CONCLUSION

The proposal would provide high quality affordable housing in keeping with the character of the surrounding area. There would be no detrimental change in the character of the surrounding area or any significant loss of amenity to surrounding residential properties. Subject to conditions and a section 106 legal agreement, the development is acceptable having regards to the provisions of the National Planning Policy Framework, RSS, and the adopted Unitary Development Plan, notably policies HS4 – Criteria for New Housing Development and SPD2, HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, GRE1 - The Protection of Urban Greenspace, GR1 - The Protection of Urban Greenspace, GR5 - Landscaping and New Development and GR7 - Trees and New Development, TR9 - Requirements for Off-Street Parking and SPD4, and TR12 – Requirements for Cycle Parking.

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. In reaching this decision the Local Planning Authority considers that:- the proposed development is of a nature and scale appropriate to the setting. There would be no detrimental change in the character of the surrounding area or significant loss of amenity to surrounding residential properties. The development is acceptable having regards to the provisions of the National Planning Policy Framework, RSS, and the adopted Unitary Development Plan, notably policies HS4 – Criteria for New Housing Development, HS15 - Non Residential Development within Primarily Residential Areas, URN1 - Development and Urban Regeneration, GRE1 - The Protection of Urban Greenspace, GR1 - The Protection of Urban Greenspace, GR5 - Landscaping and New Development and GR7 - Trees and New Development, TR9 - Requirements for Off-Street Parking and TR12 – Requirements for Cycle Parking.

Recommended Decision: **Approve Subject to a Section 106 Legal Agreement**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

Reason: For the avoidance of doubt and to comply with the provisions of the NPPF, RSS, and the Interim Planning Policy for New Housing Development.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and retained as such thereafter.

Reason: In the interests of residential amenity and to ensure a satisfactory appearance to the development, having regard to UDP Policies HS4 and HS15.

5. 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 of the Wirral Unitary Development Plan.

6. Development shall not commence until details of works to provide a Toucan Crossing on Orrysdale Road have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until works have been completed in accordance with the agreed details, to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety, having regard to UDP Policy TR9.

7. No works or development shall take place until a detailed Method Statement for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved method statement. For the avoidance of doubt, the method statement shall include:

A; 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.

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

C; the details and positions 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.

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

E; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).

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

G; 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)

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 ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

8. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having

regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

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

9. Development shall not commence until details of works to widen the existing footway to 2.0 metres along the east side of Orrysdale Road from Bridge Road to the southernmost extent of the site have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed in accordance with the agreed details, to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety.

10. Development shall not commence until details of works to provide a shared cycle / footpath along the line of the existing footpath on the grassed area to the east of Orrysdale Road from Bridge Road to the southernmost extent of the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details hereby submitted shall include a maintenance schedule. Prior to first occupation the works shall be completed in accordance with the written approval to the satisfaction of the Local Planning Authority and shall be retained as such thereafter and maintained in accordance with the approved maintenance schedule.

Reason: In the interests of pedestrian and highway safety.

11. Development shall not commence until details of works to provide a footpath linking Orrysdale Road and Bridge Road have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details hereby submitted shall include a maintenance schedule. Prior to first occupation the works shall be completed in accordance with the written approval to the satisfaction of the Local Planning Authority and shall be retained as such thereafter and maintained in accordance with the approved maintenance schedule.

Reason: In the interests of highway and pedestrian safety.

12. Development shall not commence until details of works to provide a shared cycle / footway along the west side of Orrysdale Road from the above mentioned Toucan Crossing to Grange Road Toucan Crossing have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety.

13. Development shall not commence until details of works to widen Bridge Court and provide a turning head at its southernmost extent have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety.

14. Development shall not commence until details of a regime for servicing and deliveries for the Health Care Facility have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented upon first occupation of the site and shall be retained as such thereafter. For the avoidance of doubt, all deliveries and servicing shall only take place between the hours of 07.00 and 22.00 Monday to Saturday. On Sundays and Bank Holidays, deliveries and servicing shall only take place

between the hours of 09.00 and 17.00.

Reason: In the interests of highway and pedestrian safety, and having regard to the amenities of adjoining residents in accordance with UDP Policies HS4 and HS15.

15. 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 Local Planning Authority.

Reason: To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

16. 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 the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

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

- A commitment to the principals outlined in the draft Framework Travel Plan;
- Any changes to the existing transport services to the site;
- Results of the initial staff travel survey;
- Details of visitor travel patterns;
- Revised targets for modal shift or split based upon the travel survey;
- Identification of a Travel Plan co-ordinator;
- An action plan of measures with a timescale for implementation;
- Detail of measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring (which include mode share and exact numbers of staff) and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.

Reason: To ensure a sustainable form of development through the encouragement of access to a choice of means of transport to the site and to comply with UDP policy TR9.

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

Reason: To ensure a satisfactory appearance and that the development is subject to a minimum risk of flooding.

19. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the site's surface water drainage system is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed finished floor levels. The development shall be implemented in accordance with the approved scheme.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

20. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the local planning authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable Drainage Systems (SuDS) and the results of the assessment provided to the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site, having regard to the National Planning Policy Framework.

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

1) A preliminary risk assessment which has identified:

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

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

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

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution in accordance with UDP Policy PO5.

22. Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing the details of measures to be

incorporated for the prevention of crime. The detail shall include the following measures:

- CCTV cameras to be installed to the building and car park;
- Roller shuttering or 6.4mm laminated glazing to be installed to ground floor vulnerable windows;
- Bollards, planters or an alternative feature to the front elevation of the health centre capable of stopping a vehicular attack to the building.

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

Reason: In the interests of crime prevention, having regard to the National Planning Policy Framework.

23. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20 March 2012

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

Further Notes for Committee:

1. In order to fulfill the requirements of conditions where they relate to works on the public highway, it will be necessary for the applicant to enter into a legal agreement with the Council to secure the works under Section 278 of the Highways Act. The agreement would include details of the works to be carried out including all necessary street furniture, traffic signs, road markings and traffic regulation orders and appropriate commuted sums including for the future maintenance of the necessary signal equipment, Stage 3 Safety Audit and associated Stage 4 Monitoring. Dependant upon the detail of the proposed Toucan Crossing on Orrysdale Road it may be necessary to relocate an existing bus stop. If this proves necessary, this will be accomplished through the S278 agreement for the Crossing itself as direct works, a commuted sum or a combination of both. Before final agreement of the S278, any proposed alterations to the highway would be subject to independent Safety Audit at the expense of the applicant. A Section 278 legal agreement (and the associated Safety Audit) can take some time to negotiate and complete and the applicant should allow for this within their timescales.

Last Comments By: 27/04/2012 08:09:06

Expiry Date: 19/06/2012

Planning Committee

24 May 2012

Reference:
APP/12/00416

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Clatterbridge

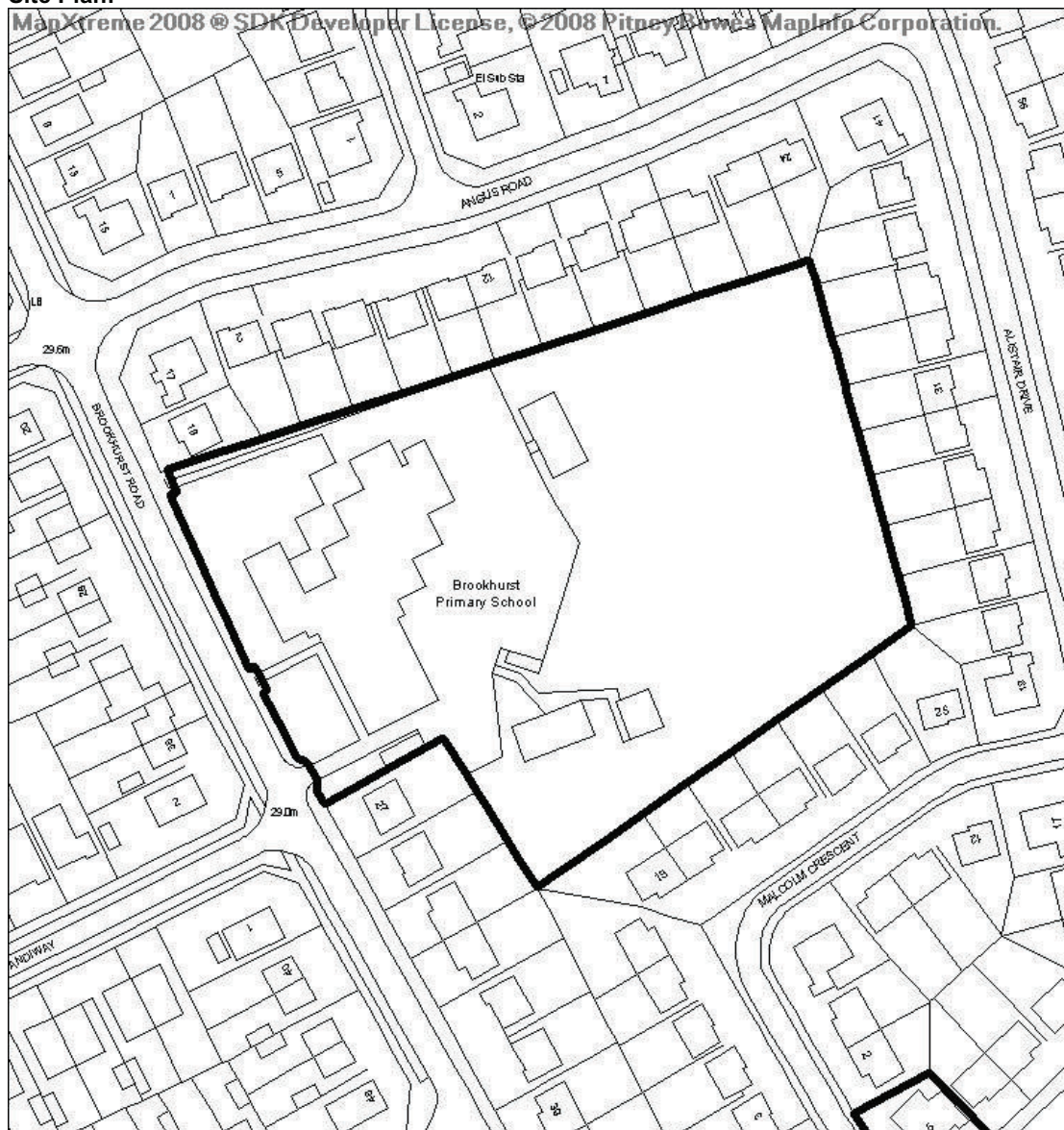
Location: Brookhurst Primary School, BROOKHURST ROAD, BROMBOROUGH, CH63 0EH

Proposal: Retrospective planning application for the erection of trim-trail climbing apparatus within the rear playground area of the school site.

Applicant: Director of CYPD

Agent : Wirral Council

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
School Playing Field

Planning History:

APP/12/00147 Retrospective planning application for the erection of trim-trail climbing apparatus within the rear playground area of the school site. WITHDRAWN 15/03/12

APP/09/05200 Replacement of existing nursery unit to the rear and erection of new purpose built nursery in modular accommodation APPROVED CONDITIONALLY 21/04/09

DPP3/10/01111 Alteration and making good to soft and hard playground area, alterations to existing car parking area and removal of external play equipment storage container APPROVED CONDITIONALLY 17/12/10

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 52 adjoining properties, and a site notice erected at the site. At the time of writing this report two representations have been received from the occupiers of 17 and 19 Malcolm Crescent. These objections can be summarised as follows;

1. The Location of the development is 5.5m from the rear of 17 Malcolm Crescent and under 5m from 19 Malcolm Crescent. This is contrary to policy RE11 of Wirral's Unitary Development Plan. They states that Council guidance suggests that the development should be at least 20m away.
2. Loss of Privacy as a result of children using the equipment.
3. The development has resulted in an intensification of use of the field resulting in noise and general disturbance outside of school hours.
4. The siting of the equipment is within an area that is liable to floods, why was a flood risk assessment not undertaken.
5. There are other more suitable areas for the equipment away from neighbouring properties.
6. Inadequate consultation with neighbouring residents by the applicant prior to construction.

Councillor Kearney has asked for the application to be taken out of delegation for the following reasons:

1. CYPD allowed this unauthorised development to be constructed without prior consultation with neighbouring residents and before planning permission was obtained.
2. Detrimental visual impact of the activity area on to neighbouring residential property.
3. Loss of privacy.
4. Visually obtrusive construction.
5. Location of activity area contrary to the Councils UDP RE11 policy (criteria for children's play facilities policy) because the edge of the activity area is within 20 metres of the nearest residential property boundary.

Councillor McLachlan has also requested that the Planning Committee undertake a site visit.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) – no objection

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

United Utilities - No Objection

Directors Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been taken out of delegated powers by Councillor Kearney. Councillor Ann McLaughlin has also requested a Committee site visit

INTRODUCTION

The proposal is retrospective planning application for the erection of a trim trail climbing apparatus within the rear playground area of the school site.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and is therefore acceptable in principle subject to policy HS15.

SITE AND SURROUNDINGS

Brookhurst Primary School is a predominant single storey school located within a primarily residential area.

The school is set back from the road and is surrounded by a low level hedgerow separating it from the pavement on Brookhurst Road.

The Trim Trail is located within the rear field area of the school towards the southern boundary of the site and is approximately 6m from the rear fence area of those properties located on Malcolm Crescent.

There is an area of hardstanding to the west of the site that is used as a playground, in addition to an existing wooden shelter directly adjacent to the site.

Surrounding dwellings vary in design, those backing onto the site on Malcolm Drive are predominantly detached dwellings with large rear gardens separated from the site by approximately 2m high close board fencing and hedgerows.

POLICY CONTEXT

Policy HS15 - Non Residential Uses in Primarily Residential Areas is relevant in this instance.

The policy states that within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

The land has previously been designated as School Playing Field within Wirral's Unitary Development Plan, however this policy has not been saved.

The National Planning Policy Framework para 74 is also relevant. This states;

" Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss".

It is considered that whilst the introduction of the play equipment is technically deemed as a loss of part of the sports field, the development is considered acceptable under point three of paragraph 74, as it represents an alternative provision which has been identified by the school as an essential facility for sport and recreation and therefore clearly outweighs the loss. There is also considered sufficient playing field left within the curtilage of the site for sport and recreation as the overall site measures 0.17ha with approximately half the site dedicated to school playing field.

APPEARANCE AND AMENITY ISSUES

The proposal is already in situ within the site and is approximately 5.5-6m from the nearest residential boundary.

There have been two objections received from the occupiers of 17 and 19 Malcolm Crescent who immediately back onto the site of the development. There objections can be summarised as follows;

1. The Location of the development is 5.5m from the rear of 17 Malcolm Crescent and under 5m from 19 Malcolm Crescent. This is contrary to policy RE11 of Wirral's Unitary Development Plan. They states that Council guidance suggests that the development should be at least 20m away.

Policy RE11 is not directly relevant in this instance. This policy relates to the requirement for developers to provide suitable areas for children's play within the layout of proposals for new housing development. In any case there is no set distance within planning policy for a 20m separation distance.

2. Loss of Privacy as a result of children using the equipment.

The equipment is 2.4m high at its highest point. This provides a supporting beam for hanging wires which extend below the beam allowing children to hand from them. The wires are approximately 800mm in length which is below the level of the boundary fence with 17 and 19 Malcolm Crescent. As such the equipment is not deemed to result in any loss of privacy that of children standing on the field approximately 5.5-6m from the neighbouring properties.

3. The development has resulted in an intensification of use of the field resulting in noise and general disturbance outside of school hours.

It is considered that as the site of the development is located within an existing school field there is likely to be some level of noise and disturbance associated with the field. It is unknown why after/out of school activities have increased on the site, however there is no evidence to support the claim that the new trim trail is the result of this activity in addition it could also be argued that this increase activity would have occurred even if the equipment did not exist as there are no conditions attached to the site which limits its usage.

4. The siting of the equipment is within an area that is liable to floods, why was a flood risk assessment not undertaken.

As the size of the development site is only 7m x 10.8m it does not trigger the requirement for a flood risk assessment. Floodrisk assessments are only required on sites that are in excess of a hectare or located within a flood plain. However, United Utilities have been consulted as part of the applications consultation process and no objection have been received.

5. There are other more suitable areas for the equipment away from neighbouring properties.

The rationale behind the location of the scheme is not for the Planning Department to consider. The development therefore must be assessed against all relevant policy in its current location. Finding an alternative location is not considered a planning matter.

6. Inadequate consultation with neighbouring residents by the applicant prior to construction.

This is not a planning matter.

As the development is located within an existing school field which already contains other play equipment including a wooden shelter of a similar height and scale immediately to the east of the development, the trim trail is considered to be acceptable in terms of design and scale and will not result in a detrimental change in the character of the area.

The height, design and siting in relation to neighbouring residential properties is considered acceptable as it is located approximately 5m-6m from the nearest residential property and there is sufficient screening in the way of an approximately 2m high close board fence to prevent overlooking into the residential curtilage.

The noise and disturbance associated with the scheme is not considered materially different from that generated by that generated by the existing school field and as such the proposed development is deemed acceptable in terms of the criteria set out in Policy HS15 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

It is considered that the location of the trim trail is a sufficient distance away from neighbouring residents not to result in any additional noise, disturbance or overlooking that of the existing field and is therefore acceptable in terms of the criteria set out in Policy HS15 of Wirral's Unitary Development Plan.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services - Traffic management Division has no objection to the scheme subject to conditions.

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 retention of the trim trail climbing apparatus within this location is deemed acceptable with regards to residential amenity and in terms of the criteria set out in Policy HS15 of Wirral's Unitary Development Plan and the National Planning Policy Framework and is therefore recommended for approval.

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 retention of the trim trail climbing apparatus within this location is deemed acceptable with regards to residential amenity and in terms of the criteria set out in Policy HS15 of Wirral's Unitary Development Plan and the National Planning Policy Framework and is therefore recommended for approval.

Recommended **Approve**
Decision:

Last Comments By: 02/05/2012 14:09:42
Expiry Date: 15/05/2012

Planning Committee

24 May 2012

Reference:
APP/11/00461

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
**Greasby Frankby
and Irby**

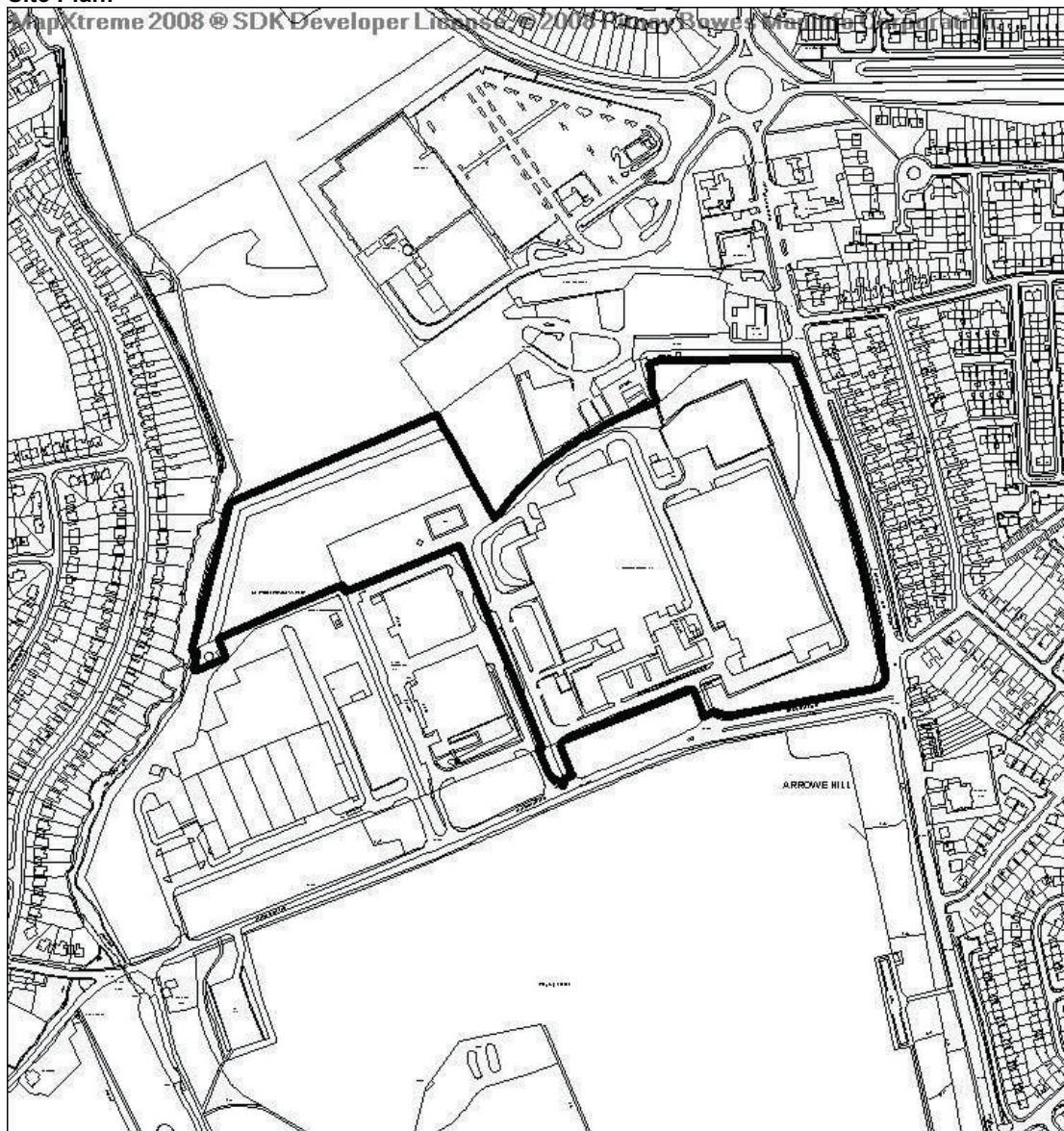
Location:
Proposal:

Champions Business Park, ARROWE BROOK ROAD, UPTON
Retention of the former Champion Spark Plugs site for mixed
business, industrial, recording studio and distribution purposes (with
trade counter) (Use Classes B1, B2 and B8), and caravan storage (sui
generis).

Applicant:
Agent :

Hawtin Developments LLP
Alyn Nicholls & Associates

Site Plan:



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Development Plan Designations and Allocation:

Primarily Industrial Area
Employment Development Site
Green Belt

Planning History:

21748 Administration office block and extension of car park A/C 20/01/1983

APP/87/05053 Close existing exit, provide new exist and install windows A/C 27/03/1987

APP/09/05484 Erection of non-illuminated totem sign A/C 19/06/2009

APP/08/06828 Retention of former Champion Spark Plugs site for mixed business, industrial, recording studio, storage and distribution purposes (Use Classes B1, B2 & B8); retail (Use Class A1); fitness centre and gym (Use Class D2); retail warehouse Withdrawn 07/12/2010

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

Having regard to the Council Guidance on Publicity for Applications, 45 letters of notification were sent to neighbouring properties and two site notices were displayed on Arrowe Park Road and Arrowe Brook Road. One non-qualifying petition of 16 signatures from separate households was received. The concerns cited are as follows:

1. Loss of more trees within the site which affects the appearance of the site and the ground level within the site is higher than road level, leading to overlooking and loss of privacy to the houses on Arrowe Park Road;
2. Many modern industrial estates are now planned with green space, trees and shrubs;
3. Trees absorb carbon dioxide and deaden the noise of a busy thoroughfare, and are the habitat of many birds (including at least one owl), foxes and small mammals.

CONSULTATIONS

The Director of Law, HR and Asset Management (Housing & Environmental Protection Division): No objection.

Director of Technical Services (Traffic Management Division): No objection subject to an interim and full travel plan and cycle parking conditions.

Merseyside Cycling Campaign objected on lack of secure cycle storage for staff and visitors.

The Wirral Society suggested conditions relating to a landscaping scheme and all advertising should be via a totem sign.

Director's Comments:**INTRODUCTION**

The application is to retain some of the existing uses at the site, which include mixed business, industrial, recording studio, storage and distribution purposes (with trade counter) (Use Classes B1, B2 and B8); vehicle hire and caravan storage (sui generis).

The application arises after protracted enforcement proceedings and negotiations relating to retail and gymnasium uses at the site.

While the gymnasium has ceased to operate, part of the premises were still used for the sale of furniture, kitchen units and associated goods to members of the public at the time of the officers' site visits.

The current application is for the retention of mixed business, industrial, recording studio, storage and distribution uses (with trade counter) (Use Classes B1, B2 and B8); together with caravan storage (sui generis) uses at the site. The applicant has identified a number of activities on the site which include some element of trade/retailing including:

- a) Home Outlet, which is said to comprise some 7,710 sqm for storage, assembly and distribution of furniture manufactured in the Far East and a 440 sqm trade counter.
- b) Arrowe Kitchens, which is said to have 420 sqm for a showroom, workshop and storage.
- c) TFW furniture wholesaler is to be relocated to the site.

A further application is yet to be made for 1,030 sqm for Pine and Oak, which imports, assembles and sells furniture direct to the public.

PRINCIPLE OF DEVELOPMENT

Mixed business, industrial, recording studio and distribution purposes within Use Classes B1, B2 and B8 (including ancillary trade counter with sales to the trade only) would be acceptable in principle under the terms of UDP Policies EM6 and EM8. There is no provision in these policies for caravan storage: however, this use is considered compatible with the industrial use of the site.

The National Planning Policy Framework makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The economic aim is to ensure sufficient land of the right type is available in the right place at the right time to support growth and innovation. Retail development (including warehouse clubs and factory outlet centres) is a main town centre use and subject to a sequential test whereby preference should be given to accessible sites that are well connected to a town centre only if suitable town or edge of centre sites are not available.

SITE AND SURROUNDINGS

Champions Business Park was originally developed to provide premises for the manufacture of spark plugs and the site is designated as a Primarily Industrial Area under the Wirral Unitary Development Plan. The site comprises of industrial units set back from Arrowe Brook Road and partially screened by vegetation. There is open grassed land between. There is open Green Belt to the south (used as football pitches). There are residential properties to the east, the nearest is approximately 160m away from the entrance of the site and 64m from the building.

POLICY CONTEXT

The Development Plan

The site is located within an area designated for primarily industrial purposes in the Wirral UDP. Development within this area is subject to UDP Policies EM6, 7 & 8. UDP Policies SHO1, SH9, SH10, GR5, TR9 and TR12 alongside SPD4 are also relevant.

The application site is within the Rural Area as shown on the map with Policy LCR1 of the Regional Spatial Strategy (RSS), this along with RSS Policies DP1, W5, RDF2 and LCR4 are relevant to this application. The Government intends to abolish RSS, subject to the outcome of consultation on Strategic Environmental Assessment. However, RSS will remain part of the statutory development plan until formally revoked.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Policies in paragraphs 18 to 219 taken as a whole constitute the Government's view of what this means in practice. The economic aim is to ensure sufficient land of the right type is available in the right place at the right time to support growth and innovation.

POLICY CONSIDERATIONS

Use of the premises for mixed business, industrial, recording studio and distribution purposes within Use Classes B1, B2 and B8 and vehicle hire, which has no fixed Use Class, is acceptable under UDP Policies EM6 and EM8. Whilst there is no provision for the storage of caravans under these policies, the use in this particular case is considered compatible with the industrial character of the site. Conditions for landscaping, and specifying the external areas for caravan storage are considered necessary in the interests of visual amenity and avoidance of doubt.

1). Retail Considerations

The principle concern relates to the existing "Home Store Outlet" building where, according to the applicant, 7,710 square metres is used for storage, assembly and distribution of furniture and 370 square metres (net) is used as a trade counter/showroom. Information provided with the application indicates that some 6% (£7.2m in 2009) of the turnover was derived from direct sales to the public, the remaining 8% from internet sales and 88% from wholesale. The agent states that permission is not sought for A1 use and claims sales to the public are ancillary to the main activities at the site and will become lower when a new company named TFW becomes established.

Having visited the premises, Officers view is that the nature of sales activities to visiting members of the public goes beyond the characteristics of a genuine trade counter. Retail development, including warehouse clubs and factory outlet centres, is a main town centre use and the NPPF (paragraph 24) and sets a sequential test whereby the Local Planning Authority is expected to require such a use to be located in a town centre. Out of centre sites should only be considered if suitable sites are not available in or at the edge of an existing town centre.

Although the applicant considers that the nature of the operation on site means that sequential and impact assessments are unnecessary and inappropriate, a retail assessment under the terms of former national policy PPS4 was submitted without prejudice. Under the NPPF, assessment of impact is no longer needed for retail floorspace under 2,500 square metres. The sequential assessment has identified a list of alternative sites or premises in and around Birkenhead including empty units in Milton, Princess and St John Pavement (see appendix 3). However, the applicant claims that sales to the public is genuinely ancillary to the other activities at Champions and cannot be divorced from the main warehouse site.

NPPF, para 24 continues to indicate that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. However, the evidence provided by the applicant is not convincing and does not show why, what they claim to be, a small (and declining) direct sales element to the general public could not be undertaken from a town centre location (such as in Birkenhead) with arrangements for delivery to take place from the main warehouse, as is the case with other furniture retailers.

In line with the NPPF, UDP Policy SHO1 seeks to sustain and enhance the vitality and viability of the town centres. Out of centre retail development could only be permitted under UDP Policies SH9 and SH10 if the Local Planning Authority is satisfied that the benefits outweigh the disadvantages when assessed against criteria, which seeks to ensure the vitality and viability of existing centres is not undermined, take account of regeneration and environmental benefits and ensure the Borough's requirement for industrial land or premises is not prejudiced.

It is considered that approval, without controls to restrict the activity on site to a trade counter operation and prevent sales direct to the public, would set a precedent that could lead to unsustainable retail development which would undermine town centre vitality and viability.

2). Employment Considerations

One of main economic objectives set out in the Regional Spatial Strategy is to make provision for a supply of employment land to ensure economic development is not constrained. RSS Policy W3 expects Wirral to contribute to a supply of at least 1728 hectares across the Merseyside Sub Region for the period 2005-21 and shows the need for an additional 494 hectares to be provided. The annual take up rate of employment land on Wirral has averaged over 9 hectares per annum since 1986. This takes account of the peaks and troughs of the general economy. The Annual Monitoring Report for 2011 shows that there was 176.25 hectares of land available for employment use.

The Employment Land and Premises study undertaken by independent consultants, approved by Council 2 November 2009 as material consideration (item 49), found that employment opportunities are constrained by the lack of development sites and premises in West Wirral and recommends that all of the employment land in this area is retained and consideration be given to identifying additional sites. Since the completion of the study, no further sites for employment uses have come forward in

West Wirral. The latest evidence suggests that Borough faces a shortfall in the future supply of employment land and in terms of future local planning policy and the Council's Preferred Option for the Local Development Framework Core Strategy is to resist the loss of designated employment land to non employment uses, unless a Borough wide review shows it is no longer viable and surplus to requirements. The evidence will be updated to inform the publication of the Draft Core Strategy for submission to the Secretary of State, which is scheduled for public consultation in Autumn this year.

The Champion site is in a location where Assisted Area status will remain in force to 2013 and the latest Annual Monitoring Report shows that there are insufficient jobs within Wirral to employ the resident population. This site represents one of the very few possibilities to provide new employment development for the communities to the west of the M53 Motorway.

The applicant has indicated the uses at the site have introduced economic activity into premises that would otherwise be vacant and have had a significant impact on local employment by providing approximately 170 jobs. There is, however, no breakdown on how the jobs are distributed between the different uses.

APPEARANCE AND AMENITY ISSUES

The application does not propose any physical alterations and as such the appearance of the buildings remain relatively unchanged. The nearest residential property is 64m away and as such there are no issues of overshadowing, overlooking or loss of privacy. The scale of the proposed activity is not considered to have a detrimental impact in relation to the previous industrial use. The proposal is not considered to significantly affect the amenity which neighbours should reasonably expect to enjoy.

A non-qualifying petition was received citing concerns regarding the loss of trees which screened the site. A site visit confirmed that a number of leylandi trees have been removed. Permission was not required for the removal of the trees as they were not protected by a Tree Preservation Order, and as such the removal was outside the remit of the Local Planning Authority. It is considered the proposal which incorporates no extensions to the buildings will not result in overlooking or loss of privacy to neighbouring properties, the nearest of which is 64 metres away. However a landscaping condition would improve the appearance of the southeast corner of the site.

SEPARATION DISTANCES

Objections were received regarding overlooking from the site. There are no external alterations proposed. The nearest residential property is 64m away and as such there are no issues of overshadowing, overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal. It is considered reasonable and necessary to condition a travel plan and cycle parking.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The National Planning Policy Framework makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken a whole constitute the Governments view of what sustainable development in England means in practice for the planning system.

While there are bus stops within the vicinity of the site it is considered that this site is not in a highly accessible location for retailing purposes to the general public and pedestrians and cyclists would need to travel along an isolated road into an industrial complex. Therefore retail customers are more likely to travel to the site by car.

The site is physically isolated from the main centres of population on either side of the industrial complex. This in turn could make this proposal all the more conducive to promoting car usage.

However, it is considered that the mixed business use, with a condition to ensure sales are to the trade only rather than to visiting members of the general public, would be a sustainable use of this industrial site.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Mixed businesses within Use Classes B1, B2, B8 along with vehicle hire and caravan storage facilities are considered to be an acceptable use of the industrial site at Champions Business Park. However, unconstrained approval would permit 630 square metres of retail space in an out of centre location and could set a precedent for further and pending retail applications to follow. There are 2 main issues arising from this proposal:

- (i) Whether part of the site should be released from the statutory plan designation for B1, B2 and B8 uses to allow retail use on the basis that it is not likely come forward for the employment uses permitted by UDP Policies EM6 and EM8. The fact that other conforming uses have become established at the site would weigh against this reasoning.
- (ii) Whether the retail use of the site would undermine existing centres. No convincing justification has been put forward to show why more centrally located sites cannot be utilised. NPPF paragraph 24 expects proper consideration to be given to flexibility over scale and format, but while the applicant indicates that sale to the general public cannot be disaggregated no convincing reason has been put forward to show why direct sales to the general public could not be undertaken from a town centre location, with deliveries on offer from the main warehouse, as is the case with other furniture retailers.

A proposal by officers to rectify these issues through a planning condition to prevent sales to visiting members of the general public has been rejected by the applicant who contends this element is ancillary to the principal use. However, Officers consider that it is necessary, for the avoidance of doubt, to ensure that the trade counter activity on the site is not used for unrestricted sales to the general public to avoid setting a precedent for unsustainable retail patterns of development to follow; which could perpetuate town centre vacancy rates and undermine a major objective of national policy within the Borough as a whole.

Summary of Decision:

Having regards to the individual merits of this application the recommendation to grant Planning Permission subject to conditions 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 complies with Policy EM8 of the adopted Wirral Unitary Development Plan and National Planning Policy Framework (2012). The proposal is deemed not to have an adverse impact on the character of the area, the amenity of nearby residential properties, or the viability of the Primarily Industrial Area.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 May 2011 and listed as follows: 401/03B dated 15 February 2011; 401/04 dated 23 February 2011; 401/04A dated April 2009; 401/05A dated 23 December/April 2009, 401/06 dated April 2009; 401/07D dated April 2009 amended October/November 2009, 401/07A dated April 2009; 401/08 dated April 2009.

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

2. Any sales from the development hereby approved to those physically visiting the site shall be to representatives of established businesses and to the trade only and not to visiting

members of the general public.

Reason: For the avoidance of doubt, to maintain the character of the industrial area and because an alternative format could have the potential to harm the vitality and viability of existing town centres with the Borough, having regard to Section 2 of the National Planning Policy Framework, Policies EM8, SHO1, SH9 and SH10 in the Wirral Unitary Development Plan and Policy W5 in the Regional Spatial Strategy.

3. The trade counter area(s) shall not exceed a total of 190 square metres gross floorspace in the area annotated as 'Arrowe Kitchens' and 440 square metre gross floorspace in the area annotated as 'Home Outlet Limited' as shown on the approved plan drawing no. 401/07D and shall not be located in any other part of the site. Use of the trade counter areas shall permanently cease if the remainder of those units cease to be used for the assembly, storage and distribution of kitchen units/furniture.

Reason: For the avoidance of doubt and to maintain the character of the industrial area, having regard to Policy EM8 in the Wirral Unitary Development Plan.

4. Full details of the space and facilities for cycle parking within the site shall be submitted for approval in writing by the Local Planning Authority within 6 months of the date of this planning permission. The approved facilities shall be installed within 3 months of the written approval from the Local Planning Authority and shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2000

6. Within 3 months of the date of this decision Full Travel Plans for each occupier shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt the Travel plan shall include:
 - Access to the site by staff;
 - Information on existing transport services to the site and staff travel patterns;
 - Travel Plan principles including measures to promote and facilitate more sustainable transport;
 - Realistic targets for modal shift or split;
 - Identification of a Travel Plan co-ordinator and the establishment of a Travel Plan steering group;
 - Measures and resource allocation to promote the Travel Plan; and
 - Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.

Reason: In the interests of highway safety.

7. Full details of a landscaping scheme for the external area in the south east corner of the site fronting the Home Outlet building between Arrowe Park Road and Arrowe Brook Road shall be submitted for approval in writing by the Local Planning Authority within 6 months of the date of this planning permission. The landscaping scheme shall detail the positions, species and heights of 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.

Following written approval from the Local Planning Authority, all landscaping works shall be carried out within the first planting season in accordance with the approved scheme,

which shall be maintained as such thereafter and any trees or plantings which are removed, die or become seriously damaged or diseased within a period of 5 years after the date of planting shall be replaced in the following planting season.

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 (Landscaping and New Development) and Policy EM7 (Environmental Criteria for New Employment Development) of the Wirral Unitary Development Plan.

8. The caravan and vehicle storage shall only be located within the areas shown on the approved plan drawing no. 401.03B and no other part of the site. For the avoidance of doubt, the caravan storage area shall have a gross floor space of no greater than 4360 square metres.

Reason: For the avoidance of doubt and because an alternative format could have the potential to harm the amenity of residential properties. This enables the local planning authority to consider the implications of other formats as when they may be put forward having regard to Unitary Development Plan Policies.

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 May 2011 and listed as follows: 401/03B (dated 15.02.2011); 401/04 (dated 23.02.2011); 401/04A (dated April 2009); 401/05A (dated April 2009); 401/06 (dated April 2009); 401/07D (dated April 2009); 401/07A (dated 22.04.2009) & 401/08 (dated April 2009).

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

Last Comments By: 15/07/2011 17:43:26
Expiry Date: 26/08/2011

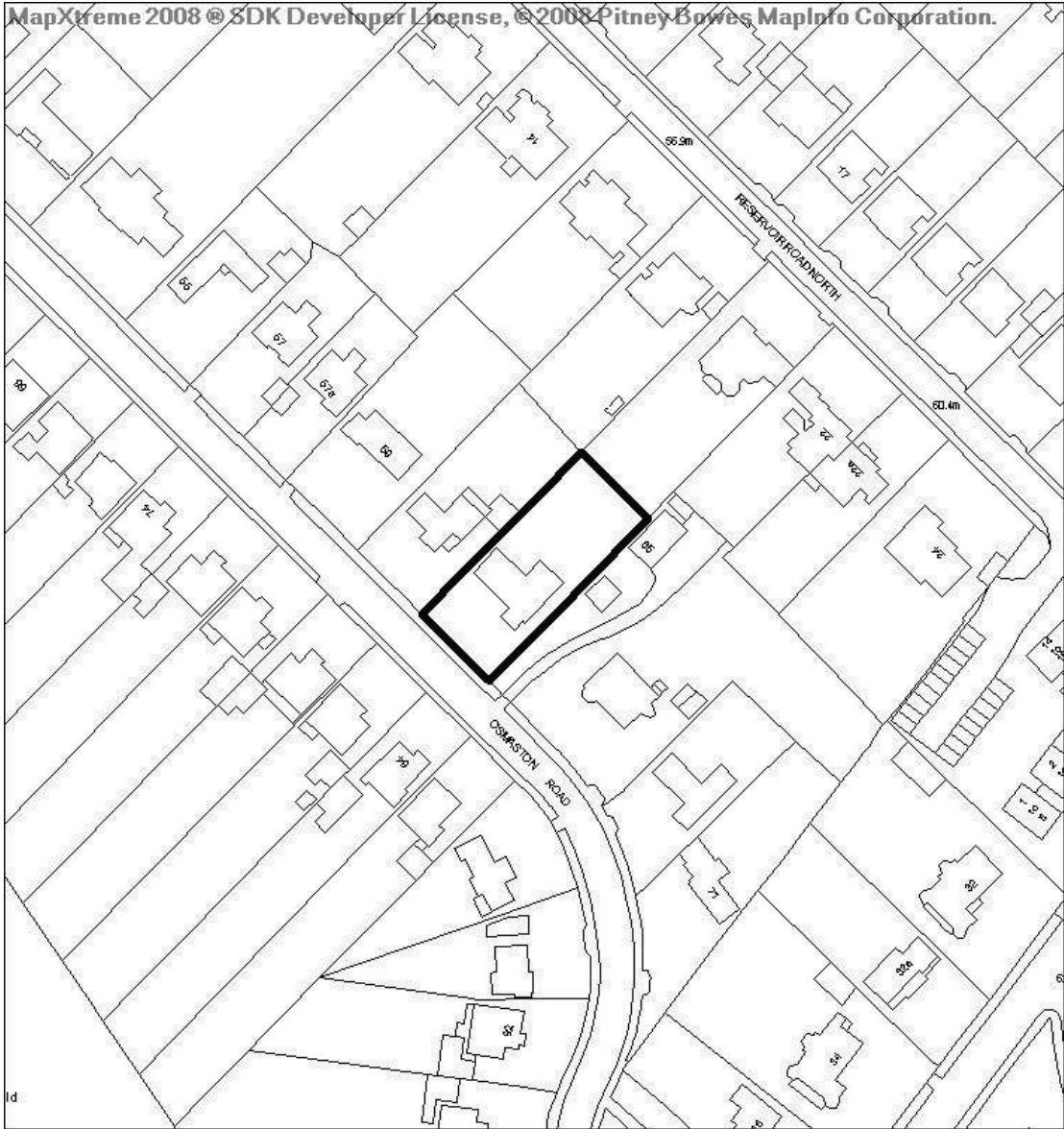
Planning Committee

24 May 2012

Reference: APP/12/00251 **Area Team:** South Team **Case Officer:** Miss A McDougall **Ward:** Prenton

Location: 63 OSMASTON ROAD, PRENTON, CH42 8LR
Proposal: Single storey side and rear extension with dormer loft conversion
Applicant: Mr Graham Barton
Agent : SDA

Site Plan:



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Development Plan Designation and Policies:

Primarily Residential Area
HS11
SPG11

Planning History:

No previous planning history.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 9 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

None required

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for a single storey side and rear extension as well as alterations to the roof which includes front and rear dormers as well as a gable front extension above an existing single storey front extension.

PRINCIPLE OF DEVELOPMENT

The proposal is for alterations and extensions to a dwelling which is acceptable in principle.

SITE AND SURROUNDINGS

The property is a detached bungalow set on a relatively large plot, set back from the road and with a large rear garden, other than the dwelling at number 65 the neighbouring properties are all detached houses.

POLICY CONTEXT

HS11 House Extensions

Proposals for house extensions will be permitted subject to all the following criteria being complied with:

- (i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.
- (ii) the materials matching or complementing those of the existing building;
- (iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;
- (iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;
- (v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;
- (vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the

existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

APPEARANCE AND AMENITY ISSUES

The proposal introduces living accommodation within the roof space with dormer window extensions, the roof height is to remain the same at 6m, the front elevation is altered to extend above the single storey front extension and create a front projecting gable.

To the rear and side there is a single storey extension proposed, the rear extension projects outward 5m and in fills an existing dog leg to the rear of the house, the rear extension is to the north rear corner and the side extension is located to the south east facing side elevation.

The remodelling of the dwelling is acceptable in terms of visual impact, the resultant dwelling is attractive and would not dominate the neighbouring properties. The changes to the dwelling create a more usable property without having an overbearing impact onto the plot or the neighbouring properties. The relationship the dwelling has with the neighbouring houses and the plot lends itself to be extended in this way, the proposed dormer extensions also retain outlook and do not introduce a harmful level of overlooking.

SEPARATION DISTANCES

The proposal includes the introduction of windows to the first floor both front and rear elevations, the interface distance to the rear is 52m and 36m to the front, the properties facing the bungalow at number 63 are two-storey dwellings. The proposed alterations meet the separation distances set out in Supplementary Planning Guidance SPG11 of 21m habitable window to habitable window.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The overall remodelling of the dwelling is appropriate in terms of appearance and scale, the extensions are acceptable having regard to UDP Policy HS11 and SPG11.

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 scale and appearance of the extensions is acceptable in terms of impact onto the neighbouring properties and the character of the area taking into account Wirral's UDP Policy HS11 and associated SPG11.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 February 2012 and listed as follows: 15_2012_01 (dated 06.02.2012); 15_2012_02 (dated 06.02.2012) & 15_2012_03 (dated 06.02.2012)

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

Last Comments By: 03/04/2012 09:06:46
Expiry Date: 23/04/2012

Planning Committee

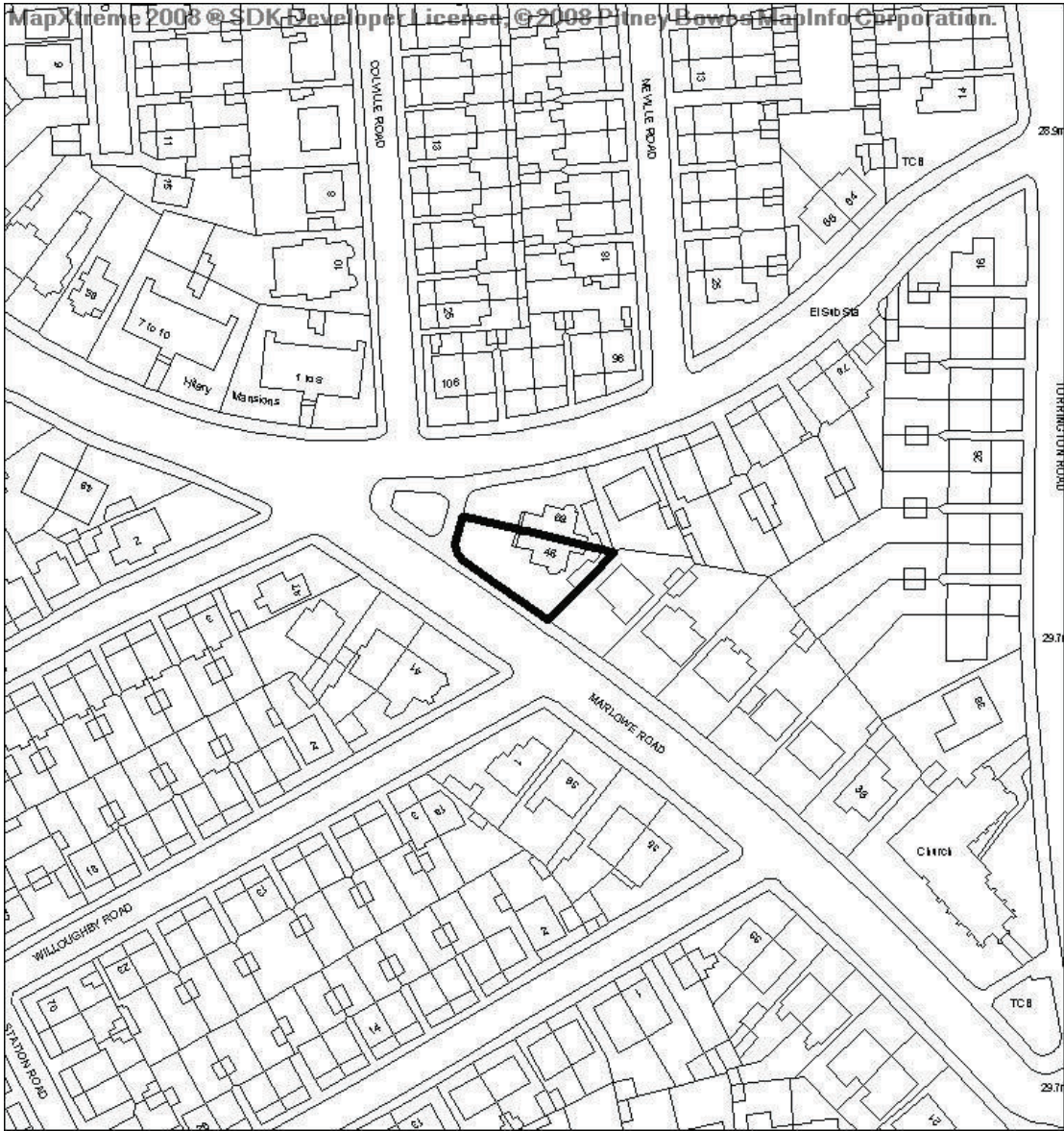
24 May 2012

Reference: APP/12/00413 **Area Team:** North Team **Case Officer:** Mr N Williams **Ward:** Liscard

Location: 48 MARLOWE ROAD, LISCARD, CH44 3DG
Proposal: Single storey side/rear extension

Applicant: Mr Mike Harding
Agent : SDA

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

There is no relevant planning history for this property.

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

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. A site notice was also displayed. There was one comment received from the occupier of 46 Marlowe Road, stating that they have no objection to the proposal.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) - No objection

United Utilities requested that an informative be attached advising the applicant about Private Sewers Transfer.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The application is for the erection of a single-storey side/rear extension.

PRINCIPLE OF DEVELOPMENT

The principle of an extension to a dwelling within a Primarily Residential Area is considered to be acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

The property is a large, two-storey semi-detached property located within a Primarily Residential Area.

POLICY CONTEXT

The proposal is subject to Wirral's Unitary Development Plan Policy HS11: House Extensions.

APPEARANCE AND AMENITY ISSUES

The property has two principal elevations - one facing Marlowe Road, and the other facing towards the junction of Marlowe Road and Rullerton Road. The proposed extension will be located on the third/rear elevation projecting out from what is effectively a kitchen area towards an existing detached garage, along the boundary with the adjoining property. This adjoining property has a similar small outrigger which appears to be for a utility room. It is therefore considered that the proposed extension projecting along the boundary will not have an adverse impact on this property. In addition, the impact on the adjoining property will be minimal as the wall of the proposed extension will only be slightly higher than the existing boundary wall.

The proposal will be visible on the street scene, but it is only small in scale and will generally be in keeping with the design and character of the original dwelling.

Overall, it is considered that the proposal will not harm the appearance of the original dwelling, the character of the street scene or the amenities of neighbouring residential properties and the proposal therefore complies with Policy HS11 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

The proposal is for a single storey extension, and as such the adopted separation distances are not relevant in this instance - boundary treatment would screen the development, preventing loss of privacy or outlook issues. There are no adjoining properties which would face the proposed

development.

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

It is considered that the proposal will not harm the appearance of the original dwelling, the character of the street scene or the amenities of neighbouring residential properties and the proposal therefore complies with Policy HS11 of Wirral's Unitary Development Plan.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal will not harm the appearance of the original dwelling, the character of the street scene or the amenities of neighbouring residential properties and the proposal therefore complies with Policy HS11 of Wirral's 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. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 March 2012 and listed as follows:
46_2012_01 (dated 12.03.2012)

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

Further Notes for Committee:

1. The applicant is advised that the proposed development may fall within the required access strip of a public sewer and is advised to contact Building Control at an early stage.

Last Comments By: 02/05/2012 10:49:50

Expiry Date: 16/05/2012

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Planning Committee

24 May 2012

Reference:
APP/12/00438

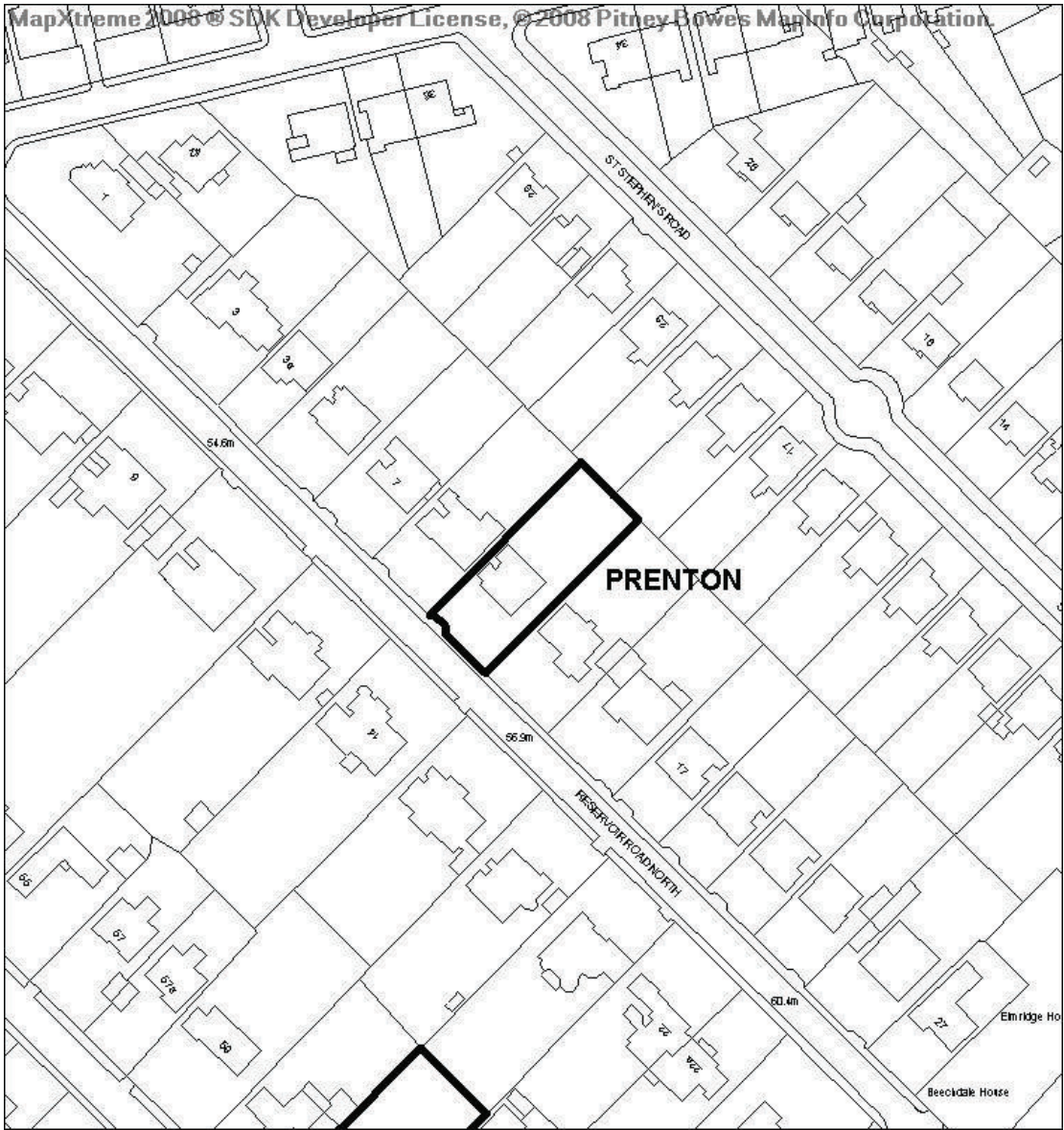
Area Team:
South Team

Case Officer:
Ms C Berry

Ward:
Prenton

Location: 11 RESERVOIR ROAD NORTH, PRENTON, CH42 8LT
Proposal: Double storey rear and side extensions and internal alterations with roof dormers provision of second vehicular access and drive and single storey building to the side
Applicant: Mrs Muniamah Ganapathy
Agent : SDA

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

APP/12/00096 - Double storey rear and side extensions and internal alterations with front roof dormers, withdrawn 8/03/2012

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 10 notifications were sent to adjoining properties and a site notice was displayed near the site. Three letters have been received from the occupiers of 9 and 10 Reservoir Road and 21 St Stephens Road objecting to the proposal due to (summarised):

1. The extensions do not respect the urban grain of the road and would harm the streetscene
2. Scale and massing of the extension is inappropriate
3. Overshadowing and loss of light
4. Overlooking of private amenity area
5. Poor design that is not inkeeping with the character of the area
6. Little difference to the previously withdrawn application

CONSULTATIONS

United Utilities have no objection to the proposal.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council

INTRODUCTION

The proposal is for a two-storey rear extension and side extensions with roof dormers, alteration of front driveway, front porch and includes a single storey building located at the side of the house. The proposal is a resubmission of a previously withdrawn planning application. This proposal has been amended to reduce the scale of the two storey rear extension and front dormer windows.

PRINCIPLE OF DEVELOPMENT

The principle of extending the property is acceptable having regard to Policy HS11 House Extensions

SITE AND SURROUNDINGS

The property is detached set in a row of detached houses that differ in size and design, some have been previously extended. The plot sizes are similar, all afforded with relatively sizable rear gardens. The existing house has a bay at the front with an integral garage, with vehicular access onto the front driveway.

POLICY CONTEXT

The proposal is assessed against Policy HS11 House Extensions where it states that the scale of the extension should be appropriate to the size of the plot, not dominate the existing building and not be so extensive to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not arranged to result in significant overlooking of neighbouring residential property. Where dormer windows are proposed, these should be restricted to the rear, accept where they are a feature in the area.

APPEARANCE AND AMENITY ISSUES

The proposed two-storey rear extension has been reduced in scale compared to the previously withdrawn application as the first floor element is now set in from each side of the house and there are no windows located on the side elevations. As such there will be minimal impact on the amenity of the neighbours located at either side in terms of overshadowing or overlooking. The two-storey side extension will be located 1 metre away from the side boundary with 13 Reservoir Road North, there

are no habitable first floor windows proposed that will result in overlooking. The single storey building will be located adjacent to the boundary with 9 Reservoir Road and extends almost the length of the house into the garden area at the rear. As the building is single storey, there will be no detrimental impact to the amenity of the occupiers of 9 Reservoir Road. The proposal results in the house extending across the majority of the width of the plot allowing for a metre at one side. This is similar to the orientation of houses in the immediate area that have also been extended to take up the majority of the plot.

The proposal includes a rear dormer and two front dormer windows, Policy HS11 states that dormer windows should be restricted to the rear. However, proposals for front dormers have been allowed where they are a feature in the area. In this case, front dormers exist along this part of Reservoir Road and in the adjacent streets. As such, it would be unreasonable to refuse the proposal as it includes front dormers where they are a feature in the street scene.

Objections have been received stating that the proposed extensions would harm the street scene and they do not respect the urban grain of the road. As stated above, the houses along this row and opposite the road have been extended and this proposal is not significantly different or out of keeping with the character of the street scene. Likewise, the scale and massing is not such that would result in any harm in terms of overshadowing. Objections include the issue of overlooking, there are no habitable room windows proposed in the side elevations to result in overlooking of the houses either side and a condition is proposed to ensure that these windows will be obscurely glazed. The proposed rear windows, including the rear dormer will not increase the overlooking of private amenity space especially when compared to the existing rear windows. In addition there is a distance of 45 metres to the house located immediately to the rear on St Stephens Road. The objection states that the proposal is a poor design that is not inkeeping with the character of the area. The design of the extension is typical of similar extensions in the area and is not considered to be out of keeping with the character of the area.

SEPARATION DISTANCES

The proposal will result in first floor rear windows including a roof dormer window. The two-storey rear extension will project 4 metres into the garden/patio area and will be a distance of 45 metres from the houses at the rear in St Stephens Road.

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

It is considered that the proposal accords with Policy HS11 House Extensions as it will not result in any harm to the amenities of the occupiers of the adjacent houses in terms of overlooking and overshadowing. The design and scale of the proposal is similar to existing extensions in the immediate area and will not be out of keeping with the character of the area. Front dormer windows are a feature within the vicinity and as such the proposed front dormers are considered acceptable. The proposal is therefore recommended for approval.

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 proposal accords with Policy HS11 House Extensions as it will not result in any harm to the amenities of the occupiers of the adjacent houses in terms of overlooking and overshadowing. The design and scale of the proposal is similar to existing extensions in the

immediate area and will not be out of keeping with the character of the area. Front dormer windows are a feature within the vicinity and as such the proposed front dormers are considered acceptable.

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 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 HS11 of the Wirral Unitary Development Plan.

3. Before the development hereby permitted is brought into use all the first floor windows in both side elevations facing 9 and 13 Reservoir Road shall be fixed shut and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: To prevent overlooking in the interests of residential amenity having regard to Policy HS11 of the Wirral Unitary Development Plan

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 March 2012 and listed as follows: 164_2011_01 (dated 18.01.2012) & 164_2011_02 (dated 18.01.2012)

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

Last Comments By: 02/05/2012 16:21:16
Expiry Date: 22/05/2012

**Planning Applications Decided Under
 Delegated Powers Between
 16/04/2012 and 14/05/2012**

Application No.: APP/11/01348 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 27/04/2012 **Decision:** Refuse
Case Officer: Mr M Rushton
Applicant: **Agent:** JASP Planning Consultancy Ltd
Location: Unused Land, CARR LANE, HOYLAKE
Proposal: The erection of 62 affordable homes together with associated works.

Application No.: APP/11/01447 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 24/04/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr BIBBY-CESHIRE **Agent:** AREEBA ASSOCIATES.
Location: 36 CARLTON ROAD, OXTON, CH42 9NQ
Proposal: Change of use from dwelling house to 3 self contained flats and 2no. bed-sits in roof space with new dormer window to side elevation. 5 units in total. Rear Conservatory to lower ground floor flat.

Application No.: APP/11/01473 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 09/05/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Craig Foster Architects
Location: 1 Plantation Business Park, STADIUM ROAD, BROMBOROUGH, CH62 3RN
Proposal: Construction of new 2 storey B1(a) office building for use by Horner Downey.

Application No.: ADV/11/01503 **Application Type:** Advertisement Consent
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 18/04/2012 **Decision:** Refuse
Case Officer: Miss S Mcllroy
Applicant: **Agent:**
Location: The Lilacs, 442 PENSBY ROAD, THINGWALL, CH61 9PH
Proposal: Installation of a 6m x 0.8m sign

Application No.: APP/12/00017 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 23/04/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Andrew Smith Architects Ltd
Location: Work shop to the rear of 33 URMSON ROAD, LISCARD, CH45 7LE
Proposal: Change of use of workshop building into a 2 bedroom dwelling unit, demolition of adjoining workshop for private garden.

Application No.:	APP/12/00023	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	24/04/2012	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:		Agent:	S N Amery Architectural Services
Location:	Brimstage Manor, BRIMSTAGE ROAD, BRIMSTAGE, CH63 6HF		
Proposal:	Single storey extension within courtyard to form 2no. bedrooms & relocation of doors.		
Application No.:	APP/12/00038	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	20/04/2012	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Richard Foster	Agent:	Richards Design
Location:	43 SEABANK ROAD, HESWALL, CH60 4SN		
Proposal:	Ground floor extensions with replacement roof to form first floor accommodation		
Application No.:	APP/12/00056	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	20/04/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	
Location:	Plots 139-143 & 147, Land off New Chester Road / Hesketh Way		
Proposal:	Proposed replan to plots 139-143 & 147 off Hesketh Way for the construction of 6 No private dwellings together with associated parking and garden areas. Original Planning Approval Reference 10/00401		
Application No.:	APP/12/00071	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	23/04/2012	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mrs Reji George	Agent:	Everest Ltd
Location:	17 PALMWOOD CLOSE, PRENTON, CH43 3DR		
Proposal:	Single storey front porch		
Application No.:	APP/12/00073	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	16/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Grantley Lowe LLP
Location:	Bowling Club, MELROSE AVENUE, HOYLAKES, CH47 3BU		
Proposal:	Installation of floodlights at existing Crown Green Bowling Green		

Application No.: APP/12/00075 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 27/04/2012 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Lloyd Butler **Agent:**
Location: 11 SHALLMARSH CLOSE, HIGHER BEBINGTON, CH63 2QR
Proposal: Erection of a two-storey side extension

Application No.: APP/12/00078 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:**
Location: Bidston Avenue Primary Sch, TOLLEMACHE ROAD, CLAUGHTON, CH41 0DQ
Proposal: Extension of school playground (corner Bidston Avenue/Tollemache Road) and fencing.

Application No.: APP/12/00092 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 18/04/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Chartwell Project Management
Location: Unit 2 Home Bargains, 360 WOODCHURCH ROAD, PRENTON, CH42 8PG
Proposal: Variation of condition 6 of approved planning application APP/06/06569 to vary hours of opening 08:00 hours - 20:00 hours Monday to Saturday and 10:00 hours - 16:00 hours Sundays and Bank Holidays.

Application No.: APP/12/00102 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 27/04/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr A Amirkhalili **Agent:** PWE Design
Location: 13 YORK AVENUE, WEST KIRBY, CH48 3JE
Proposal: Single storey side extension, including re-configuration of roof (further amended plans recieved 13.03.12).

Application No.: ADV/12/00104 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 23/04/2012 **Decision:** Approve
Case Officer: Mr M Crook
Applicant: **Agent:** Paddock Johnson Partnership
Location: Sunlight Vision, 23 KING GEORGES DRIVE, PORT SUNLIGHT, CH62 5DX
Proposal: 6no. wayfinding panels throughout the Village. 2no. poster encasements, 3no. surface mounted signs, 2no. flagpoles, 4no. surface mounted aluminium letter signage and bench seating at Port Sunlight Museum, 23 King George's Drive, Port Sunlight.

Application No.: LDP/12/00112 **Application Type:**
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Lawful Use
Case Officer: Miss J Wood
Applicant: Mr P Philpotts **Agent:** ARKHlbuild Ltd
Location: 29 ST ANDREWS ROAD, BEBINGTON, CH63 3DF
Proposal: Demolition of existing glazed roof utility room to rear of property, and erection of a single storey extension to rear of property.

Application No.: APP/12/00116 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 18/04/2012 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr Roberts **Agent:** Ultraseal
Location: 35 HEATH DRIVE, UPTON, CH49 6LE
Proposal: Erection of a rear conservatory

Application No.: APP/12/00124 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Withdrawn
Case Officer: Ms C Berry
Applicant: Mr L Hackett **Agent:** Precision Plans
Location: Hunters End, FARR HALL ROAD, HESWALL, CH60 4SD
Proposal: Proposed single storey extensions to the rear of the property

Application No.: APP/12/00125 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 10/05/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Bill Sowcroft **Agent:** Platt White Partnership
Location: 37 CROFT LANE, BROMBOROUGH, CH62 2DA
Proposal: Rear and side extensions to 37 Croft Lane, Erection of habitable garden room and demolition of existing garage

Application No.: APP/12/00135 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 23/04/2012 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr D Denson **Agent:** Collins Architecture
Location: 26 BARLOW AVENUE, BEBINGTON, CH63 7LX
Proposal: Single storey rear extension to existing dwelling

Application No.: APP/12/00143 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr K Harrison **Agent:** Wirral Borough Council
Location: Grosvenor Ballroom, GROSVENOR STREET, LISCARD
Proposal: Erect new 2.4m fencing to secure and enclose community group garden area to rear of ballroom, installation of non permanent planters internally and new car parking bay markings to surrounding area

Application No.: APP/12/00154 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 20/04/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr Adrian Mercer **Agent:**
Location: 2 The Row, MARKET STREET, HOYLAKE, CH47 3BB
Proposal: Change of use to physiotherapy and associated healthcare/beauty premises

Application No.: LBC/12/00155 **Application Type:** Listed Building Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 18/04/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mrs Joanna Kingston Davies **Agent:**
Location: Lees and Partners Solicitors, 42-45 HAMILTON SQUARE, BIRKENHEAD, CH41 5AR
Proposal: Transparencies showing Lees Solicitors LLP in all ground floor windows (8 windows)

Application No.: APP/12/00157 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 25/04/2012 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs Hayley Finegan **Agent:**
Location: 37 REDCAR DRIVE, EASTHAM, CH62 8HE
Proposal: Single storey rear extension

Application No.: APP/12/00160 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Steve Carlile (secretary) **Agent:** Mr Brian Yates
Location: Parkfield Cricket Club, Central Park, LISCARD ROAD, LISCARD, CH44 0BS
Proposal: Rear extension to existing cricket club to provide kitchen facilities

Application No.: APP/12/00161 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 16/04/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr Howland **Agent:** Ultraseal
Location: 14 RAKE HEY, MORETON, CH46 6EU
Proposal: White UPVc conservatory to rear

Application No.: APP/12/00162 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 24/04/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Peter Christian **Agent:** Abacus Design
Location: Linden, NOCTORUM ROAD, NOCTORUM, CH43 9UG
Proposal: Dormer windows to front and rear to provide bedroom extension in existing roof and new porch/entrance feature with first-floor bay window and external alterations

Application No.: APP/12/00164 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Shang Lian Wu **Agent:**
Location: Cromwells Restaurant, 19 THINGWALL ROAD, IRBY, CH61 3UA
Proposal: Change of use from restaurant to hot food take away (Relocation of existing business at 28B Thingwall Road)

Application No.: APP/12/00165 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 10/05/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Hogan Drawing Shop Ltd
Location: 21 THE RAKE, BROMBOROUGH, CH62 7AE
Proposal: New bungalow with access to highway

Application No.: APP/12/00168 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 25/04/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Styles and Wood
Location: Morrisons, DEE LANE, WEST KIRBY, CH48 0QA
Proposal: Erection of green steel mesh fencing (RAL 6005) around existing store canopy area to provide external garden centre

Application No.: APP/12/00170 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 25/04/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr SKITT **Agent:** Imagine Design Studio
Location: 93 GIRTRELL ROAD, UPTON, CH49 4LG
Proposal: Conversion of existing garage to kitchen. New conservatory to rear.

Application No.: APP/12/00173 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Nolan **Agent:** Wallace Architecture
Location: 79 WATERPARK ROAD, PRENTON, CH43 0RT
Proposal: Proposed two storey side extension providing sitting room and utility room to ground floor and additional bedroom with en-suite to first floor.

Application No.: OUT/12/00175 **Application Type:** Outline Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Wirral Council
Location: Sports Pavilion, Arrowe Country Park, ARROWE PARK ROAD, WOODCHURCH, CH49 5LN
Proposal: Replacement football pavilion

Application No.: APP/12/00181 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 27/04/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** The Building Design Studio
Location: 34 EARLSTON ROAD, LISCARD, CH45 5DY
Proposal: Erection of a single storey rear extension

Application No.: APP/12/00182 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 27/04/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Phillips **Agent:**
Location: Oakhurst, 227 PENSBY ROAD, PENSBY, CH61 5UA
Proposal: Single storey garage to the side of the existing dwelling.

Application No.:	APP/12/00183	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	04/05/2012	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:		Agent:	Richards Design
Location:	Chestnut Roofing Co Ltd, 15 PRENTON WAY, PRENTON, CH43 3DU		
Proposal:	New warehouse		
Application No.:	APP/12/00184	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	09/05/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr Phil Constable	Agent:	
Location:	7 BERKELEY DRIVE, NEW BRIGHTON, CH45 1HN		
Proposal:	Loft conversion with rear dormer		
Application No.:	APP/12/00185	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	03/05/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Luke Seymour	Agent:	
Location:	49 DELAVOR ROAD, HESWALL, CH60 4RR		
Proposal:	Take down & rebuild existing garage, remodel & extend existing bungalow roof to provide additional bedrooms and lounge at first floor level		
Application No.:	ADV/12/00188	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	20/04/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Omega Signs
Location:	Asda, 222 GRANGE ROAD, BIRKENHEAD		
Proposal:	Erection of 1 fascia sign		
Application No.:	APP/12/00190	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	10/05/2012	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr Graham Curtis	Agent:	Devaplan Ltd
Location:	Wood End, 16 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QF		
Proposal:	Erection of detached garage at front of dwelling house.		

Application No.:	APP/12/00191	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	27/04/2012	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Ms O Hill	Agent:	
Location:	195 PRENTON DELL ROAD, PRENTON, CH43 3BR		
Proposal:	Retention of a boundary fence		
Application No.:	APP/12/00192	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	20/04/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Michael Moreton	Agent:	Wheat Edwards & Associates
Location:	178 PLYMYARD AVENUE, EASTHAM, CH62 8EH		
Proposal:	Extension to existing dwelling house and provision of pitched roof to replace existing flat roof		
Application No.:	APP/12/00197	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	01/05/2012	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Brian Booth	Agent:	C W Jones
Location:	6 MADELEY CLOSE, WEST KIRBY, CH48 3LD		
Proposal:	Erection of a front porch		
Application No.:	APP/12/00199	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	24/04/2012	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mrs Adamson	Agent:	4 Seasons Ltd
Location:	9 ELGAR AVENUE, EASTHAM, CH62 8AZ		
Proposal:	Double glazed white upvc dwarf wall conservatory		
Application No.:	APP/12/00207	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	24/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr James Lowrie	Agent:	Bryson McHugh Architects
Location:	4 THINGWALL DRIVE, IRBY, CH61 3XW		
Proposal:	Erection of a two storey side extension and single storey rear extension (Amended plan)		

Application No.:	ADV/12/00210	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	16/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	
Location:	42-45 HAMILTON SQUARE, BIRKENHEAD, CH41 5AR		
Proposal:	Transparancies in all ground floor windows (8 windows)		
Application No.:	ADV/12/00212	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/04/2012	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:		Agent:	Fouin & Bell Architects Ltd
Location:	HSBC Bank, 21 PENSBY ROAD, HESWALL, CH60 7RA		
Proposal:	Proposed fascia sign comprising individual illuminated letters and logo and internally illuminated projecting sign.		
Application No.:	APP/12/00213	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/04/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Ged Gillespie	Agent:	
Location:	Pen Y Clinc, CHESTER ROAD, GAYTON, CH60 3RZ		
Proposal:	Two storey rear extension, partly built over existing single storey section of existing dwelling. To provide enlarged kitchen space at ground floor level and two additional bedrooms at first floor level.		
Application No.:	APP/12/00214	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	17/04/2012	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mrs Helen Lamb	Agent:	Condy Lofthouse Architects
Location:	2 RATHMORE ROAD, OXTON, CH43 2HF		
Proposal:	Proposed single storey front, side and rear extensions to existing bungalow. Conversion of existing garage into breakfast room along with associated external works		
Application No.:	APP/12/00215	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	17/04/2012	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr & Mrs Williams	Agent:	3D.G design Ltd
Location:	68 BIRKENHEAD ROAD, MEOLS, CH47 0LA		
Proposal:	Proposed kitchen extension		

Application No.:	APP/12/00216	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	03/05/2012	Decision:	Withdrawn
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Bryson McHugh Architects
Location:	Havan Care, 202 PENSBY ROAD, HESWALL, CH60 7RJ		
Proposal:	Change of use to A2 and hip to gable loft conversion and rear dormer		
Application No.:	APP/12/00217	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	27/04/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Andrew Charmley	Agent:	Mr Sydney Charmley
Location:	5 KINLOSS ROAD, GREASBY, CH49 3PS		
Proposal:	Two storey side/rear extension with front porch		
Application No.:	LBC/12/00219	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	25/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr T Pickup	Agent:	B.Y.A. Ltd Architects
Location:	Flat 1- 3, 48-50 ARGYLE STREET, BIRKENHEAD, CH41 6AF		
Proposal:	Replacement of existing windows with new treated sw slimlight double glazed, spring loaded sliding sash windows.		
Application No.:	APP/12/00220	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	24/04/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Bond Bryan Architects
Location:	Wirral Met College, Twelve Quays Campus, SHORE ROAD, BIRKENHEAD, CH41 1EP		
Proposal:	Installation of 6 No. new windows at first floor level and 7No. new domed roof lights. Removal of existing main entrance swing doors to be replaced with new revolving main entrance doors.		
Application No.:	APP/12/00226	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	23/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	neptune windows
Location:	Wirral Fellowship Charity Shop, 160 POULTON ROAD, POULTON, CH44 4BZ		
Proposal:	Change of use of ground floor to a 1 bedroom flat and alterations to front elevation		

Application No.: APP/12/00227 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** Building Design Solutions Ltd
Location: Vacant Office, 249 RAKE LANE, NEW BRIGHTON, CH45 5DJ
Proposal: Change of use of existing top floor (second floor) flat into commercial use in connection with the beauty salon below.

Application No.: APP/12/00230 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/04/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Kewley **Agent:** Ultraseal
Location: 34 SEABANK ROAD, HESWALL, CH60 4SW
Proposal: White UPVC conservatory to front elevation

Application No.: APP/12/00231 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 17/04/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr Paul Stewart **Agent:** Mr A R Flanagan
Location: 75 UPTON ROAD, MORETON, CH46 0SG
Proposal: Demolition of existing single storey kitchen extension and erection of 2 storey side extension with garage (built in) and single storey kitchen extension to rear

Application No.: APP/12/00232 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: Total Services, KINGS ROAD, HIGHER BEBINGTON, CH63 8PZ
Proposal: To amend opening hours of the store to 06.00-23.00 hour trading Monday-Sunday

Application No.: APP/12/00234 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 18/04/2012 **Decision:** Refuse
Case Officer: Miss K Elliot
Applicant: Mr M Riley **Agent:** Building Design Solutions Ltd
Location: 10 CORNELIUS DRIVE, IRBY, CH61 9PR
Proposal: Conservatory to rear of property

Application No.:	APP/12/00235	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	30/04/2012	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:		Agent:	Falconer Chester Hall Ltd
Location:	Kings Gap Court Hotel, VALENTIA ROAD, HOYLAKE, CH47 2AN		
Proposal:	Low column lighting proposal to hotel car park		
Application No.:	APP/12/00236	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	23/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr K Holmes	Agent:	Building Design Solutions Ltd
Location:	5 HARVEST LANE, MORETON, CH46 7UF		
Proposal:	First floor extension over existing garage to gable		
Application No.:	APP/12/00237	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	24/04/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr W Piercy	Agent:	Bryson McHugh Architects
Location:	15 HUGHES LANE, OXTON, CH43 5TU		
Proposal:	Two storey side extension, alterations to existing elevations and roof and internal alterations		
Application No.:	APP/12/00238	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	04/05/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Skyline Property Solutions Ltd
Location:	Unit 1 SKIDDAW ROAD, BROMBOROUGH, CH62 3RB		
Proposal:	Provision of 3no. new windows to high level, within existing cladding to an industrial business unit		
Application No.:	APP/12/00239	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	20/04/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Prof J Adams	Agent:	C W Jones
Location:	16 BOUNDARY ROAD, NEWTON, CH48 1LF		
Proposal:	Erection of a side dormer extension and single storey rear extension		

Application No.:	LBC/12/00240	Application Type:	Listed Building Consent
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	26/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mrs S Azurdia	Agent:	Collins Architecture
Location:	2 ROSLIN ROAD, OXTON, CH43 5TA		
Proposal:	Conversion of existing basement to habitable room including alterations to existing basement access, reintroduction of light wells and formation of external stair for means of escape.		
Application No.:	APP/12/00241	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	25/04/2012	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr C Walsh	Agent:	S Yates Design Services
Location:	7 GILBERT CLOSE, SPITAL, CH63 9AF		
Proposal:	Proposed Kitchen Extension to the Rear of the Property. Material changes to the front elevation.		
Application No.:	APP/12/00243	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	27/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Dave Pilling	Agent:	ShepherdMyers LLP
Location:	12 HILLAM ROAD, WALLASEY VILLAGE, CH45 8LE		
Proposal:	Single storey rear/side extension		
Application No.:	APP/12/00245	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	20/04/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Sarwat Kakabash	Agent:	Azzurri Architects
Location:	Northside Auto Centre, DUKE STREET, BIRKENHEAD, CH41 8BR		
Proposal:	Retrospective application for a change of use from a taxi-rank to a car wash commercial operation		
Application No.:	APP/12/00247	Application Type:	Full Planning Permission
Ward:	Hoyle and Meols	Decision Level:	Delegated
Decision Date:	25/04/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Dr W Dunne	Agent:	PWE Design
Location:	6 THE ROYAL, HOYLAKE, CH47 1HS		
Proposal:	Erection of a first-floor side extension		

Application No.:	APP/12/00248	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	25/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	Paterson Macaulay & Owens
Location:	Jolley and Co, 50 HAMILTON STREET, BIRKENHEAD, CH41 5AE		
Proposal:	Basement and ground floor rear extension		
Application No.:	LBC/12/00249	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	25/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	Paterson Macaulay & Owens
Location:	Jolley and Co, 50 HAMILTON STREET, BIRKENHEAD, CH41 5AE		
Proposal:	Basement and ground floor rear extension		
Application No.:	APP/12/00250	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	27/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Alan Hitchmough	Agent:	
Location:	23 HINDERTON DRIVE, NEWTON, CH48 8BN		
Proposal:	Single storey extension at front		
Application No.:	APP/12/00257	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	04/05/2012	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mr & Mrs Halstead	Agent:	N.Robinson Design Ltd
Location:	20 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LH		
Proposal:	Single storey rear & side conservatory		
Application No.:	APP/12/00258	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	24/04/2012	Decision:	Refuse
Case Officer:	Miss K Elliot		
Applicant:	Mr Guy	Agent:	N.Robinson Design Ltd
Location:	34 GROVE ROAD, WALLASEY VILLAGE, CH45 3HQ		
Proposal:	Single storey rear conservatory		

Application No.:	APP/12/00259	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/04/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs Colette Clapham-Dickenson	Agent:	Spring Architects Ltd
Location:	Sonning, 64 BRIMSTAGE ROAD, BARNSTON, CH60 1XG		
Proposal:	New Access and driveway		
Application No.:	APP/12/00261	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	08/05/2012	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:	Mr John Trueman	Agent:	
Location:	18 KIRKWAY, GREASBY, CH49 2ND		
Proposal:	Erection of a single storey extension to rear of house		
Application No.:	APP/12/00262	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	25/04/2012	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:	Ms Lesley Quinn	Agent:	Cliff Elliot
Location:	11 KINGS AVENUE, MEOLS, CH47 0NH		
Proposal:	Erection of a single storey rear extension with tiles pitched roof to provide kitchen/dining room (Resubmission of previously refused application)		
Application No.:	APP/12/00264	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	18/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs R Watson	Agent:	Abacus Design
Location:	1 ASHBURTON AVENUE, OXTON, CH43 8TJ		
Proposal:	Demolition of existing garage and erection of single storey side/rear extension		
Application No.:	APP/12/00266	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	23/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Wirral Borough Council
Location:	Irby Library, THURSTASTON ROAD, IRBY, CH61 0HA		
Proposal:	Install new pitched roof on to existing flat roof to the library		

Application No.: APP/12/00267 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Raffe **Agent:** Snook Architects
Location: 34 THORNTON ROAD, HIGHER BEBINGTON, CH63 5PT
Proposal: Demolition of existing brick-built garage and associated outbuilding linked to detached dwelling house and erection of new single storey extension

Application No.: ADV/12/00268 **Application Type:** Advertisement Consent
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 24/04/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Styles and Wood Ltd
Location: Morrisons, DEE LANE, WEST KIRBY, CH48 0QA
Proposal: Entrance fascia signs and hanging advertisements within the garden centre space.

Application No.: ADV/12/00269 **Application Type:** Advertisement Consent
Ward: Upton **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** Mace Ltd
Location: Asda Superstore, WOODCHURCH ROAD, WOODCHURCH, CH49 5JZ
Proposal: Installation of banner signs

Application No.: APP/12/00270 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/05/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:**
Location: Windyridge, 58 DEE PARK ROAD, GAYTON, CH60 3RA
Proposal: Erection of a two storey rear extension, front dormer windows and front extension

Application No.: APP/12/00271 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Wirral Council
Location: Grove Street Primary School, GROVE STREET, NEW FERRY, CH62 5BA
Proposal: External canopy adjacent school building.

Application No.:	APP/12/00272	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	04/05/2012	Decision:	Withdrawn
Case Officer:	Miss J Wood		
Applicant:	Mr D Cavanagh	Agent:	Building Design Solutions Ltd
Location:	48 CHURCH STREET, BIRKENHEAD, CH41 5EQ		
Proposal:	Single storey rear extension		
Application No.:	APP/12/00275	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	18/04/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Cotefield Interiors Ltd
Location:	11 BROADWAY, HIGHER BEBINGTON, CH63 5ND		
Proposal:	Change of Use from A1 (Shops) to D1 Educational		
Application No.:	LBC/12/00280	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	27/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	Paddock Johnson Partnership
Location:	92 GREENDALE ROAD, PORT SUNLIGHT, CH62 4XE		
Proposal:	Proposed removal of internal ground floor wall separating the kitchen and dining room		
Application No.:	LBC/12/00281	Application Type:	Listed Building Consent
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	27/04/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr F Dean	Agent:	Donald Insall Associates Ltd
Location:	PENSBY HALL, 5 PENSBY HALL LANE, PENSBY, CH61 6XR		
Proposal:	Taking down remains of former derelict outbuilding in the grounds of a listed buiding (Pensby Hall) and reconstruction on same footprint to amended design		
Application No.:	APP/12/00282	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	04/05/2012	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Miss S Hill	Agent:	G Flower Installations
Location:	29 ACREVILLE ROAD, BEBINGTON, CH63 2HX		
Proposal:	Side and rear ground floor extension		

Application No.:	APP/12/00285	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/05/2012	Decision:	Refuse
Case Officer:	Miss S McIlroy		
Applicant:		Agent:	mchugh stoppard architecture
Location:	Hilbre Court Residential Home, 2 BARTON ROAD, HOYLAKE		
Proposal:	Proposed extension to porch area for residents		
Application No.:	APP/12/00287	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	04/05/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr & Mrs Gittins	Agent:	The Kenefick Jones Partnership Ltd
Location:	40 SANDY LANE, IRBY, CH61 0HD		
Proposal:	Erection of a two storey rear extension		
Application No.:	APP/12/00293	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	10/05/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	2 ALFRED ROAD, OXTON		
Proposal:	Replacement of existing timber windows with new double glazed upvc windows		
Application No.:	LBC/12/00294	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	11/05/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	21 CLIFTON ROAD, TRANMERE, CH41 2SF		
Proposal:	Replacement of existing windows with new treated sw slimlighted double glazed, spring loaded sliding sash windows		
Application No.:	APP/12/00296	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/05/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	43 CLIFTON ROAD, TRANMERE, CH41 2SF		
Proposal:	replacement of existing windows with new treated sw slimlight double glazed spring loaded sliding sash windows		

Application No.:	APP/12/00297	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/05/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	39 CLIFTON ROAD, TRANMERE, CH41 2SF		
Proposal:	Replacement of existing windows with new treated sw slimlight double glazed spring loaded sliding sash windows		

Application No.:	APP/12/00302	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	03/05/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Stephen Mathieson	Agent:	C W Jones
Location:	Prince Alfred Hotel, CHURCH ROAD, SEACOMBE, CH44 6JB		
Proposal:	Erect first and second floor extension to form two flats above existing single storey storage building and external alterations		

Application No.:	APP/12/00304	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	23/04/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Peter Hazon	Agent:	Nash Buildings Consultants Limited
Location:	23 LUDLOW DRIVE, WEST KIRBY, CH48 3JG		
Proposal:	Single storey rear and side extension.		

Application No.:	ADV/12/00305	Application Type:	Advertisement Consent
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	01/05/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Hattrell DS One Architects LLP
Location:	Vacant Building, 1-3 LISCARD VILLAGE, LISCARD, CH45 4JG		
Proposal:	Proposed fascia sign, projecting sign and internal window signage		

Application No.:	APP/12/00311	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	03/05/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Phillip Dabner	Agent:	
Location:	12 SANDIWAY, MEOLS, CH47 6AJ		
Proposal:	Single storey rear and side extension		

Application No.: APP/12/00312 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** 305 Management Services
Location: Total Petrol, PENSBY ROAD, THINGWALL, CH61 7UB
Proposal: Proposed formation of new open jet wash facility with drained concrete pad and silt trap with cladded screen to rear, sited on existing petrol filling station.

Application No.: APP/12/00313 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Wild Commercial Property
Location: 130 ALLPORT ROAD, BROMBOROUGH, CH62 6BB
Proposal: Change of use of plumbers and bathroom merchant to letting agent and financial services company.

Application No.: ANT/12/00316 **Application Type:** Prior Approval of Telecommunications PD
Ward: Prenton **Decision Level:** Delegated
Decision Date: 17/04/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** NGS Solutions Ltd
Location: Pavement fronting 5 PRENTON LANE, PRENTON, CH42 8LA
Proposal: Installation of 1 x DSLAM equipment cabinet

Application No.: ANT/12/00317 **Application Type:** Prior Approval of Telecommunications PD
Ward: Prenton **Decision Level:** Delegated
Decision Date: 18/04/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** NGS Solutions Ltd
Location: Pavement north of 3 GOLF LINKS ROAD fronting Prenton Lane, PRENTON, CH42 8LN
Proposal: Installation of 1 x DSLAM equipment cabinet

Application No.: ADV/12/00318 **Application Type:** Advertisement Consent
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 03/05/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Sign Specialists Ltd
Location: Green Lodge Hotel, 2 STANLEY ROAD, HOYLAKE, CH47 1HW
Proposal: Erection of 2no. logo signs, individual letters, 1no. double sided panel and 1no. double sided pictorial panel

Application No.: APP/12/00319 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 03/05/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Wirral Borough Council
Location: West Kirby Grammar School For Girls, GRAHAM ROAD, WEST KIRBY, CH48 5DN
Proposal: Proposed construction of a part glazed single storey atrium within an existing courtyard abutted to the existing building on 3 sides.

Application No.: APP/12/00323 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 03/05/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: Mr Paul McGowan **Agent:**
Location: 75 SUTHERLAND DRIVE, EASTHAM, CH62 8DY
Proposal: Proposed two-storey side extension and ground floor alterations to provide utility room, kitchen and WC Cloakroom on the ground floor and two first floor bedrooms.

Application No.: APP/12/00324 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 26/04/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Andrew Cain **Agent:** WEIGHTMAN & BULLEN LTD
Location: 36 CAROL DRIVE, BARNSTON, CH60 2TA
Proposal: Erection of a single storey side and rear extension

Application No.: APP/12/00325 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 03/05/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** Evolve Design Limited
Location: Co-op Welcome, 10-12 UPTON ROAD, CLAUGHTON, CH41 0DF
Proposal: Installation of a new outdoor condenser sited at the rear of the Co-operative store within the court yard.

Application No.: APP/12/00327 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr & Mrs Jones **Agent:** 4 Seasons Ltd
Location: 23 MOLYNEUX DRIVE, NEW BRIGHTON, CH45 1JS
Proposal: Erection of a rear extension

Application No.: APP/12/00328 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Martin Morris **Agent:** S N Amery Architectural Services
Location: 11 ASCOT DRIVE, BEBINGTON, CH63 2QP
Proposal: Single storey rear & two storey side extension

Application No.: APP/12/00329 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Hattrell DS One Architects LLP
Location: Unit 3, Wirral Point, 132 CLAUGHTON ROAD, BIRKENHEAD, CH41 6EY
Proposal: New extract ventilation system, new external compressors (air conditioning and cold room) and a new door in the side elevation.

Application No.: ADV/12/00330 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Hattrell DS One Architects LLP
Location: Unit 3, Wirral Point, 132 CLAUGHTON ROAD, BIRKENHEAD, CH41 6EY
Proposal: Fascia Sign, Logo box sign and internal window sign

Application No.: ANT/12/00362 **Application Type:** Prior Approval of Telecommunications PD
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 17/04/2012 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Mono Consultants Ltd
Location: South on grass island facing 194-196 Saughall Massie Road Saughall Massie Wirral CH49 4LD
Proposal: Installation of a dual user vodafone and telefonica hutchinson engineering jupiter 811E street pole radio base station. There will also be 1no. equipment cabinet and 1no. electrical meter pillar

Application No.: APP/12/00366 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 08/05/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr Peter Lewis **Agent:** **Agent:**
Location: The Barn, 18 MILL LANE, GREASBY, CH49 3NN
Proposal: Carport attached to existing double garage

Application No.: APP/12/00367 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 08/05/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Mark Gould **Agent:** Neville Pickard
Location: 9 ENNERDALE AVENUE, EASTHAM, CH62 9DT
Proposal: Single storey rear extension and garage conversion

Application No.: APP/12/00374 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Simon Withers **Agent:** Neil Braithwaite Architect
Location: 16 ORSTON CRESCENT, SPITAL, CH63 9NZ
Proposal: Single storey side extension. Conversion of existing garage. New bay windows to lounge and converted garage.

Application No.: APP/12/00375 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 09/05/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr & Mrs Edwards **Agent:** The Kenefick Jones Partnership Ltd
Location: 77 THINGWALL ROAD EAST, IRBY, CH61 3UZ
Proposal: Erection of a single storey side/rear extension

Application No.: APP/12/00378 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 09/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Redsun Developments Ltd
Location: Imo Car Wash, CAMPBELTOWN ROAD, TRANMERE, CH41 9HP
Proposal: Permission is sought for change of use of the existing building from sui generis (car wash) to business use (B1/B2/B8) to allow for potential alternative business uses. This proposed change of use is to apply to the building only and not the remainder of the site.

Application No.: APP/12/00379 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Mr Peter McGuigan **Agent:**
Location: 25 DOES MEADOW ROAD, BROMBOROUGH, CH63 0EB
Proposal: 2 Storey side extension to house.

Application No.: APP/12/00380 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 04/05/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs G Martin **Agent:** Andrew Smith Architects
Location: Windward, SHORE ROAD, CALDY, CH48 2JL
Proposal: Resubmission in respect of demolition of existing garage and utility area and introduction of new two storey extension, open colonnaded loggia, reordered entrance porch and associated roof/dormer alterations. (current approval APP/11/01173)

Application No.: APP/12/00381 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 09/05/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Ms Patricia Jaggard **Agent:** Mr Peter Taylor
Location: 13 FAIRFIELD DRIVE, NEWTON, CH48 9YF
Proposal: Ground floor extension to provide porch, shower room and toilet

Application No.: APP/12/00382 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Mark Eagles **Agent:**
Location: 23 THE PINES, BEBINGTON, CH63 9FH
Proposal: Single storey extension to rear of bungalow, conversion of internal garage and erection of a detached garage

Application No.: APP/12/00383 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Chris Maglaudin **Agent:** J Theobald
Location: 107 DURLEY DRIVE, PRENTON, CH43 3BG
Proposal: Demolition of garage and proposed gable single storey extension

Application No.: APP/12/00386 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Dr M Williams **Agent:** Neil Braithwaite Architect
Location: Tanglewood, 8 ANTHONYS WAY, GAYTON, CH60 0BP
Proposal: 2 storey side extension with room in roof space

Application No.:	APP/12/00387	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	11/05/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	21 CLIFTON ROAD, TRANMERE, CH41 2SF		
Proposal:	Replacement of existing windows with new treated sw slimlight double glazed spring loaded sliding sash windows		

Application No.:	APP/12/00393	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	11/05/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Paul Griffiths	Agent:	
Location:	McDonalds, WELTON ROAD, BROMBOROUGH, CH62 3PN		
Proposal:	To extend opening hours from the current permitted 05.00-midnight seven days a week to 24 hours opening,3 days per week (thur/fri/sat), with only drive thru open 24hours, the inside restaurant would only open 06.00-23.00 hours and car park closed between 23.00-06.00hours		

Application No.:	APP/12/00398	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	10/05/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Keith Hartharn	Agent:	Devaplan Ltd
Location:	18A BROADWAY, HIGHER BEBINGTON, CH63 5NH		
Proposal:	To use vacant ground floor shop as a cafe/coffee shop (within class A3) Between the hours of 08.00-1700 Monday to Friday, 09.00-16.00 Saturday, and 10.00-14.00 Sunday.		

Application No.:	ADV/12/00399	Application Type:	Advertisement Consent
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	11/05/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Insignia Signs Ltd
Location:	Greene King, Marine Point, MARINE PROMENADE, NEW BRIGHTON		
Proposal:	New Pub Signs		

Application No.:	APP/12/00401	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	10/05/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:		Agent:	M Survey Chartered Surveyors
Location:	67 WESTBOURNE ROAD, WEST KIRBY, CH48 4DH		
Proposal:	Single Storey Extension		

Application No.: APP/12/00404 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 10/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Redsun Developments Ltd
Location: BP Service Station, 749 NEW CHESTER ROAD, BROMBOROUGH, CH62 3PB
Proposal: Variation of Condition 2 of APP/08/6396 - Unit 2 shall only be used for the storage, distribution and sale of tile, tile products and floor coverings to the trade and general public; as kitchen/bathroom showroom; showroom for the display and sale of furniture and associated products; B1, B2, or B8 uses of the Schedule to the Town and Country Planning (Use Classes) Order 1987"

Application No.: ADV/12/00405 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 10/05/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Evolvegroup Ltd
Location: Co-operative, 45-47 CHURCH ROAD, TRANMERE, CH42 5LD
Proposal: Erection of 1x externally illuminated by overhead through lighting fascia sign and 1x internally illuminated Projection sign

Application No.: APP/12/00406 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 09/05/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs Rosie Treasurer **Agent:** Hoole Technical Solutions Ltd
Location: Abbey Cottage, 104 GRANGE ROAD, WEST KIRBY, CH48 4EH
Proposal: Erection of two-storey and single-storey extensions, extension of existing dormers and changes to the exterior materials.

Application No.: APP/12/00407 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 14/05/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Nick O'Brien **Agent:** Tom Bennett Design
Location: 7 FERNDALE AVENUE, FRANKBY, CH48 1NN
Proposal: Demolition of existing concrete prefabricated garage and erection of a single-storey side/rear extension and porch

Application No.: APP/12/00411 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 09/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** DJ Cooke & Co Ltd
Location: Harsant Services and Newton Systems Ltd, 321 PENSBY ROAD, PENSBY, CH61 9ND
Proposal: Installation of new shop front

Application No.: APP/12/00412 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Andrew Kerr **Agent:**
Location: 4 SHALLMARSH CLOSE, HIGHER BEBINGTON, CH63 2QR
Proposal: Two storey extension at side

Application No.: ANT/12/00414 **Application Type:** Prior Approval of Telecommunications PD
Ward: Leasowe and Moreton **Decision Level:** Delegated
East
Decision Date: 25/04/2012 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Mono Consultants Ltd
Location: Shell Petrol Station, 157 HOYLAKE ROAD, MORETON, CH46 9PZ
Proposal: Installation of a dual user CU Phosco MK3 street pole radio base station mast, 1 No. shared radio equipment cabinet and 1 No. electrical metre next to the pole

Application No.: APP/12/00435 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 10/05/2012 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr John Finney **Agent:** H.P.S Ltd
Location: 1 RENFREW AVENUE, EASTHAM, CH62 8DW
Proposal: Conservatory to the side

Application No.: APP/12/00446 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/05/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mrs M Joynes **Agent:**
Location: Christophers Kitchenware, 256 TELEGRAPH ROAD, HESWALL, CH60 7SG
Proposal: Change of use from A1 retail to A3 Restaurant/Cafe

Application No.: DEM/12/00463 **Application Type:** Prior Notification of Demolition
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 01/05/2012 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: **Agent:** Wirral Borough Council
Location: 41-55 (odds) Rundle Street, 134 -258 (evens) Laird Street, The Narrowgate Centre, 54 Milner Street and 19-37 (odds) Milner Street Birkenhead Wirral, CH41 8EZ
Proposal: Demolition of 41-55 (odds) Rundle Street, 134-258 (evens) Laird Street, Narrowgate Centre 54 Milner Street and 19-37 (odds) Milner Street

Summary of data

	Total Per
Approve	127
Lawful Use	1
Prior approval is not required	1
Refuse	8
Withdrawn	3
Report Total	140

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**Planning Appeals Decided
Between 16/04/2012 and 14/05/2012**

Allowed

Application No.: APP/10/00955	Application Type: APP	Ward: New Brighton
Case Officer: Miss K Elliot	Council Decision: Refuse	Decision Level: Delegated
Applicant: Mrs C German	Agent:	
Location: Flat 1, 1 HAMILTON ROAD, NEW BRIGHTON, CH45 9JE		
Proposal: Retention of elevated decking in rear garden		
Appeal Ref.: APP/W4325/A/11/2163490	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 03/05/2012	

Application No.: APP/11/01185	Application Type: APP	Ward: Greasby Frankby and Irby
Case Officer: Miss K Elliot	Council Decision: Refuse	Decision Level: Delegated
Applicant: Mrs Susan Hopkins	Agent:	
Location: Woodcote, HILL BARK ROAD, IRBY, CH48 1NL		
Proposal: Erection of a side extension		
Appeal Ref.: W4325/D/12/2172350	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 04/05/2012	

Dismissed

Application No.: ADV/11/01131	Application Type: ADV	Ward: Eastham
Case Officer: Mr N Williams	Council Decision: Refuse	Decision Level: Delegated
Applicant: Appliance Express Ltd	Agent: Matthews & Goodman	
Location: 2-4 EASTHAM VILLAGE ROAD, EASTHAM, CH62 0BJ		
Proposal: Erection of sign to side of premises		
Appeal Ref.: W4325/H/12/2168312	Appeal Type: Appeal against refusal	
Appeal Decision: Dismissed	Decision Date: 02/05/2012	

**Planning Appeals Decided
Between 16/04/2012 and 14/05/2012**

Application No.: APP/11/01476 **Application Type:** APP **Ward:** Heswall

Case Officer: Miss A McDougall **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr Richard Fielding **Agent:** CS Planning Enforcement Solutions

Location: Valleyfield, 31 PIPERS LANE, HESWALL, CH60 9HZ

Proposal: To replace and increase the height of the existing wooden gates to 6ft in height. To add a fence to the existing wall at the front of the property so that both combined equal 6 ft in height. To improve the existing side fence (a mixture of overgrown shrubs, ferns and an old pailing fence) which runs parallel to Pipers Close to a 6ft wood panel fence.

Appeal Ref.: W4325/D/12/2172652 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 14/05/2012

Grand Total: 4

	Total
Allowed	2 50%
Dismissed	2 50%
Total	4 100%