



## Planning Committee

<b>Date:</b>	<b>Thursday, 22 August 2013</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

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

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

To approve the accuracy of the minutes of the meeting held on 25 July 2013

**2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Members of the Committee are asked to declare any disclosable pecuniary or non pecuniary interests in connection with any of the item (s) on the agenda and state the nature of the interest.

**3. REQUESTS FOR SITE VISITS**

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

**4. APP/13/00565: NORTH WEST HOUSE, GRANGE ROAD, WEST KIRBY - CHANGE OF USE OF FIRST FLOOR OF PREMISES TO FUNCTION VENUE AND PRIVATE MEMBERS CLUB (SUI GENERIS) (Pages 13 - 18)**

**5. APP/13/00568: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA - CHANGE OF USE AT REAR PART OF BUILDING TO FUNCTION VENUE AND PRIVATE MEMBERS CLUB. (Pages 19 - 24)**

**6. APP/13/00629: CLASSIC CARS OF WIRRAL LTD, WALLASEY VILLAGE, CH45 3LP - CONSTRUCTION OF RETAIL STORE (USE CLASS A1) WITH ACCESS, CAR PARKING AND ASSOCIATED WORKS (REVISED SCHEME) (Pages 25 - 36)**

7. **APP/13/00673: LAND OFF LAIRD STREET, BIRKENHEAD, WIRRAL, CH41 8EX - PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 125 NO. DWELLINGS. (Pages 37 - 48)**
8. **APP/13/00677: LAND ADJACENT TO 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ - TO SEVER THE CURTILAGE AND ERECT 1 NO. DETACHED DWELLING TOGETHER WITH ASSOCIATED WORKS. (Pages 49 - 56)**
9. **APP/13/00684: WETHERSFIELD HOUSE, WETHERSFIELD ROAD, NOCTORUM - AMENDED TO PREVIOUS APPROVAL APP/12/00962: AMENDMENT TO HOUSE DESIGN AND AMENDMENT TO ACCESS ARRANGEMENT. (Pages 57 - 62)**
10. **APP/13/00688: 2 LYMM ROAD, BIDSTON, CH43 7NR - PROPOSED CATTERY COMPRISING OF AN OUTBUILDING OF 15 SMALL UNITS TO HOUSE A MAXIMUM OF 20 CATS, AND ISOLATION UNIT. (Pages 63 - 66)**
11. **ADV/13/00689: 2 LYMM ROAD, BIDSTON, CH43 7NR - ADVERTISEMENT CONSENT FOR FASCIA SIGN AND HANGING SIGN (AMENDED PLANS RECEIVED) (Pages 67 - 70)**
12. **APP/13/00706: HOLMVILLE, 140 CALDY ROAD, CALDY, CH48 1LN (Pages 71 - 78)**
13. **APP/13/00771: LAND OFF FENDER LANE, FENDER LANE, MORETON, WIRRAL, CH46 9PA - THE INSTALLATION OF A SINGLE STOREY GAS GOVERNOR KIOSK WITH FENCED COMPOUND AND ACCESS (Pages 79 - 84)**
14. **APP/13/00779: HILLFIELD, 82 BRIMSTAGE ROAD, BARNSTON, CH60 1XQ - NEW CONSERVATORY TO REAR OF HOUSE (Pages 85 - 88)**
15. **APP/13/00842: CORBIERE, THORSWAY, CALDY, CH48 2JJ - DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW DWELLING WITHIN A SIMILAR FOOTPRINT. (Pages 89 - 98)**
16. **APP/13/00844: BRIDGE COURT, BRIDGE ROAD, WEST KIRBY, WIRRAL CH48 4HT - PHASED NEW BUILD CONSTRUCTION OF DEVELOPMENT OF: (A) FORTY EIGHT APARTMENTS CONSISTING 8 NO. 1-BEDROOM AND 40 NO. 2- BEDROOM, WITH ASSOCIATED CAR PARKING AND LANDSCAPING; (B) HEALTHCARE FACILITY WITH ASSOCIATED CAR PARKING AND LANDSCAPING. (Pages 99 - 122)**

17. **APP/13/00866:151 VICTORIA ROAD, NEW BRIGHTON, CH45 9LB - CHANGE OF USE OF A PROPERTY FROM A SINGLE RESIDENCE TO A HOUSE OF MULTIPLE OCCUPATION TO PROVIDE 12 BEDROOMS WITH COMMUNAL KITCHEN, LIVING ROOMS AND BATHROOMS. ALSO TO INCLUDE ALTERATIONS TO WINDOWS TO THE FRONT ELEVATION. (Pages 123 - 128)**
18. **PROPOSED REMOVAL OF REQUIREMENT FOR SECTION 106 AGREEMENT ON PLANNING APPLICATION APP/13/00599 (FOR A RESIDENTIAL DEVELOPMENT, CONSISTING 33 NO. AFFORDABLE HOUSES AND APARTMENTS AT THE FORMER POULTON PRIMARY SCHOOL SITE, ALDERLEY ROAD, POULTON). (Pages 129 - 132)**
19. **PROPOSED EXTENSION TO BURBO BANK OFFSHORE WIND FARM (Pages 133 - 142)**
20. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/07/2013 AND 11/08/2013 (Pages 143 - 178)**
21. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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## PLANNING COMMITTEE

Thursday, 25 July 2013

Present: Councillor B Mooney (Chair)

Councillors D Realey J Walsh  
D Elderton I Williams  
S Kelly E Boulton  
P Brightmore P Hayes  
S Foulkes S Mountney  
A Leech

Deputy: Councillors K Hodson (In place of W Clements)

### 56 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 27 June 2013.

**Resolved – That the minutes be amended to include the apologies of Councillor S Kelly.**

### 57 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary or non pecuniary interests in connection with any of the items on the agenda and state the nature of the interest.

Councillor S Foulkes declared a pecuniary interest in respect of item 13 by virtue of being acquainted with the applicant company.

### 58 REQUESTS FOR SITE VISITS

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

The following request was unanimously approved:

**APP/13/00629 - Classic Cars of Wirral Ltd, Wallasey Village, CH45 3LP - construction of retail store (use Class A1) with access, car parking and associated works (Revised Scheme).**

### 59 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

60      **APP/13/00027: THORNTON MANOR, MANOR ROAD, THORNTON HOUGH - EXTENSIONS TO EXISTING MARQUEE**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

In response to concerns of Members regarding the issue of retrospective applications, the Development Control Manager advised that he would raise this issue with the owner.

On a motion by Councillor Boulton and seconded by Councillor Elderton it was:

**Resolved (12:1) That the application be approved subject to the following conditions:**

1.      **The extensions hereby approved, shall be for a temporary period only, expiring on 11th November 2016.**
2.      **The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6th March 2013 and listed as follows: 186\_2012\_01 Revision A and 186\_2012\_02 Revision A.**

61      **APP/13/00393: WOODEND COTTAGE, MARSH LANE, HIGHER BEBINGTON, CH63 5PP - PROPOSED CHANGE OF USE OF EXISTING STABLES AND OFFICE BUILDING TO THREE DWELLINGS**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Walsh and seconded by Councillor Foulkes it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1.      **The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
2.      **The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 16 April 2013, 5 June 2013 and 10 June 2013 and listed as follows: SK001, L(90)002, L(91)002 and L(91)001 dated March 2013**
3.      **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings, other extensions or external alterations to the dwelling units shall be erected or carried out unless expressly authorised.**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window, dormer window or other opening shall be added to the dwelling units unless expressly authorised.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure under Part 2, Class A shall be erected within any part of the site.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.
7. The development hereby approved shall be carried out in strict accordance with the contents and recommendations of the Revised Bat Roost & Breeding Bird Survey dated 23 May 2013
8. No development shall take place or any works commenced on the conversion of the buildings until a scheme of Biodiversity Enhancements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type and location of bat and bird boxes. The development shall be carried out in strict accordance with the approved details and retained as such at all times thereafter.

62 APP/13/00471: THE PACIFIC, 476 PRICE STREET, BIRKENHEAD, CH41 8BQ - CHANGE OF USE OF EXISTING VACANT PUBLIC HOUSE; GROUND FLOOR TO BE USED AS D1 (NON RESIDENTIAL INSTITUTION), FIRST FLOOR AND SECOND FLOOR TO BE USED AS C3 (DWELLING HOUSE) PROVIDING 7NO STUDIO FLATS, EACH WITH THEIR OWN MINI KITCHEN AND EN-SUITE BATHROOM AND A DORMER WINDOW EXTENSION (AMENDED DESCRIPTION)

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Leech and seconded by Councillor Walsh it was:

**Resolved (13:0) - That the application be approved subject to a Section 106 Legal Agreement and the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4 April 2013 and 17 June 2013 and listed as follows: PL4, PL5, PL6 (REV 1), EL1 (REV 1) & EL3.

3. The ground floor of the premises shall be used for Education and Training and for no other purpose (including any other purpose in D1 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.
4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

63 **APP/13/00562: HOYLAKE LAWN TENNIS CLUB, EDDISBURY ROAD, WEST KIRBY, CH48 5DR - PROPOSED ERECTION OF FLOODLIGHTING COLUMNS TO ILLUMINATE 3 NO. EXISTING TENNIS COURTS.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting.

The Agent addressed the meeting.

On a motion by Councillor Realey and seconded by Councillor Walsh it was:

**Resolved (11:2) That the application be approved subject to the following conditions:**

1. The floodlighting hereby approved shall only be illuminated between the hours of 15.00 and 21:00 on any day through out the year.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13th June 2013 and listed as follows: Amended drawing no.s 1306 SD 002 A, 1306 SD 003 A, 1306 SD 004 A- all dated April 2013. Amended lighting specification 'Exterior Court Lighting 244045268 received on 12th of June- Dated 12.06.13.
3. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

64 **APP/13/00598: 2 KIRBY PARK, WEST KIRBY, CH48 2HA - CONVERSION OF EXISTING BASEMENT INCLUDING THE EXCAVATION OF EXISTING LANDSCAPING TO FORM NEW TERRACE AT BASEMENT LEVEL. NEW SINGLE STOREY EXTENSION ON BASEMENT.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting.



On a motion by Councillor Foulkes and seconded by Councillor Realey it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th May 2013.

65 **APP/13/00629: CLASSIC CARS OF WIRRAL LTD, WALLASEY VILLAGE, CH45 3LP - CONSTRUCTION OF RETAIL STORE (USE CLASS A1) WITH ACCESS, CAR PARKING AND ASSOCIATED WORKS (REVISED SCHEME)**

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

66 **DLS/13/00649: FORMER WIRRAL METROPOLITAN COLLEGE, CARLETT PARK, 1061 NEW CHESTER ROAD, EASTHAM, CH62 0AY - APPROVAL OF RESERVED MATTERS FOR CONSTRUCTION OF 55NO RESIDENTIAL DWELLINGS, GARAGES, LANDSCAPING AND ASSOCIATED ROADWORKS**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Walsh it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13 May 2013 and 02 July 2013 and listed as follows:

Drawing Number WICP - 02 - 001 Rev A (dated Apr 13) LOCATION PLAN  
Drawing Number WICP - 02 - 002 Rev B (dated Apr 13) PLANNING LAYOUT  
Drawing Number WICP - 02 - 003 Rev C (dated Apr 13) EXTERNAL WORKS LAYOUT  
Drawing Number WICP - 02 - 004 Rev A (dated Apr 13) MATERIALS LAYOUT  
Drawing Number WICP - 02 - 005 (dated Apr 13) STOREY HEIGHTS LAYOUT  
Drawing Number WICP - 02 - 006 (dated Apr 2013) CROSS SECTIONS  
Drawing Number WICP - 02 - 007 (dated Apr 2013) AFFORDABLE HOUSING LAYOUT PLAN & STATEMENT  
Drawing Number WICP - 02 - 008 (dated Apr 2013) TYPICAL STREET SCENES  
Drawing Number WICP - 02 - 009 (dated Apr 2013) BOUNDARY TREATMENTS  
Drawing Number WIRR-TYPE A-S241-01 (dated Mar 13) TYPE A FLOOR & ROOF PLANS  
Drawing Number WIRR-TYPE A-S241-02 (dated Mar 13) TYPE A ELEVATIONS  
Drawing Number WIRR-TYPE B-S351-01 (dated Mar 13) TYPE B FLOOR & ROOF PLANS  
Drawing Number WIRR-TYPE B-02-S351 (dated Mar 13) TYPE B ELEVATIONS

Drawing Number WIRR-TYPE C-P302-01 (dated Mar 13) TYPE C FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE C-P302-02 (dated Mar 13) TYPE C ELEVATIONS  
 Drawing Number WIRR-TYPE D-P303-01 (dated Mar 13) TYPE D FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE D-P303-02 (dated Mar 13) TYPE D ELEVATIONS  
 Drawing Number WIRR-TYPE D-P303-03 (dated Mar 13) TYPE D ELEVATIONS  
 Drawing Number WIRR-TYPE E-P307-01 (dated Mar 13) TYPE E FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE E-P307-02 (dated Mar 13) TYPE E ELEVATIONS  
 Drawing Number WIRR-TYPE F-P404-01 (dated Mar 13) TYPE F FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE F-P404-02 (dated Mar 13) TYPE F ELEVATIONS  
 Drawing Number WIRR-TYPE F1-P404-01 (dated Mar 13) TYPE F1 FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE F1-P404-02 (dated Mar 13) TYPE F1 ELEVATIONS  
 Drawing Number WIRR-TYPE G-P409-01 (dated Mar 13) TYPE G FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE G-P409-02 (dated Mar 13) TYPE G ELEVATIONS  
 Drawing Number WIRR-TYPE H-C525-01 (dated Mar 13) TYPE H FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE H-C525-02 (dated Mar 13) TYPE H ELEVATIONS  
 Drawing Number WIRR-TYPE H-C525-03 (dated Mar 13) TYPE H ELEVATIONS  
 Drawing Number WIRR-TYPE J-P502-01 (dated Mar 13) TYPE J FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE J-P502-02 (dated Mar 13) TYPE J ELEVATIONS  
 Drawing Number WIRR-TYPE K-A444-01 (dated Mar 13) TYPE K FLOOR & ROOF PLANS  
 Drawing Number WIRR-TYPE K-A444-02 (dated Mar 13) TYPE K ELEVATIONS  
 Drawing Number WIRR-GAR-01 Rev A (dated Mar 13) SINGLE GARAGE/TANDEM GARAGE  
 Drawing Number WIRR-GAR-02 (dated Mar 13) DOUBLE GARAGES  
 Drawing Number WIRR-GAR-03 (dated Mar 13) TRIPLE GARAGES  
 Drawing Number WICP - 03 - 081 Rev A (dated 19.04.13) LANDSCAPE PROPOSALS: TREE RETENTION & REMOVAL PLAN  
 Drawing Number WICP - 03 - 083 Rev A (dated 19.04.13) LANDSCAPE PROPOSALS: TREE RETENTION PROTECTION PLAN  
 Drawing Number WICP - 03 - 100 Rev A (dated 02.05.13) LANDSCAPE MASTERPLAN: PLOT LANDSCAPE PROPOSALS SHEET 1 of 2  
 Drawing Number WICP - 03 - 100 Rev A (dated 02.05.13) LANDSCAPE MASTERPLAN: PLOT LANDSCAPE PROPOSALS SHEET 2 of 2  
 Drawing Number WICP - 03 - 101 Rev A (dated 02.05.13) LANDSCAPE PROPOSALS: SCHEDULES & SPECIFICATIONS  
 Drawing Number WICP - 03 - 102 (dated 02.05.13) BARE ROOT SOFT TREE PIT DETAIL  
 Drawing Number WICP - 03 - 103 (dated 02.05.13) BARE ROOT SOFT TREE PIT DETAIL  
 Drawing Number WICP \_ 01 \_ 501 (dated 01.05.13) PROPOSED LEVEL AND DRAINAGE STRATEGY SHEET 1  
 Drawing Number WICP \_ 01 \_ 502 (dated 02.05.13) DRAINAGE AREA PLAN SHEET 1

Drawing Number JKK7803 \_Figure 01.01 (dated 18 February 2013) TREE CONSTRAINTS PLAN

Drawing Number JKK7803 \_Figure 01.02 (dated 18 February 2013) TREE CONSTRAINTS PLAN

Drawing Number JKK7803 \_Figure 01.03 (dated 18 February 2013) TREE CONSTRAINTS PLAN

67 **APP/13/00654: 7 GORDON AVENUE, BROMBOROUGH, CH62 6AL - SINGLE STOREY REAR AND SIDE EXTENSION**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Boulton it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26 June 2013 and listed as follows: G./CS/01 dated April 2013.
3. The proposed extension shall be built concurrently with the development approved under reference APP/13/00544.

68 **ANT/13/00757: MORETON WEST AND SAUGHAL MASSIE - ADOPTED FOOTPATH ON HOYLAKES ROAD, CLOSE TO THE JUNCTION WITH MILLHOUSE LANE, OUTSIDE TESCO EXPRESS, MORETON, WIRRAL - REMOVAL OF THE EXISTING 11.8M SLIM-LINE STREETWORKS COLUMN SUPPORTING 3 ANTENNAS. INSTALLATION OF A REPLACEMENT 15M SLIM-LINE STREETWORKS COLUMN SUPPORTING 6NO ANTENNAS, 2 ADDITIONAL EQUIPMENT**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Hodson and seconded by Councillor Brightmore it was:

**Resolved (12:1) That the application be approved.**

69 **APP/13/00773: 4 HOLM LANE, OXTON, CH43 2HP - DEMOLITION OF EXISTING RESIDENTIAL PROPERTY, CONSTRUCTION OF A 2 STOREY CHILDREN'S NURSERY FOR 36 CHILDREN WITH SECURE REAR TEACHING AREA, PARKING FOR 10 SPACES IN FORECOURT**

Councillor S Foulkes declared a pecuniary interest in this matter and left the room during its consideration.

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting.

The Applicant's representative addressed the meeting.

Councillor Kelly expressed his concerns regarding the potential for noise disturbance for local residents.

On a motion by Councillor Kelly and seconded by Councillor Hayes it was:

**Resolved (7:5) That the application be refused for the following reason:**

**The development proposed would be unsatisfactory having regards to the close proximity of the residential properties adjoining the site (particularly 8 Holm Lane and Woodbine Cottage, Holmside Lane) with the likely result of unreasonable noise, nuisance and disturbance to the prejudice of the amenities of the occupants of those properties. To allow the proposed development would be contrary to Policies HS12 and HS15 of Wirral's Unitary Development Plan and the approved SPD note 12, Pre-School Child Day Care Facilities.**

70 **APP/13/00544: 5 GORDON AVENUE, BROMBOROUGH, CH62 6AL - SINGLE STOREY SIDE AND REAR EXTENSION**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Elderton it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 May 2013 and listed as follows: 65\_2013\_01 and 02 Rev.A dated 17 April 2013.**
- 3. The proposed extension shall be built concurrently with the development approved under reference APP/13/00654.**

71 **APP/13/00663: 20 MARKET STREET, HOYLAKES, WIRRAL CH47 2AE - CHANGE OF USE OF PAVEMENT TO A PAVEMENT CAFE.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Hodson it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 May 2013 and listed as follows: drawing numbers 135\_2011\_01 and 135\_2011\_02 (dated 28.10.2011)
3. The pavement cafe shall not be used except between the hours of 10:00 hours and 21:00 hours
4. Before the pavement eating area is brought into use, details of the removable barriers to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be used in the development, and retained thereafter.
5. No live music, amplified music or live entertainment shall be played in the outside area at any time.

72 **APP/13/00670: 162 BANKS ROAD, WEST KIRBY, CH48 0RH - LOFT ALTERATION AND PROVISION OF FRONT AND REAR DORMERS.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Mountney it was:

**Resolved (13:0) That the application be refused for the following reason:**

1. The proposal is considered unacceptable in scale and design and is detrimental to the character of the Key Town Centre. The proposal complies with policy SH1 Criteria for Development in the Key Town Centre of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

73 **APP/13/00680: VITTORIA MOTOR SERVICES VITTORIA STREET, BIRKENHEAD, CH413NT - NEW BUILD MOTOR VEHICLE REPAIR WORKSHOP**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Kelly and seconded by Councillor Hodson it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 May 2013 and listed as follows: drawing number 67\_2013\_01 (dated 16.05.2013)
3. No part of the development shall be brought into use until the existing vehicular access on to Hilbre Street has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.
5. Before any construction commences, samples or details of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
6. 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 vehicle repair workshop is brought into use. Development shall be carried out in accordance with the approved details.

74 **APP/13/00740: THE TIXALL BOWLING AND SOCIAL CLUB, HEATHFIELD ROAD, OXTON, CH43 5RT - PROVISION OF TIMBER CABIN, WEATHER SHELTER AND FLOOD LIGHTING TO BOWLING GREEN.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

**Resolved - That the application be deferred in order that further consultation may be undertaken.**

75 **APP/13/00784: 20 BYRNE AVENUE ROCK FERRY WIRRAL CH42 4PQ - DOUBLE STOREY REAR EXTENSION**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Kelly it was:

**Resolved (13:0) That the application be approved subject to the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19th June 2013 and listed as follows: 64\_2012\_01 (dated: 11.04.2012) & 64\_2012\_02 (dated: 11.04.2012).

76 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 17/06/2013 AND 14/07/2013**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 17 June and 14 July 2013.

**Resolved – That the report be noted.**

77 **PLANNING APPEALS DECIDED BETWEEN 01/04/2013 AND 30/06/2013**

The Strategic Director for Regeneration and Environment submitted a report detailing planning appeals decided between 1 April and 30 June 2013.

**Resolved – That the report be noted.**

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**Planning Committee**

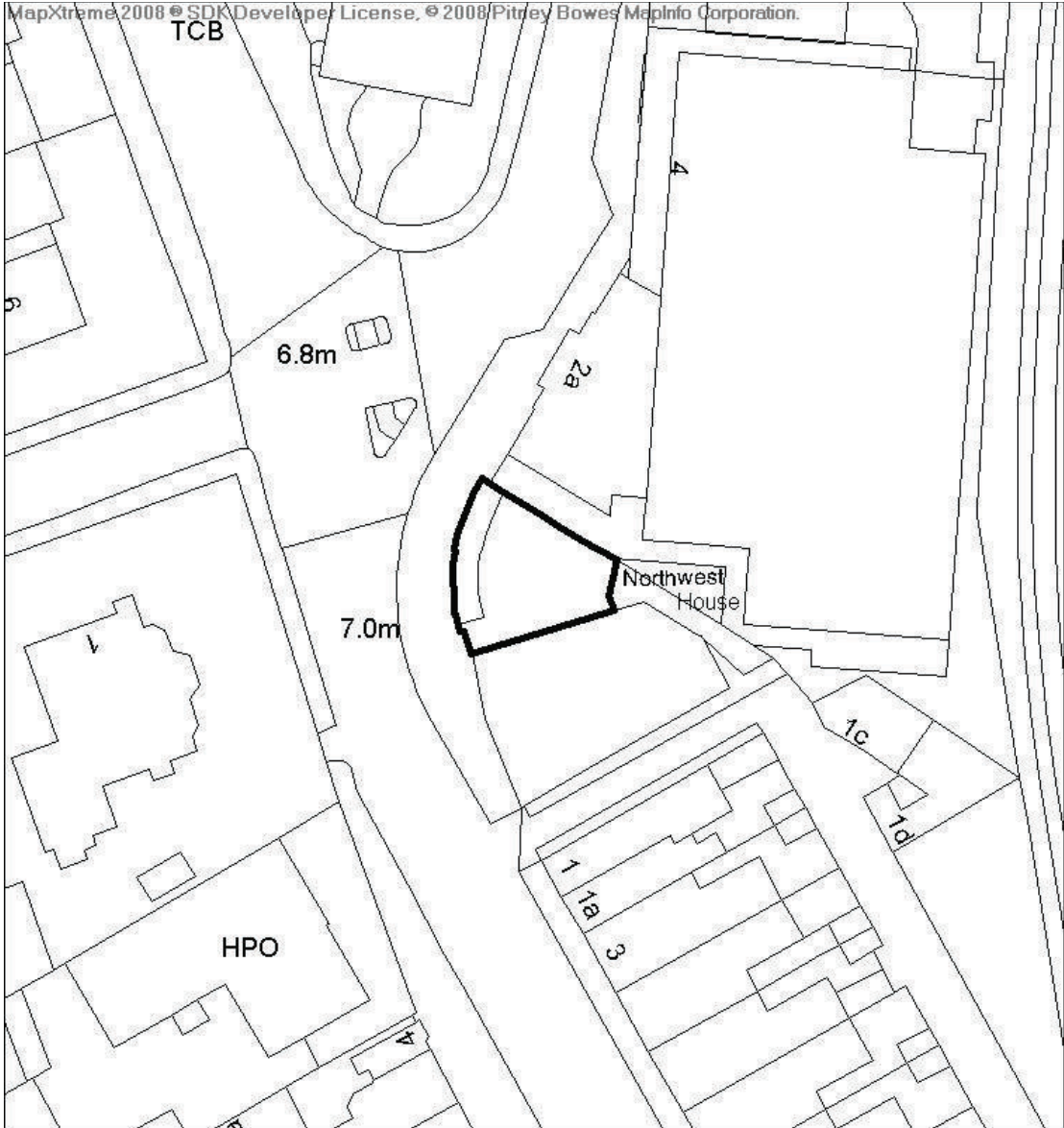
22 August 2013

<b>Reference:</b> <b>APP/13/00565</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Day</b>	<b>Ward:</b> <b>Hoylake and Meols</b>
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**Location:** North West House, GRANGE ROAD, WEST KIRBY  
**Proposal:** Change of use of first floor of premises to function venue and private members club (sui generis)

**Applicant:** Wro Ltd  
**Agent :** Matthews & Goodman

**Site Plan:**



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**Development Plan Designation:**

Key Town Centre  
Tourism Development Site

**Planning History:**

Location: North West House, GRANGE ROAD, WEST KIRBY, WIRRAL CH48 4DY  
Application Type: Full Planning Permission  
Proposal: Change of use of 2nd floor of building from office to residential (1no. bed apartment) (amended plans and description)  
Application No: APP/13/00124  
Decision Date: 28/03/2013  
Decision Type: Approve

Location: North West House, GRANGE ROAD, WEST KIRBY  
Application Type: Full Planning Permission  
Proposal: Application for installation of 4 no. planters and associated glass panels.  
Application No: APP/12/00927  
Decision Date: 19/09/2012  
Decision Type: Approve

Location: North West House, GRANGE ROAD, WEST KIRBY  
Application Type: Advertisement Consent  
Proposal: Retention of 2 no. illuminated menu board advertisements and installation of 7 no. panel signs.  
Application No: ADV/12/00928  
Decision Date: 19/09/2012  
Decision Type: Approve

Location: The Wro GRANGE ROAD, WEST KIRBY  
Application Type: Full Planning Permission  
Proposal: Variation of condition 4 of approved planning application APP/99/06362, to allow later opening on each Friday and Saturday night until half-past midnight. The proposed condition would read 'the premises shall be closed between 23.30 and 09.00 hours except on Saturdays and Sundays when the premises shall be closed between 00.30 and 09.00 hours' (amended description).  
Application No: APP/12/00530  
Decision Date: 30/08/2012  
Decision Type: Refuse

Location: North West House, GRANGE ROAD, WEST KIRBY, CH48 4DY  
Application Type: Full Planning Permission  
Proposal: Variation of condition 4 of approved planning application APP/99/06362. The proposed condition shall read "The premises shall be closed between 23.30 hours and 09.00 hours except on the following occasions: the premises shall be closed between 00.30 hours and 09.00 hours on up to 10 occasions a year, and shall be closed between 01.30 hours and 9.00 hours on Christmas day, and shall be closed between 02.30 hours and 09:00 hours on 27th December in each calendar year and shall be closed between 02.30 hours and 09:00 hours on New Years day".  
Application No: APP/11/01449  
Decision Date: 10/02/2012  
Decision Type: Refuse

Location: The Wro, North West House, GRANGE ROAD, WEST KIRBY, CH48 4DY  
Application Type: Advertisement Consent  
Proposal: Signage for the Bar Cafe.  
Application No: ADV/11/00600  
Decision Date: 20/07/2011

Decision Type: Approve  
Location: North West House, Grange Road, West Kirby, Wirral, CH48 4DY  
Application Type: Full Planning Permission  
Proposal: Change of use from first floor office to lounge bar café.  
Application No: APP/08/06601  
Decision Date: 13/11/2008  
Decision Type: Approve

Location: The Wro, North West House, Grange Road, West Kirby, Wirral, CH48 4DY,  
Application Type: Full Planning Permission  
Proposal: Introduction of pavement cafe  
Application No: APP/08/05733  
Decision Date: 04/08/2008  
Decision Type: Approve

Location: North West House, Grange Road, West Kirby, Wirral, CH48 4DY  
Application Type: Full Planning Permission  
Proposal: Change of use to restaurant (ground floor only).  
Application No: APP/99/06362  
Decision Date: 10/09/1999  
Decision Type: Approve

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

##### **CONSULTATIONS**

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

##### **REPRESENTATIONS**

In line with the Council's policy for the publicity of planning applications, letters were sent to 30 individual properties and a notice displayed on site. Five letters of objection have been received from 1 and 3 Riversdale Road, Saville Woods, Grange Road, 8 Riversdale Court listing the following grounds for objection:

1. Increase in noise levels which are already problematic
2. The nature of the proposed function use will result in larger amounts of disturbance at the same time rather than spread across the evening.
3. Anti social behaviour from patrons leaving late at night which currently occurs.
4. Failure of existing use to adhere to conditions.
5. Existing hours of operation should remain.
6. First floor use is not accessible
7. Already in use as a function and conference venue
8. Extant permission for a flat
9. Increase in on street parking

In addition, Councillor Hale requested that the applications be taken out of delegation based on the noise and disturbance resulting from any extended hours.

##### **Director's Comments**

##### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is now subject to an appeal against non-determination which means that the decision to allow or refuse the application rests with the Planning Inspectorate. However, the proposed recommendation for the Council to submit to the Inspectorate is included in this report.

##### **INTRODUCTION**

The proposal relates to the change of use of the first floor of the building to a private members club

and conference and function venue. This application is one of two for similar proposals, the other relates to 2 Grange Road ( APP/2013/00568).

#### **PRINCIPLE OF DEVELOPMENT**

The site is located within a key town centre where such uses can be acceptable subject to their not creating nuisance through noise and disturbance and on street parking.

#### **SITE AND SURROUNDINGS**

The application site consists of the upper floor of the building which is currently in use as a drinking establishment. The ground floor of the building is currently in use as a restaurant/drinking establishment. The site is situated within the commercial Key Town Centre area of West Kirby, and adjacent to a Primarily Residential Area. There is a mix of uses A1, A3, A4 and A5 uses within the immediate vicinity of the site. No.1 Riversdale Road is a residential dwelling situated 26m from the premises and there are other residential properties in Riversdale Road and at Riversdale Court.

#### **POLICY CONTEXT**

The proposal shall be assessed against Policy SH1 Criteria for Development in Key Town Centres of the adopted Wirral Unitary Development Plan (UDP) and SPD3 Hot Food take- aways, Restaurants, Cafes and Drinking Establishments and the National Planning Policy Framework (NPPF).

UDP Policy SH1 requires that development within Key Town Centres should not undermine the vitality and viability of the area and should have no detrimental impact on highway safety. Care must be taken that the proposal will not cause nuisance to neighbouring occupiers as a result of noise and disturbance, on street parking or delivery vehicles. Suitable conditions should be imposed on hours of opening/operation, where necessary.

Supplementary Planning Guidance 3 states that restaurants, drinking establishments and hot food take aways are generally acceptable within Key Town Centres provided it does not harm nearby residential properties. Although the proposal does not have classification, eating and drinking could take place at the premises. To address the degree of subjectivity when assessing potential impact from noise and disturbance, SPD3 indicates that there should be a 40-metre separation distance from the main elevation of a dwelling house or a building used solely for self contained flats when measured along a public highway.

The National Planning Policy Guidance encourages sustainable development which promotes the vitality of town centres.

#### **APPEARANCE AND AMENITY ISSUES**

The proposals do not include any physical alterations to the building, simply a change of use. The proposed use is for a private members club which could be used as a drinking establishment by registered members and their guests and for a conference/ function facility which would be pre-booked with a list of attendees submitted. Whether used a private club or as a function venue, the activities associated with the club are unlikely to be significantly different from the existing use.

The applicant, has submitted that the controls which would be exercised on members of the club and people attending functions, would be sufficient to enable later opening hours of 9.00 - 00.30 Friday and Saturday with additional extended hours on specific days of the year including; Christmas Eve, 09.00 - 1.30, Boxing Day and New Years Eve 09.00 - 2.30 and additional extended hours on Sundays preceding Bank Holiday Mondays. These controls would consist of staff checking patrons at the entrance to ensure that only members and guests of the private club or guests on a pre-arranged list for function will be permitted entry.

The ground floor use has hours restricted to 11.30 in the evening and two recent planning applications to extend these hours were refused. Similarly, an application for a change of use to a drinking establishment was approved at the adjacent site, the Red Door, by the Planning Inspectorate (appeal reference APP/W4235/A/09/2110313) subject to conditions to protect the living conditions of nearby residents. The Inspector's report states "The potential for noise and disturbance can, in my view, be mitigated by imposing appropriate planning conditions...Given the proximity of residential uses, I consider the conditions relating to hours of operation are reasonable and necessary to protect the living conditions of nearby residents". The opening hours imposed were 12.00 hours - 23.30

hours daily.

Whilst the current hours of the upper floor do not have the hours restricted, it is felt that the proposed change of use could have the potential to increase noise and disturbance in the locality. The proposed use as a function and conferencing venue is likely to result in larger groups of people arriving and leaving at a similar time which could potentially be more disruptive than comings and goings spread out through the evening. The problems of noise usually occur when people are leaving or moving away from premises and dispersing through adjacent roads. This is particularly an issue later on at night when background noise levels drop such as the extended hours now proposed.

Objectors have advised that the existing use does cause problems of noise and disturbance which worsen as the evening progresses and ambient background noise drops. As such it would be appropriate to ensure that any change of use has hours which are compatible with surrounding uses.

Thus, although the proposed use is one which is compatible with a town centre, this is subject to restrictions on hours of activity to ensure no deterioration in the amenity of nearby residents.

#### **SEPARATION DISTANCES**

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

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

Whilst the proposal is likely to generate additional parking demands in adjacent residential roads, the site is a town centre site on a main road with all nearby junctions and critical road sections protected by waiting restrictions.

#### **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 proposed change of use would be compatible with other key town centre uses. Subject to controls on hours of operation the proposal meets the requirements of The National Planning Policy Guidance and Policies SH1 and SPD3 of the Wirral Unitary Development Plan

#### **Summary of Decision:**

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

The proposed change of use would be compatible with other key town centre uses. Subject to controls on hours of operation the proposal meets the requirements of The National Planning Policy Guidance and Policies SH1 and SPD3 of the Wirral Unitary Development Plan

**Recommended Decision:**                      **To recommend to the Secretary of State that the application should be Approved**

#### **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 premises shall remain closed between the hours of 23:30 hours and 08:00 hours

**Reason:** To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

3. The external seating area shall not be used between the hours 21.00 hours and 08.00 hours Monday to Sunday.

**Reason** To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

4. PRIOR TO THE OCCUPATION OF THE PREMISES, full details are to be submitted and approved in writing by the Local Planning Authority for a scheme of self-closing mechanisms on all first-floor doors between inside and outside areas to the premises. Upon receipt of written approval by the Local Planning Authority all details must be carried out in full and retained as such thereafter. The doors shall not subsequently be left open.

**Reason** In the interests of residential amenity

5. No live or recorded music or amplified voices shall be played in the outside area at any time.

**Reason :** In the interests of the amenity of residents in the vicinity of the site

6. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9th May 2013 and listed as follows:  
L(90)000 and L(70)001

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

**Last Comments By:** 13/06/2013 17:08:09

**Expiry Date:** 04/07/2013

**Planning Committee**

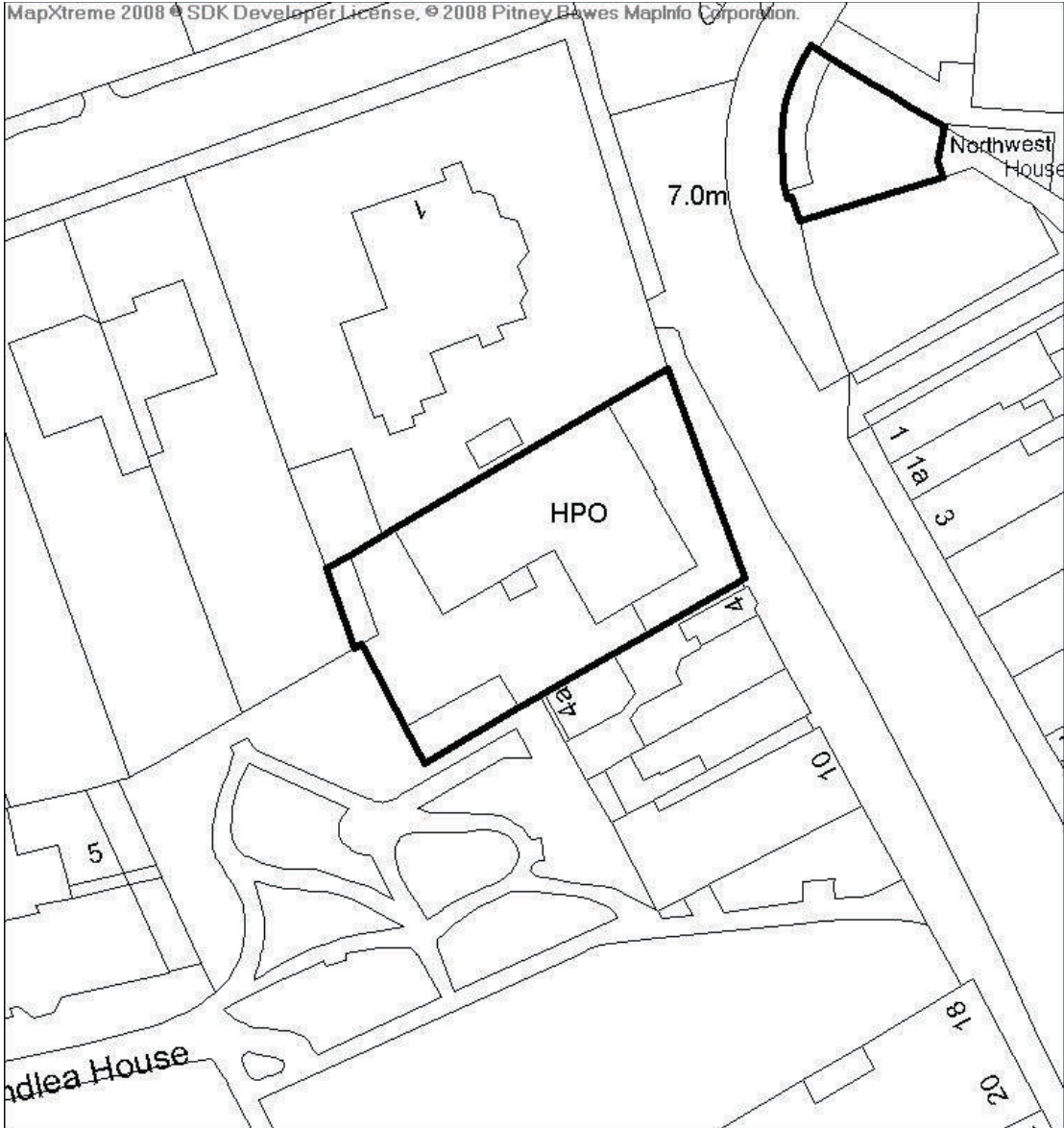
22 August 2013

<b>Reference:</b> <b>APP/13/00568</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Day</b>	<b>Ward:</b> <b>Hoylake and Meols</b>
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**Location:** 2 GRANGE ROAD, WEST KIRBY, CH48 4HA  
**Proposal:** Change of use at rear part of building to function venue and private members club.

**Applicant:** Wro Ltd  
**Agent :** Matthews & Goodman

**Site Plan:**



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**Development Plan Designation:**

Key Town Centre  
Tourism Development Site

**Planning History:**

Location: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA  
Application Type: Advertisement Consent  
Proposal: Proposed fascia and free standing signage  
Application No: ADV/12/00846  
Decision Date: 24/08/2012  
Decision Type: Approve

Location: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA  
Application Type: Full Planning Permission  
Proposal: Erection of a rear extension and change of use to restaurant  
Application No: APP/12/00700  
Decision Date: 25/07/2012  
Decision Type: Approve

Location: Terazz, 2 Grange Road, West Kirby, Wirral, CH48 4HA  
Application Type: Full Planning Permission  
Proposal: Construction of a glazed conservatory extension to front elevation  
Application No: APP/09/05293  
Decision Date: 11/05/2009  
Decision Type: Approve

Location: Terazz, Grange Road, West Kirby, Wirral, CH48 4HA  
Application Type: Full Planning Permission  
Proposal: Erection of a conservatory to front of property.  
Application No: APP/06/05314  
Decision Date: 13/04/2006  
Decision Type: Approve

Location: Pavement front of 2 Grange Road, West Kirby, Wirral, CH48 4HA (amended location)  
Application Type: Full Planning Permission  
Proposal: Extension to existing outside restaurant terrace area.  
Application No: APP/04/05923  
Decision Date: 20/07/2004  
Decision Type: Approve

Location: 2 Grange Road, West Kirby, Wirral, CH48 4HA  
Application Type: Full Planning Permission  
Proposal: Change of use from vacant Post Office to licensed restaurant (Use Class A3 ), alterations to front elevation, and formation of an outdoor eating area.  
Application No: APP/03/05324  
Decision Date: 17/04/2003  
Decision Type: Approve

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

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

**REPRESENTATIONS**

In line with the Council's policy for the publicity of planning applications, letters were sent to 21



individual properties and a notice displayed on site. Two letters of objection have been received from 3 Riversdale Road listing the following grounds:

1. Increase in noise levels close to houses due to the access to the rear
2. The nature of the proposed function use will result in larger amounts of disturbance at the same time rather than spread across the evening.
3. Anti social behaviour from patrons leaving late at night which currently occurs.
4. Failure of existing use to adhere to conditions.
5. Creating a new distinct unit will result in it being within 25m of residential properties.
6. Existing hours of operation should remain.

In addition , Councillor Hale requested that the applications be taken out of delegation based on the noise and disturbance resulting from any extended hours.

#### **Director's Comments:**

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

This application is now subject to an appeal against non-determination which means that the decision to allow or refuse the application rests with the Planning Inspectorate. However, the proposed recommendation for the Council to submit to the Inspectorate is included in this report.

#### **INTRODUCTION**

The proposal is to change the use of part of the existing restaurant to a private members club and a function venue.

#### **PRINCIPLE OF DEVELOPMENT**

The site is located within a key town centre where such uses can be acceptable subject to not creating a nuisance through noise and disturbance and on street parking.

#### **SITE AND SURROUNDINGS**

The site comprises a single-storey brick building currently in use as a restaurant. There is a conservatory extension to the front elevation and outdoor seating facing Grange Road. The site is designated as Key Town Centre and a Tourism Development Site. There are a number of uses within the immediate vicinity of the site including A1, A3, A4 and A5 uses at ground floor and residential at first floor. The building is situated adjacent to a Primarily Residential Area and the adjacent property No.1 Riversdale Road is a residential dwelling. There are residential flats above the commercial row along Grange Road, The site also backs onto Sandlea Park.

#### **POLICY CONTEXT**

The proposal shall be assessed against Policy SH1 Criteria for Development in Key Town Centres of the adopted Wirral Unitary Development Plan (UDP) and SPD3 Hot Food take- aways, Restaurants, Cafes and Drinking Establishments and the National Planning Policy Framework (NPPF).

UDP policy SH1 requires that development within Key Town Centres should not undermine the vitality and viability of the area and should have no detrimental impact on highway safety. Care must be taken that the proposal will not cause nuisance to neighbouring occupiers as a result of noise and disturbance, on street parking or delivery vehicles. Suitable conditions should be imposed on hours of opening/operation, where necessary.

Supplementary Planning Guidance 3 states that restaurants, drinking establishments and hot food take aways are generally acceptable within Key Town Centres provided it does not harm nearby residential properties. Although this proposal does not have classification, eating and drinking could take place at the premises. To address the degree of subjectivity when assessing potential impact from noise and disturbance, SPD3 indicates that there should be a 40-metre separation distance from the main elevation of a dwelling house or a building used solely for self contained flats when measured along a public highway.

The National Planning Policy Guidance encourages sustainable development which promotes the vitality of town centres.

### **APPEARANCE AND AMENITY ISSUES**

This application is one of two submitted for change of use to a private members club and function use. The other current application is for 1A Grange Road. Both applications are now subject of appeal, against non-determination.

The proposed use is to occupy the rear part of the existing building to be used as a private members club and as a venue for functions. Whilst the use as a private members club is sui generis, the use of part of the premises for functions was previously considered as part of the 2012 permission for a restaurant. The submitted floor plans are the same as approved with the 2012 approval and indicate an entrance to the side of the building from within the yard to the south.

The applicant states that the rear of the building would operate independently from the existing restaurant and would be managed separately. The management plan submitted with the application states that the club and function facility will only be accessed through the rear of the building. The submitted plans do however still retain the existing double doors which currently link the front and rear parts of the building.

The applicant, is satisfied that the controls which would be exercised on members of the club and people attending functions, would be sufficient to enable later opening hours of 9.00 - 00.30 Friday and Saturday with additional extended hours on specific days of the year including; Christmas Eve, 09.00 - 1.30, Boxing Day and New Years Eve 09.00 - 2.30 and additional extended hours on Sundays preceding Bank Holiday Mondays. These controls would consist of staff checking patrons at the rear entrance to ensure that only members and guests of the private club or guests on a pre-arranged list for function will be permitted entry.

It is considered that the nature of the proposed club is very similar to A3/A4 uses with patrons visiting the club to drink and/or dine. Given the location of the premises in a key town centre, the proposed use of the rear of the building is acceptable subject to controls to ensure that the proposal does not result in additional noise or disturbance to nearby residents. The function use was considered as part of the previous approval for a restaurant and was considered appropriate, again subject to controls relating to noise and disturbance. The proposal will result in patrons attending and leaving the premises late at night, beyond the times currently approved. Notwithstanding the intentions of the applicant to restrict and manage membership, this would be difficult to apply to guests of members and to people attending functions who would not necessarily be members. The problems of noise usually occur when people are leaving or moving away from premises and dispersing through adjacent roads. This is particularly an issue later on at night when background noise levels drop. The management policy of restricting entry would have little effect on this scenario, indeed the likelihood of larger groups of people leaving functions at the same time could exacerbate noise and disturbance. In the absence of any robust way of limiting noise to nearby residents, the proposal is supported but with an hours condition which reflects the current status.

### **SEPARATION DISTANCES**

Although normal separation distance 40 metres cannot be achieved, the proposal, in this particular case, involves the use of an existing building. Therefore, it is considered that with controls over opening hours, there should be no undue impact on neighbour's amenity.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

Whilst the proposal is likely to generate additional parking demands in adjacent residential roads, the site is a town centre site on a main road with all nearby junctions and critical road sections protected by waiting restrictions.

### **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 proposed change of use would be compatible with other key town centre uses. Subject to controls on hours of operation the proposal meets the requirements of The National Planning Policy

**Summary of Decision:**

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

The proposed change of use would be compatible with other key town centre uses. Subject to controls on hours of operation the proposal meets the requirements of The National Planning Policy Guidance and Policies SH1 and SPD3 of the Wirral Unitary Development Plan

**Recommended Decision:**            **To recommend to the Secretary of State that this application should be Approved**

**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 premises shall remain closed between the hours of 23:30 hours and 08:00 hours

**Reason:** To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

3. The outside courtyard area to the rear (west) of the existing restaurant shall not be used for outdoor seating or for the consumption of food or drink.

**Reason:** In the interest of amenity

4. The rooflights shall remain closed whilst live or amplified music is playing.

**Reason:** In the interest of amenity

5. Details of fume extraction provision shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall be built in accordance with the approved details and retained thereafter.

**Reason:** In the interest of amenity

6. PRIOR TO THE USE OF THE DEVELOPMENT HEREBY APPROVED, the external and internal lobby doors shall be fitted with self-closing mechanisms to minimise emission of odours and/or noise to the neighbouring area, and retained thereafter. The doors shall remain closed except for access and egress.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9th May 2013 and listed as follows: RA 1202 005 A, RA 1202 001 A, RA 1202 002 A, RA 1202 003 A and RA 1202 004 A.

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

**Last Comments By:** 10/06/2013 11:33:24

**Expiry Date: 04/07/2013**

# Agenda Item 6

## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00629**

**Area Team:**  
**North Team**

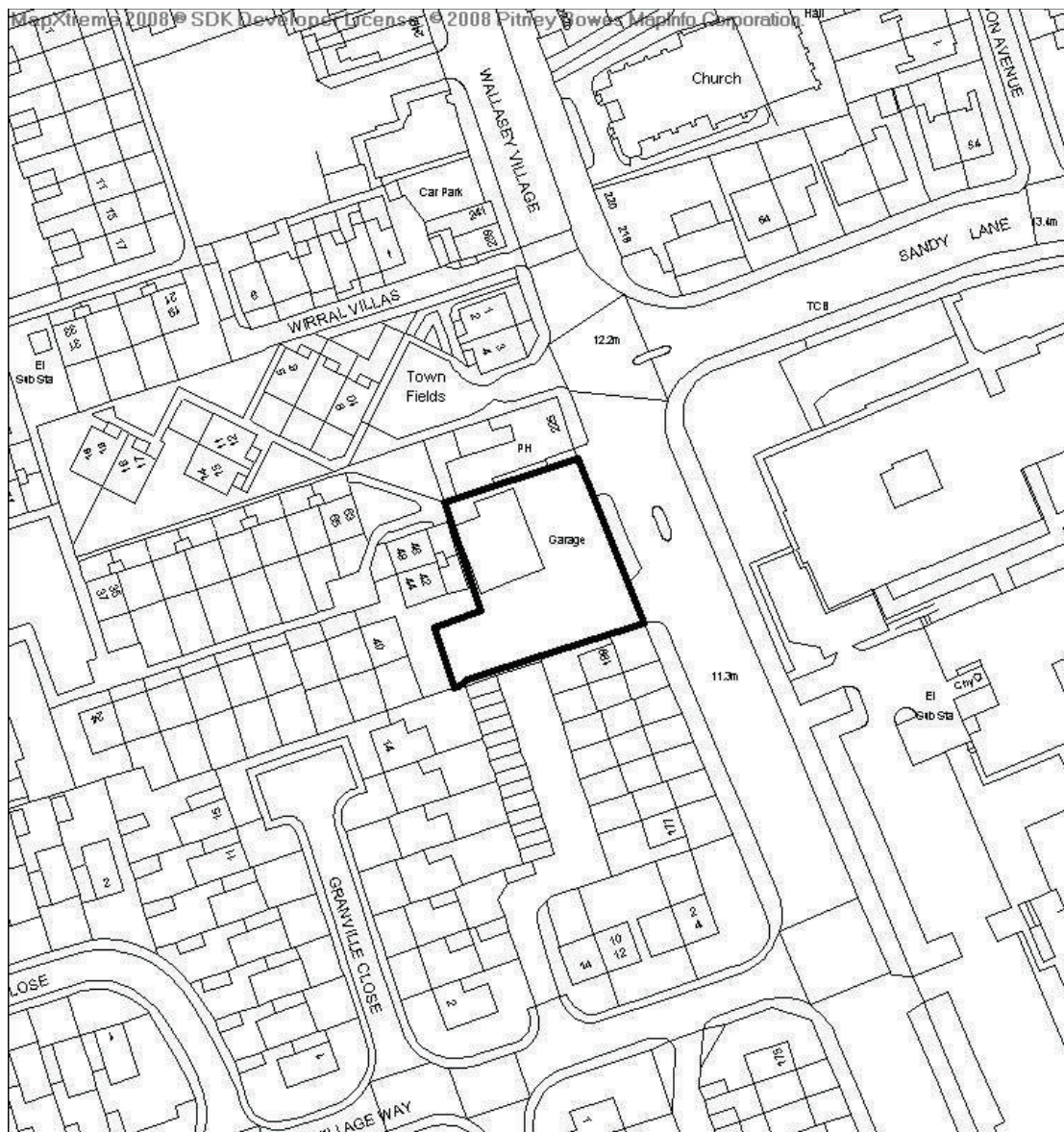
**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Wallasey**

**Location:** Classic Cars Of Wirral Ltd, WALLASEY VILLAGE, CH45 3LP  
**Proposal:** Construction of retail store (use class A1) with access, car parking and associated works (revised scheme)

**Applicant:** ALFA TRUSTEES  
**Agent :** Edgeplan

### Site Plan:



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**Development Plan Designation:**

Primarily Commercial Area

**Planning History:**

Location: Wallasey Service Station ,Wallasey Village ,Wallasey ,L45 3LG  
Application Type: Full Planning Permission  
Proposal: Closure and removal of petrol pumps and extension of car sales area and provision of car parking for customers  
Application No: APP/79/12059  
Decision Date: 29/11/1979  
Decision Type: Refuse

Location: Wallasey Service Station, Wallasey Village,L45 3LG  
Application Type: Full Planning Permission  
Proposal: Closure and removal of petrol pumps and extension of car sales area with provision of car parking for customers  
Application No: APP/80/17015  
Decision Date: 19/02/1981  
Decision Type: Conditional Approval

Location: Claremount Cars ,Wallasey Village,L45 3LR  
Application Type: Full Planning Permission  
Proposal: Extension to workshop for a car valeting bay.  
Application No: APP/82/21266  
Decision Date: 16/12/1982  
Decision Type: Conditional Approval

Location: Wallasey Service Station ,Wallasey Village ,L45 3LG  
Application Type: Full Planning Permission  
Proposal: Demolition of existing buildings and use of site as car park for public house  
Application No: APP/84/25493  
Decision Date: 20/09/1984  
Decision Type: Conditional Approval

Location: Village Motor Company, Wallasey Village, Wallasey Village. L45 3LG  
Application Type: Full Planning Permission  
Proposal: Demolition of existing office/workshop and erection of showroom.  
Application No: APP/89/06015  
Decision Date: 07/06/1989  
Decision Type: Approve

Location: Village Motor Company, Wallasey Village, Wallasey Village. L45 3LG  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey rear extension.  
Application No: APP/93/06199  
Decision Date: 10/09/1993  
Decision Type: Approve

Location: Classic Cars Of Wirral Ltd, WALLASEY VILLAGE, CH45 3LP  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of car showroom  
Application No: DEM/12/00612  
Decision Date: 13/07/2012  
Decision Type: Prior approval is not required

Location: Classic Cars Of Wirral Ltd, WALLASEY VILLAGE, CH45 3LP  
Application Type: Full Planning Permission  
Proposal: Construction of retail store (use class a1) with access, car parking and associated works.  
Application No: APP/12/01410

Decision Date: 26/04/2013  
Decision Type: Refuse

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

#### REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 12 letters of notification have been sent to properties in the area and a Site Notice was displayed on 5 June 2013.

A qualifying petition of 1026 signatures and 16 individual letters of objection were received from the following properties: 44 Marshlands Road, 27 Sandy Lane, 67 Saltburn Road, 12, 15 Granville Close, 23 Village Way, Farmers Arms PH 225 Wallasey Village, 268 Wallasey Village, Nisa 218-220 Wallasey Village, 29, 31 Wood Lane, 12 Village Road, 10 Evesham Road, and three objections where no address was given. The objections are cited as follows:

1. There is no difference in the new plans except there is now a second floor and movement to the street;
2. Inadequate servicing area and car park;
3. Pollution from vehicles to the houses surrounding;
4. It is not considered staff will close the car park entrance as stated in the application;
5. We should be saving the existing shops rather than building more;
6. No mention of car parking for staff;
7. Noise from deliveries at unsociable hours and air conditioning vents;
8. The proposed development is on an extremely busy junction and an increase in traffic levels would be dangerous and unacceptable;
9. There is no need for another supermarket;
10. The proposal on a busy 'T' junction would pose an increased danger to children attending the school opposite;
11. Light pollution;
12. Devaluation of property;
13. There is no information on which shop will be coming into the unit;
14. There are existing parking problems in the area, and a shortage of parking for residents;
15. There are existing vacant shops in Wallasey Village;
16. It will not be in-keeping with the Village, where no new shops have been built for decades, so it retains a village character, and a large shop would be a blot on the landscape;
17. The site would be better used for affordable housing;
18. The only reason the Council will agree to the application is to gain extra finance;
19. The sale of alcohol and tobacco would be a temptation for children and result in a decline in standards of behaviour;
20. There is an existing lack of parking to support local business and to add a further unit will exacerbate the issue, and the additional heavy goods vehicles delivering to the store with limited

manoeuvrability;

21. There is parking from staff, students and school busses. The current parking situation causes obstruction for access and egress of refuse collection vehicles and fire service access;

22. The proposal will be detrimental to the safety of students, as there is no official crossing at this point;

23. An increase in litter;

24. Concerns regarding deliveries;

25. The proposed building is unattractive;

26. The proposal is next door to a Public House, and there is a risk of an increase in crime.

SCP Transportation Planning wrote in objection of the scheme, citing the following concerns:

1. The proposed parking provision of 12 spaces only provides 44% of the maximum permitted level of parking under SPD4, and under provision is likely to lead to overspill parking issues onto Wallasey Village, contrary to policies SH6 and TR9, and reducing the free-flow of traffic, impacts residential amenity and impacts road safety by reducing visibility;

2. It is expected store visitors will leave their cars at the site as they undertake a linked trip with other shops and uses in Wallasey Village. An empirical analysis indicates parking demand will exceed the available 12 spaces supply;

3. It is not clear how staff or customers with disabilities would access the first floor;

4. No Transport Statement has been submitted with the planning application;

5. It is calculated the proposal could generate 900+ two-way vehicle movements per weekday;

6. There have been 3 serious accidents near the site, and one fatal accident outside the site;

7. The design of the scheme is unacceptable, and it is unclear how a crossing would affect the free-flow of traffic;

8. The Delivery Management Plan does not make reference to a condition restricting delivery times outside store opening hours. If there are cars already in bays servicing will be difficult/impossible;

9. The applicant does not appear to accept the Councils requirement restricting vehicle size to 11m max;

10. On-street servicing would impact on highway safety, congestion, visibility, amenity and safety for operatives unloading;

11. The delivery management plan does not include the swept path of the largest delivery vehicle.

Five letters of support have been received from Village Close, 7 Village Way and Rippon Road, citing the following comments:

1. The proposal has answered the concerns and criticisms of the last application;

2. If approved the proposal will provide some much needed competition to the current convenience stores, which are expensive and have a limited range of commodities;

3. The store will not be out of place as it is adjacent to the Public House;

4. How can a retail store be an "alien" feature when surrounded by two public houses, a betting shop



and a retail store?;

5. Why is Tesco a detriment when Nisa (presumably) isn't?;
6. The previous second hand car dealership hardly contributed more to quality;
7. The store offers parking where Nisa offers none;
8. Councillors speak of a need to tackle empty shops and regeneration, and yet oppose this application;
9. The proposal will bring shoppers into Wallasey Village and revitalize the area, encouraging other traders;
10. Nisa has 4,000 outlets and experience competition;
11. If the site remains empty it will result in the continued degeneration of an unsightly sight, succumbing to weeds, dereliction and vandals;
12. The existing site is an eyesore.
13. Eliminate the need for a car so local people will use it.
14. Won't have to plan for a weekly shop as can use Tesco's daily
15. At present, Wallasey Village appears to be over run with Takeaways.

#### CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - no objections to the proposal subject to conditions.

Head of Environment & Regulation (Pollution Control Division) - no objections.

Merseyside Police Architectural Liaison Officer - no objections to the proposal and requested conditions to reduce the potential of crime.

#### **Director's Comments:**

Consideration of this application was deferred from the Planning Committee on 25th July 2013 to allow for a formal site visit.

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

15 individual letters of objection together with a qualifying petition of objection have been received. Therefore, under the provisions of the Council's Scheme of Delegation for Determining Applications, this application is required to be considered by the Planning Committee.

#### **INTRODUCTION**

The application proposes the redevelopment of a vacant site for a new retail unit for use class A1 Shops. The development would consist a part single-storey, part two-storey building with a gross internal floor area of 380 sq m. There is a proposed car parking to the south of the building (12no. spaces) and servicing area to the rear of the building.

A previous application (reference APP/12/01410) for a retail unit on the site was refused 26 April 2013 on the following grounds:

1. The scale, siting and design of the proposal is considered unacceptable in that it will form an overbearing structure that would be detrimental to the amenities of neighbouring properties and the character of the area. The proposal is contrary to policy SH6 Development Within Primarily Commercial Areas of the adopted Wirral Unitary Development Plan and the National Planning Policy

Framework.

2. The scale, design and siting of the proposed building within the street scene is considered to form an alien feature which would be detrimental to the character of Wallasey Village. The proposal is contrary to policy SH6 Development Within Primarily Commercial Areas of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

The application has been amended in scale, design and siting to address the previous reasons for refusal on the impact on residents' amenity and the appearance when viewed within the street scene.

#### **PRINCIPLE OF DEVELOPMENT**

The site is designated as a Primarily Commercial Area connected to Wallasey Village Traditional Suburban Centre and the proposed development is acceptable in principle, subject to Policy SH6 'Development Within Primarily Commercial Areas' of the adopted Wirral Unitary Development Plan, which is considered consistent with the National Planning Policy Framework (NPPF).

#### **SITE AND SURROUNDINGS**

The site comprises a former car showroom site which now stands vacant. The boundary is curtailed by a 2 metre high temporary fences.

There is a Public House to the north of the site, separated by a narrow alleyway, residential properties to the south and west, and a school to the east on the opposite side of Wallasey Village. The residential building to the rear of the site (No.42, 44, 46 and 48 Marshlands Road) is split into flats, and the front entrance, kitchen and bathroom windows face the proposal. The principle elevation of these flats are 5 metres away from the boundary of the application site. There is also an area of open communal space to the rear of the site, which is used by occupiers of the flats. There are also slight differences in the land levels. There is a residential property, No.189 Wallasey Village, to the south of the site which has a rear garden and would be adjacent to the proposed parking and servicing area.

Wallasey Village Traditional Suburban Centre comprises of a mixture of shops, financial and professional services, restaurants, cafes and hot food takeaways. There are few vacant units and it appears to be a centre with a good mix of uses.

#### **POLICY CONTEXT**

The site is designated as a Primarily Commercial Area and the application shall be assessed against Policy SH6 'Development Within Primarily Commercial Areas' of the adopted Wirral Unitary Development Plan, SPD4 Parking Standards and the National Planning Policy Framework (NPPF). UDP Policy PO5 is relevant due to potential contamination associated with the former use of the site.

Policy SH6 indicates that Class A1 shops can be permitted subject to proposals not undermining the vitality or viability of the centre, meeting highway access and servicing requirements, the siting, scale, design and choice of materials is not detrimental to the area, will not cause nuisance to neighbouring properties - particularly in respect to noise and disturbance.

The proposed shop use will bring a currently vacant and neglected plot back into use and could provide a greater variety of services for local residents. Given its central location, it is not considered necessary to restrict the uses within use class A1.

Supplementary Planning Document SPD4 'Parking Standards' sets out maximum provision for 24 parking spaces at this site.

The NPPF encourages sustainable development and Local Plans are expected to promote competitive town centres. Planning decisions should also aim to avoid noise from giving rise to significant adverse impacts on health and quality of life, and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.

#### **APPEARANCE AND AMENITY ISSUES**

The previous reasons for refusal concerned both the impact on residents and the street scene. Firstly, the proximity, height and width of the previous building to residential properties on Marshlands

Road and their communal space was considered to have an overbearing effect, and would be detrimental to the amenity of the occupiers' of the properties. Secondly, the previous building spanned the width of the plot, which created a dominant and bulky frontage within the building line along Wallasey Village, and did not relate well to the adjacent Public House. The previous design did not pick up any of the design elements in the immediate vicinity, and appeared alien when viewed between the Public House and the residential properties. In addition the large area of hard surfacing to the front is not a common feature of the immediate vicinity, where other properties come up to the pavement or have soft landscaping, and this forms a prominent and alien feature within the building line.

The proposal has been amended by bringing it forward to meet the building line along Wallasey Village, thereby increasing the separation distances to the properties at the rear to 11.3 metres. The car park has been moved to the south of the site, and the servicing area has been moved to the rear of the site. A first floor has been introduced at the front of the building, so the scale of the proposal better related to the two-storey Public House adjacent. As such it is considered the proposal has overcome the previous reasons for refusal.

The site forms an important buffer between the commercial premises along Wallasey Village and the adjacent primarily residential area. As such the scale and design of the proposal is crucial to blend into the street scene. The scale and position of the building provides a visual break between the commercial building and the adjacent residential property No.189. A more contemporary design has been proposed, which creates a high quality stand-alone design, which will add to the diversity of Wallasey Village.

As such the scale, design and siting of the proposed building within the street scene is considered acceptable, and will contribute to the character of Wallasey Village. The proposal is considered to comply with UDP Policy SH6 and the National Planning Policy Framework.

Objections were raised on the grounds of the proposal would represent competition between shops. The site is located in a Primarily Commercial Area, which is connected to Wallasey Village Traditional Suburban Centre, where local planning authorities are expected to promote competitive centres that provide customer choice and a diverse retail offer under the terms of National Planning Policy. This particular site is currently vacant and it is considered that the proposed use would support the vitality and sustainability of the centre by extending the range of uses. Although other uses could be considered under the terms of UDP Policy SH6, this would not be a reason for refusing the current application.

#### **SEPARATION DISTANCES**

Residential properties directly to the rear of the proposal on Marshlands Road are 5 metres away from the site. Policies relating to residential separation distances suggest a 14 metre separation distance between habitable windows and blank elevations. The proposed development is not considered to result in overlooking or loss of privacy.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

Objections were raised regarding existing congestion and parking issues in Wallasey Village, inadequate servicing area and car park, and highway and pedestrian safety implications. The Director of Technical Services, Highway Management, were consulted regarding the application and considered that this proposal would not generate significant levels of new traffic movements on the highway network, but would provide an opportunity for customers to reduce the length of their existing trip or provide an opportunity for them to shop as part of a journey that is already passing the store.

The proposed store would have a floor area of some 380m<sup>2</sup>. This would typically result in approximately 51 vehicle movements into the site and 51 vehicle movements out of the site in the busiest hour of the day.

The proposal provides 12 no parking spaces, which is 50% of the maximum number of spaces allowed for this size of store within the Council's supplementary planning document SPD4. Convenience stores of this nature tend to generate a high turnover of parking spaces with shoppers typically remaining in the store for only a few minutes. As such 12 spaces will be adequate without creating overspill problems within the adjacent area. Waiting restrictions protect the adjacent junctions

and critical sections of road.

Due to the location of the site close to a large school and residential area, it is predicted to be a significant footfall crossing Wallasey Village to the proposed store; consequently the applicant will be required to fund the provision of a 'Puffin' crossing in the location of the existing pedestrian refuge fronting the site. The Zig Zag carriageway markings required as part of the requested Puffin Crossing would also deter parking at the front of the store and protect visibility at the vehicular accesses.

Given the layout of the site, larger service vehicles would be unable to access the site without having to undertake dangerous reversing manoeuvres from the highway. In order to mitigate against this, a condition is requested for the submission of a Car Park and Delivery Management Plan to be agreed and approved in writing with the Local Authority. The plan should consider the potential danger to shoppers from large vehicles manoeuvring within the site. Tracking plans have been submitted indicating the size of delivery vehicle able to access and egress the site in a forward gear and a condition will be required to restricting deliveries to a maximum length 12.6m for articulated vehicles and a maximum length of 10.35m for rigid vehicles.

The Head of Environment & Regulation (Traffic & Transportation Division) requested the following conditions in the interest of highway safety:

1. The provision of a Puffin Crossing on Wallasey Village in the location of the existing pedestrian refuge;
2. No servicing of the store to take place by vehicles larger than 10.35 metres in overall length if rigid or 12.60 metres in overall length if articulated;
3. Submission of a Car Park and Delivery Management Plan;
4. Provision of cycle parking.

It is considered these could be controlled by conditions. The parking spaces meets the requirements of SPD4 Parking Standards. The proposal is not considered to be detrimental to highway safety.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

Objections were received regarding noise and disturbance to surrounding neighbouring properties, in particular noise from deliveries at unsociable hours and air conditioning vents. The Director of Law, HR and Asset Management (Environmental Health) had no objection to the proposal.

The last use of the site was a service station. As such it is necessary to condition a ground contamination survey for the entire site, and a statement giving precise details of the nature and extent of any remediation. It is also considered necessary to condition details of fume extraction and hours of use in the interest of residential amenity. There are no environmental/sustainability issues relating to these proposals, subject to the provision of conditions.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed development is considered acceptable in relation to the criteria of UDP Policy SH6, and would present no significant detriment to the amenities of neighbouring properties or detrimental change to the character of the local area.

#### **Summary of Decision:**

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

The proposed development is considered acceptable in relation to the criteria of UDP Policy SH6, and would present no significant detriment to the amenities of neighbouring properties or detrimental change to the character of the local area.

**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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 10 May 2013 and listed as follows: drawing numbers (P)100 (dated 12.11.12), (P) 202 (dated 13.11.12), (P) 513 Revision A (dated 04.04.13), (P) 113 Revision A (dated 04.04.13), (P) 213 Revision A (dated 04.04.13), (P) 502 (dated 13.11.12).

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

3. NO DEVELOPMENT SHALL TAKE PLACE UNTIL 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 SH6 of the Wirral Unitary Development Plan.

4. The retail unit hereby permitted shall be closed between the hours of 23.00 and 08.00 Mondays to Saturdays, 18.00 and 08.00 on Sundays and Bank Holidays.

**Reason:** In the interests of residential amenity, having regard to UDP Policy SH6.

5. NO DEVELOPMENT SHALL TAKE PLACE UNTIL

a) An investigation and assessment methodology, including analysis suite and risk assessment methodologies has been agreed in writing by the Local Planning Authority prior to site investigations;

b) A site investigation and assessment has been carried out by appropriate qualified and experienced personnel to determine the status of contamination (including chemical/radiochemical/landfill gas/asbestos/physical hazards/other contamination) at the site and submitted to the Local Planning Authority. The investigation and assessment shall be in accordance with current Government and Environment Agency recommendations and guidance and shall identify the nature and concentration of any contaminants present, their potential for migration and risk associated with them;

c) A statement giving precise details of the nature and extent of any such remediation which shall include an implementation timetable, monitoring proposals and remediation validation methodology has been submitted to and agreed in writing by the Local Planning Authority, and;

d) The remediation scheme has been agreed by the Local Planning Authority to have been demonstrably and successfully completed.

**Reason:** To ensure that any contamination of the site is effectively dealt with and to comply with Wirral UDP Policy PO5.

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.

**Reason:** In the interests of highway safety and to accord with Policy TR12 in the in the

Wirral Unitary Development Plan

7. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme of works has been submitted to and approved in writing by the Local Planning Authority to provide for:
- (a) i) a Puffin Crossing on Wallasey Village in the location of the existing pedestrian refuge.
  - ii) a vehicle crossing into the site upgraded to the latest LA standard
  - iii) reinstatement of the redundant access to the site to existing footway levels.
- (b) The development authorised by this permission shall not be occupied until the approved works have been completed in accordance with the written approval and have been certified in writing as complete on behalf of the Local Planning Authority.

**Reason:** In the interest of highway safety.

8. Delivery and service vehicles visiting the site for the purpose of loading and unloading of goods shall be no longer than 10.35 metres in overall length if rigid or 12.60 metres in overall length if articulated.

**Reason:** In the interest of highway safety

9. PRIOR TO THE OCCUPATION OF THE DEVELOPMENT hereby approved a Car Park and Delivery Management Plan shall be submitted for approval in writing to the Local Planning Authority. The Car Park and Delivery Management Plan shall be implemented in accordance with the written approval upon first occupation of the development and continued thereafter.

**Reason:** In the interest of highway safety.

10. NO DEVELOPMENT SHALL TAKE PLACE UNTIL full details of soft and hard landscaping, including details of fencing to the boundaries, have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features.

**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) of the Wirral Unitary Development Plan.

11. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 10. The works shall be carried out prior to the first use of any part of the development.

**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) of the Wirral Unitary Development Plan.

12. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance and avoid overlooking having regard to Policies SH6 of the Wirral Unitary Development Plan.

13. No servicing of the premises shall take place between the hours of 22.00 hours and 07.00 hours Monday to Saturday and at no time on Sundays and Bank Holidays.

**Reason:** In the interests of residential amenity, having regard to UDP Policy SH6.

**Last Comments By:** 27/06/2013 15:52:32  
**Expiry Date:** 05/07/2013

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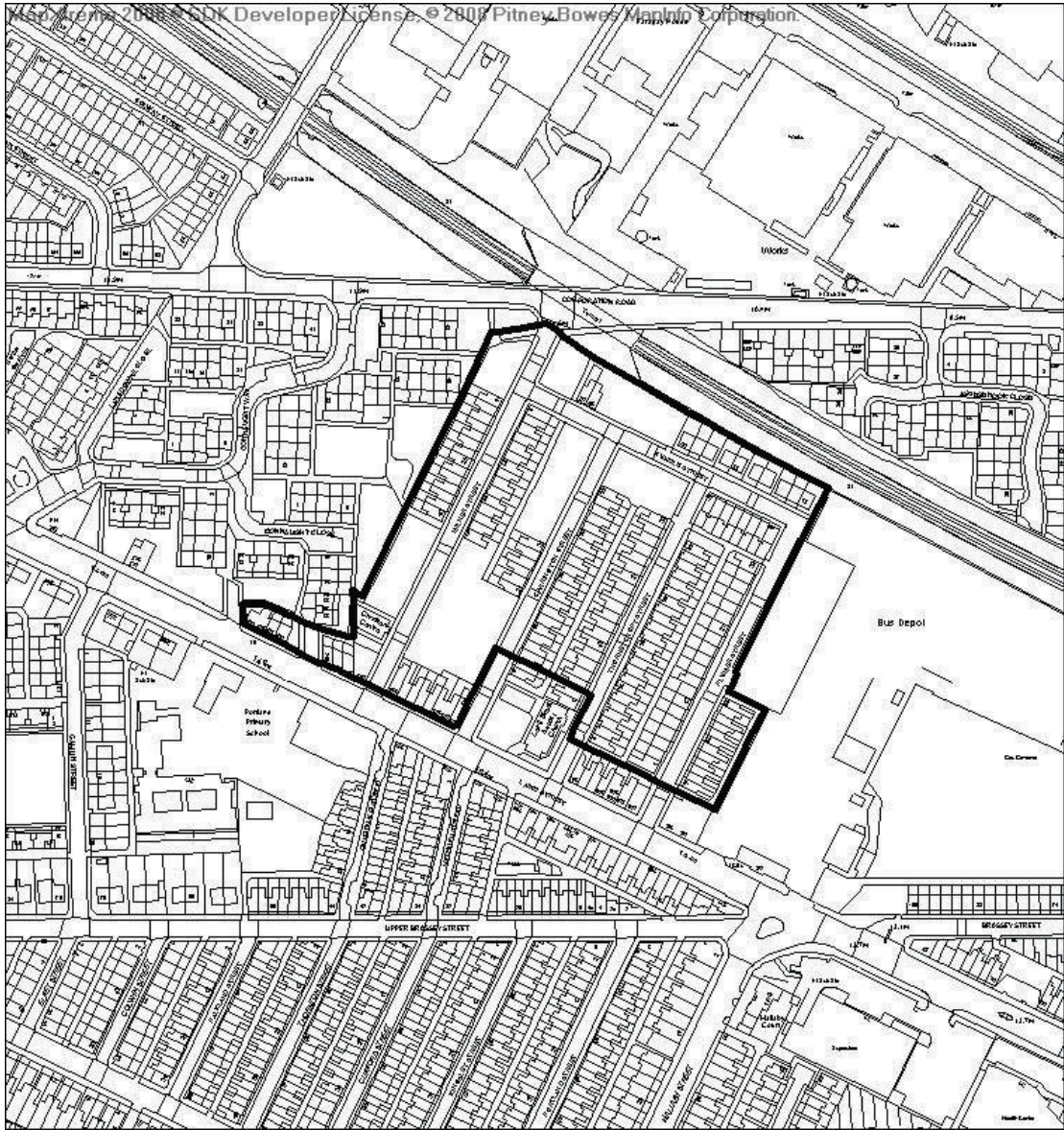


**Planning Committee**  
22 August 2013

<b>Reference:</b> <b>APP/13/00673</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mr M Rushton</b>	<b>Ward:</b> <b>Bidston and St James</b>
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<b>Location:</b>	Land Off Laird Street, Birkenhead, Wirral, CH41 8EX
<b>Proposal:</b>	Proposed residential development consisting of 125no. dwellings.
<b>Applicant:</b>	Keepmoat
<b>Agent :</b>	MPSL Planning & Design

**Site Plan:**



**Development Plan Designations:**

Primarily Residential Area  
Traditional Suburban Centre  
Rail Corridor subject to Environmental Improvement

**Planning History:**

Application Type: Prior Notification of Demolition  
Proposal: Demolition of residential units at 2-52 Milner Street, 1-49 Carrington Street & 32-50 / 57-71 Rundle Street  
Application No: DEM/09/05197  
Decision Date: 24/03/2009  
Decision Type: Prior approval is not required

Location: 2-44 Carrington Street, Birkenhead, Wirral, CH41 8EX  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of 2-44 Carrington St (even numbers only)  
Application No: DEM/09/05482  
Decision Date: 18/05/2009  
Decision Type: Prior approval is not required

Location: 48-50 RUNDLE STREET, BIRKENHEAD, CH41 8EY  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of two storey brick built terrace houses  
Application No: DEM/11/01171  
Decision Date: 16/11/2011  
Decision Type: Approve

Location: 31-43, 10-44 CARRINGTON STREET, BIRKENHEAD, CH41 8EX  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of two storey brick built terraced houses  
Application No: DEM/11/01175  
Decision Date: 16/11/2011  
Decision Type: Approve

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  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of 41-55 (odds) Rundle Street, 134-258 (evens) Laird Street, Narrowgate Centre 54 Milner Street and 19-37 (odds) Milner Street  
Application No: DEM/12/00463  
Decision Date: 01/05/2012  
Decision Type: Prior approval is not required

Location: 1-39 AND 2-26 PLUMER STREET, 2-44 AND 1-39 THORNEYCROFT STREET AND 12 - 30 RUNDLE STREET, BIRKENHEAD, CH41 8EY  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of properties  
Application No: DEM/12/00772  
Decision Date: 24/07/2012  
Decision Type: Prior approval is not required

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the adopted Guidance on Publicity for Planning Applications, neighbour notification letters were issued to 65 adjoining properties, and a number of Site Notice erected around the site. In addition, the application was advertised by a press notice placed in the Wirral Globe. At the time of writing no representations have been received.

## CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Divisions) – no objection subject to the imposition of a planning condition to require the submission and approval of full details of: a traffic calming scheme and the means of implementation of a 20mph speed limit including all appropriate signing and traffic regulation. The development shall not be occupied until these works have been completed in accordance with the approved details.

Head of Environment and Regulation (Environmental Protection Division) – no objection, subject to the imposition of conditions to secure a site investigation and risk assessment (for ground contamination) and subsequent remediation and monitoring/maintenance schemes.

Head of Housing & Community Safety – no objections, refer to Director's Comments.

Merseyside Police Crime Reduction (Architectural Liaison Officer) – crime and disorder issues in this area are high: the risk of burglary is in the top 10% for Wirral and Merseyside as a whole, and the area suffers from a high number of incidents of anti-social behaviour, some caused by off-road motorcycles. The layout proposed will change the dynamics of the area, as previously the area was segregated by a high wall and palisade fencing from the neighbouring Connaught Way Estate. This proposal will provide an open link with the neighbouring estate via a footpath running between plots 8/9 and 10/11. Whilst the removal of this physical barrier will increase permeability, it may also increase crime and disorder in the area. It is important that connectivity is designed in such a way that it ensures opportunities for crime and disorder are not created or increased. The remainder of the development is formally laid out with housing units facing each other providing good opportunities for natural surveillance. Detailed recommendations are made in relation to: perimeter boundary treatment; car parking; lighting, and; planting proposals.

Environment Agency – no objection in principle, the development site is within Flood Zone 1 (low risk of tidal and fluvial flooding). Comment that conditions are necessary to ensure the recommendations of the submitted Flood Risk Assessment are carried forward to the detailed design stage. A condition is requested to require submission of a scheme for the provision and implementation of a surface water regulation system, the scheme to include a 30% reduction in impermeable surfacing/reduction in surface water run-off compared to the existing development/site characteristics. It is also noted that during severe rainfall events, the risk of flooding from overland flow could affect the proposed development. The site layout is to be designed to contain any such flooding within the site, so that such new and existing buildings are not affected – a condition is therefore recommended to require a scheme for the management of overland flow from surcharging of the site's surface water drainage system, including details of proposed ground levels and finished floor levels.

Merseytravel - request that: Wirral Council require the developer to ensure all traffic generated by the development can be accommodated in the local highway network without impeding bus services on Laird Street, Corporation Road or the wider area; an appropriate contribution is made to secure the upgrade of two bus stops on Laird Street; Wirral Council require the developer to implement a full travel plan for all residents in order to promote all modes of sustainable travel; arrangements are made to allow Dial-a-Ride vehicles to access the development's entrance and exit points, and; Wirral Council require the developer to create and facilitate good quality walking routes between all properties and the nearest appropriate bus stops located on Laird Street.

### **Director's Comments:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application seeks permission for the erection of 125 dwellings 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.

### **INTRODUCTION**

The proposal is for the residential development of a cleared site of approximately 3.02 hectares bounded by Laird Street, Plumer Street, Milner Street and Corporation Road. The last use of the site consisted predominantly terraced residential properties in a grid layout, now part demolished, the remainder being either vacant or subject to compulsory purchase orders.

The housing proposed would consist of a mixture of 2 and 3 bedroom family housing. The dwellings would predominantly be 2-storey in height, though 16 no. properties would be 2.5-storey (featuring accommodation within the roof space served by dormer windows), 12 properties (on Rundle Street) would be 3-storey, and 4 units would be single-storey bungalows. A number of house types are proposed, with the site layout utilising the existing road frontages of Laird Street, Milner Street, Carrington Street, Rundle Street, Thorneycroft Street and Plumer Street.

A small area (850 square metres) of public open space is proposed to the rear (north) of Laird Street Baptist Church.

#### **PRINCIPLE OF DEVELOPMENT**

The majority of the application site is designated as a Primarily Residential Area in the Unitary Development Plan (UDP) where the proposed development is acceptable in principle under the terms of UDP Policy URN1 and Policy HS4 .

The frontage of the site onto Laird Street is located within the Laird Street Traditional Suburban Area. UDP Policy SH3: Ground Floor Residential Uses in Key Town Centres and Traditional Suburban Centres must be considered at this part of the site - the policy only allows ground floor residential uses where the proposal forms part of an overall strategy of planned contraction in the size of the centre. This matter is considered further below.

#### **SITE AND SURROUNDINGS**

The site itself is a brownfield site, currently vacant. The majority of the site has been cleared (having previously supported a number of residential properties set along Milner Street, Carrington Street, Rundle Street, Thorneycroft Street and Plumer Street). A Christian Centre (the Narrowgate Centre) was previously located on Milner Street, whilst commercial premises fronted Laird Street. There is no vegetation or trees of any significance within the site.

In terms of surrounding land uses, to the west there are two storey properties in short terraces and a small areas of amenity open space within the Connaught Way Estate. To the east is a bus depot (in active use), to the south are commercial/retail properties fronting Laird Street whilst the northern boundary is a railway embankment and Corporation Road. As noted above, the Laird Street Baptist Church immediately adjoins the application site.

#### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 2000) and the Joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18 July 2013 UDP Policies HS4: Criteria for New Housing Development, HSG2 and HS6 in relation to affordable housing provision, GR5: Landscaping and New Development, GR6: Greenspace within New Family Housing Development, and TR9 in relation to off road parking, are all applicable. These are considered to be consistent with National Planning Policy Framework, in which parts 6 and 7 are particularly relevant.

UDP Policy HS4 outlines that proposals for new housing development within Primarily Residential Areas such as this will be permitted subject to the proposal fulfilling a number of criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

Considering the first of these criteria - scale and form - the proposed dwellings are considered to be of a scale and density of development commensurate with surrounding property. The dwellings would be located on an existing network of roads, and as such the impact of the development to the character of the area would be limited. The provision of a mix of house types, in a traditional form, and incorporating a palette of traditional materials is outlined. The dwellings would be relatively simple in design, but some detail will provide interest to elevations – brick 'soldier' courses and banding, gable features, and the use of render panels for example. Overall, the approach is considered to be a positive one, and would provide a visual lift to the area. It should be noted that the house types and designs are largely the same as those nearing completion within the adjacent phase of development (APP/11/00714). It is outlined that a planning condition would be accepted to enable details of the materials to be used to be agreed by the Local Planning Authority.

In terms of access and parking, permission is sought for off-road parking for each dwelling, at a rate which would comply with the Council's current parking standards – set out in Supplementary Planning Document 4: Parking Standards (SPD4).

Considering the need for the development to contribute to a secure environment, a number of planning conditions are proposed to address the matters of layout and design set out in the submitted Design Out Crime assessment – including conditions to require provision of appropriate boundary treatment, lighting, and landscaping.

Turning to landscaping, Policies GR5: Landscaping and New Development and GR6: Greenspace within New Family Housing Development of the UDP must be considered. A detailed landscape planting proposal has been submitted as part of the application, including a 5-year maintenance schedule. The planting proposal is a significant commitment, including provision of approximately 100 trees, several hundred shrubs, bulbs and other plants. It is considered that the planting scheme will provide a significant improvement to the physical environment of the site, which previously supported very little greenery.

With regards to UDP Policy GR6, the policy requires provision of open space in proposals for new family housing development, defined as houses with two or more bedrooms, at an overall level of 60 square metres for every new dwelling constructed and within this overall requirement, specific provision for safe children's play. The policy makes it clear however, that the requirement should not be held to apply where the dwellings constructed would fall within 400 metres of an existing accessible public open space of 1.5 hectares or above. In this instance, Birkenhead Park is within 400m of a proportion of the proposed houses. The north west portion of the site is not, however, within 400m of the Park - as such this part of the proposed development is liable for the provision of open space in line with the requirements of Policy GR6. The site does, however, immediately adjoin an area of public open space (0.5 hectares, incorporating play equipment) currently serving the Connaught Way Estate, and a footpath link to this open space would be provided. A further area of open space (including a games court) is located to the north side of Corporation Road. The development includes a small 'pocket' of open space (0.085 hectares) to the rear of the Baptist Church fronting Laird Street. Given these material factors, it is not considered that it would be reasonable to require provision of open space to the level prescribed by the adopted policy – the immediate area, when supplemented by the public open space proposed will be well provided for in terms of amenity open space. It is considered necessary to impose a Section 106 Legal Agreement, to secure the delivery and subsequent maintenance of this area of public open space.

#### Affordable Housing

UDP Policy HS2, and the Council's Strategic Housing Market Assessment (SHMA, as updated), normally require that an element of affordable housing is provided to a Registered Social Landlord (RSL).

In this instance, the application site is one of a number of sites identified and being assembled by the

Council through the former Housing Market Renewal programme within the Birkenhead area with potential for redevelopment, to act as a catalyst to regeneration and to assist in the restructure of the local housing market.

It is intended an affordable housing element of 24 units is included as part of the development. This level of provision would exceed the requirements of the current SHMA (10%) In order to protect this element of affordable housing on the site it is recommended that a condition for affordable housing be applied to any permission granted.

The proposed development would contribute to meeting the need for housing within the Borough by supplying 24 units of affordable housing and 101 units of market housing, it is intended some of the market housing units would be offered for affordable housing in line with the Government's current programmes, for example Homebuy, New Buy etc.

The proposed development would create a choice of housing size, type and tenure, which is in keeping with the National Planning Framework.

Supporting this, analysis of the Property Pool Plus choice based lettings data gives an indication of the strong current demand for affordable housing in the North Birkenhead area. During 2012/13 only 14 two bed units were advertised through PPP with an average of 44 applicants per unit, and a further 32 three bed units were advertised which attracted an average of 15.4 applicants per unit.

#### Traditional Suburban Centre

As noted above, a small portion of the site, which fronts onto Laird Street, is currently designated within the Laird Street Traditional Suburban Centre. The application site is at the western edge of that centre, at a point where the designation predominantly covers the north side of the road (Portland Primary School being on the south side. Demolitions have already taken place to facilitate the development - given this, there would be no loss of commercial business as a result of the proposal.

Policy SH3 outlines that residential uses can be considered in such areas, but only where the proposal forms part of an overall strategy of planned contraction. In this instance, the assembly of the site has been undertaken by the developer in partnership with the Council over a number of years, and through the previous Housing Market Renewal Initiative. The Council's Cabinet has supported this intervention in decisions taken.

A Strategy for Town Centres, Retail and Commercial Leisure in Wirral, undertaken by Roger Tym and partners in 2009, has been adopted by the Council as a material consideration and forms part of the evidence base upon which the Local Development Framework is being developed. The conclusion of that assessment for Laird Street noted that the centre was dominated by vacant and run-down units which undermined the physical environment. It also noted that the remaining shops, , offered a reasonable 'top-up' service in relation to the sale convenience goods and that .. the centre should be contracted to a more appropriate size". The subsequent 2011 Wirral Town District and Local Centres Study and Delivery Framework identified potential for boundary changes to reduce its size and identified the cleared HMRI housing sites as an opportunity. Laird Street will be defined as Local Centre in the forthcoming Core Strategy Local Plan with the revised boundaries due to be set in a future Sites Local Plan.

In this context, it is considered that the proposed development accords with the provisions of Policy SH3, and that a change of use from retail to residential can be accepted without detrimental impact to the Traditional Suburban Centre.

#### **APPEARANCE AND AMENITY ISSUES**

The proposal is for residential development that is traditional in scale, providing predominantly 2-storey accommodation in a mix of semi-detached, terraced, and detached dwellings. Each dwelling is provided with front and rear garden space, and an off-road car parking space. A variety of house types are proposed, which whilst simple in appearance, utilise design features such as projecting porch roofs, gables, soldier courses, and a mixed palette of materials to add some interest to the proposed streetscene. The use of materials and boundary treatment can be controlled through a suitably worded planning condition should Members be minded to approve the application.

The site layout is broadly consistent with the existing road layout, but achieves a lower density (approx. 40 per hectare) than the area previously supported, largely due to greater private garden spacing and parking provision. Dwellings would be well spaced, driveway areas being created to either side of dwellings, semi-detached pairs or short terraces of properties. In turn this ensures that garden amenity space, whilst limited in depth in some instances, is generous because of the plot widths achieved.

Landscaping treatment is proposed within front garden spaces to provide visual interest in the streetscene. A planning condition is proposed to secure the detail of this landscaping, in particular for tree planting.

### **SEPARATION DISTANCES**

UDP Policy HS4 and associated Supplementary Planning Guidance establishes the requirement for separation distances of 14m between a habitable window and a blank gable, and 21m between the habitable windows two properties whose principle elevations face are required.

The proposed development would achieve these separation distances between the development and existing properties in surrounding streets – whilst there are pinch points between plots 2/3 and 14/15 and adjoining properties on Connaught Close and Way, in these cases the properties would not directly face each other, avoiding a significant privacy issue.

Within the centre of the development a number of plots fail to achieve the separation distances normally required from new development. The houses facing across Milner Street, Carrington Street, Thorneycroft Street and Plumer Street would be particularly close to each other, at 14m separation between the front elevations, which do include windows to habitable uses. Similarly, the 14m distance normally required between habitable windows and blank gables would not be achieved for a number of plots. Whilst this is not ideal, consideration of design and layout must, however, be informed by the wider context, having regard not just to immediate neighbouring properties but the townscape and landscape of the wider locality. In this instance, the shortfalls are not considered to be substantial. Furthermore, the proposals are considered to replicate layouts and patterns of build in the surrounding area. Whilst wider plot frontages would ensure good provision of amenity space and private parking not common to the surrounding streets, the shortened separation distances ensure that the close knit feel of the area will be retained, the development both respecting the character of the area and raising housing standards, supporting the regeneration of this part of the Borough.

Given the above, the separation distances achieved are considered sufficient and not to significantly harm the amenities of future occupiers, or the occupiers of surrounding properties.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

As noted above, the application proposes to utilise the existing road layout. Whilst there are considered no significant traffic or highway issues, it is considered that a condition is necessary to secure a full scheme of works for the provision of traffic calming and to ensure the implementation of a 20mph limit (including signage and traffic regulation order) prior to the occupation of the development. Subject to these conditions, the Head of Environment and Regulation (Traffic Management) has raised no objection to the proposed development. Each property is provided with an off-road parking space, in line with UDP Policy TR9 and Supplementary Planning Document SPD4. Given this, it is unlikely that adjoining streets would be impacted by the proposals and it is not considered that the application presents significant highway safety or traffic congestion concerns.

Merseytravel have requested that finance is secured to upgrade bus stops in the vicinity of the application site. The development would, however, result in less residential units that were previously supported at the site. Given this, it is not considered reasonable to impose the requirement for a contribution towards modernising bus facilities.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no significant environmental/sustainability issues relating to these proposals. The applicant has outlined that the development would achieve the requirements of Code for Sustainable Homes level 3 in addition to the requirements of Building Regulations Approved Document Part L.

## **CONCLUSION**

The proposed development considers the general design and layout of the surrounding area and this is reflected in the materials, design and layout proposed for the dwellings. The proposal accords with relevant national and local policies, including Policies URN1, HS2, HS4, SH3, GR5 and TR9 of the Wirral Unitary Development Plan and is consistent with the National Planning Policy Framework. It would assist in the regeneration of an important brownfield site within the urban area and contribute to restructuring the housing market. A section 106 Legal Agreement would ensure the delivery and subsequent maintenance of an area of public open space in accordance with Policy GR6 of the 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 proposed development accords with relevant national and local policies, including the National Planning Policy Framework, Policies HS2, HS4, SH3, GR5 and TR9 of the Wirral Unitary Development Plan, and would assist in the regeneration of an important brownfield site within the urban area, contributing to restructuring of the housing market.

### **Recommended Decision: Approve Subject to S106 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. 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.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. For the avoidance of doubt, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

**Reason:** In the interests of the residential amenity of future occupiers and to prevent pollution, having regard to UDP Policies HS4 and PO5.

4. Where land affected by contamination is found that poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an



appraisal of remediation options, identification of the preferred options, the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan and subsequent monitoring and maintenance scheme. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act in relation to its intended use. The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development being brought into use.

**Reason:** In the interests of the residential amenity of future occupiers and to prevent pollution, having regard to UDP Policies HS4 and PO5.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, development on that part of the site shall be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development being brought into use.

**Reason:** In the interests of the residential amenity of future occupiers and to prevent pollution, having regard to UDP Policies HS4 and PO5.

6. Notwithstanding the detail provided in the approved plans, 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 in accordance with the plan approved, before the buildings are first occupied.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to design out crime, in compliance with UDP Policy HS4.

7. The development hereby permitted shall not be commenced until such time 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. For the avoidance of doubt, the scheme shall include a 30% reduction in impermeable surfacing/ or commensurate reduction in surface water run-off from the existing development. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**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.

8. 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 scheme shall ensure:

- (i) Flood flow routing across the site shall be uninterrupted
- (ii) Finished floor levels shall be raised a minimum of 0.15m above existing ground levels.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants, having regard to the National Planning Policy Framework.

9. 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.

**Reason:** In the interests of highway safety.

10. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (insert date) and listed as follows: 13004 000 (April 2013), 13004 001 (Jan 2013), 13004 002 (undated), 2012/622-100-- (undated), HH08/665-100/02 (May 2008), HH08/763B-100/02 (November 2010), HH08/843FE-100/02A (May 2008), HH08/844FE-100/02A (May 2008), 2012/919-100 (undated), 2012/740v1-100 (undated), HH2008/1011-100/02 (May 2008), HH2008/1311-100/02 (April 2013), L4573/01 (13/05/2013), L4573/02 (13/05/2013), L4573/03 (13/05/2013).

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

11. 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.

**Reason:** In the interests of visual amenity and to ensure a satisfactory standard of appearance having regard to Policies HS4 and GR5 of the Wirral Unitary Development Plan.

12. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for the area identified as Public Open Space on approved drawing 13004 001 Rev B shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved.

**Reason:** In the interests of the amenity of the future occupiers of the development and to comply with Policies HS4, GR5 and GR6 of the Wirral Unitary Development Plan.

13. NO DEVELOPMENT SHALL COMMENCE UNTIL a scheme of security lighting for the illumination of the area of Public Open Space and the 'proposed link to existing footpath' between the development site and the adjacent land to the west, as indicated on approved drawing 13004 001 Rev B, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the first use or occupation of the residential units hereby permitted, and retained as such thereafter.

**Reason:** In the interests of residential amenity and the need to design out crime, having regard to UDP Policy HS4.

14. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme

shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

**Reason:** For the avoidance of doubt having regard to part 9 of the NPPF and UDP Policy HSG2.

**Last Comments By:** 18/07/2013 16:52:02  
**Expiry Date:** 19/08/2013



# Agenda Item 8

## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00677**

**Area Team:**  
**North Team**

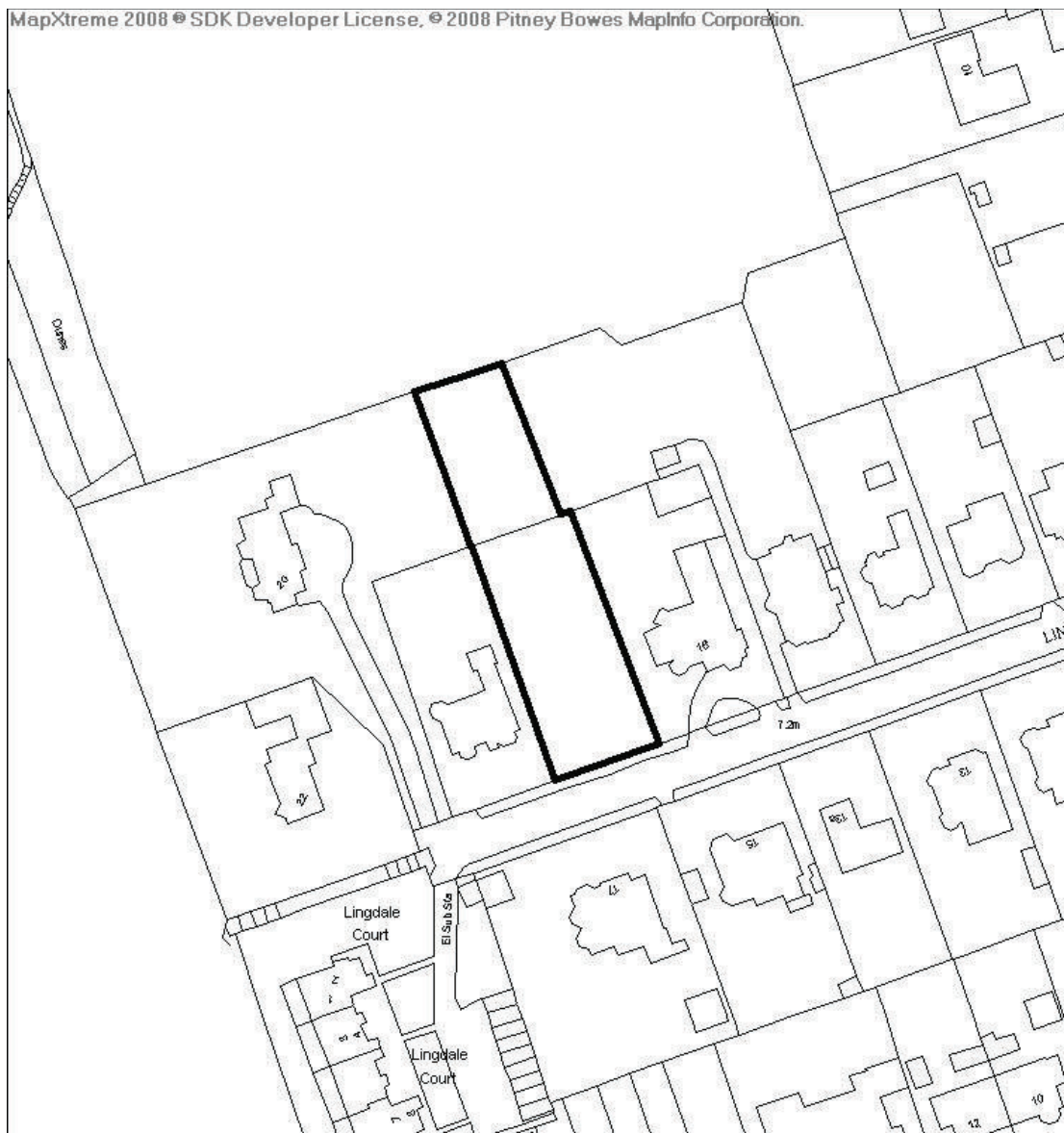
**Case Officer:**  
**Mr M Rushton**

**Ward:**  
**Hoylake and Meols**

**Location:** Land Adjacent to 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ  
**Proposal:** To sever the curtilage and erect 1no. detached dwelling together with associated works.

**Applicant:** Mr N G Cowley  
**Agent :** MgMaStudio Ltd.

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

### **Planning History:**

Location: Westways, 16 Lingdale Road, West Kirby, Wirral, CH48 5DQ  
Application Type: Full Planning Permission  
Proposal: Demolition of existing dwelling and erection of a three storey block of 12 flats with basement parking.  
Application No: APP/02/06879  
Decision Date: 15/04/2003  
Decision Type: Withdrawn

Location: Garden west of (adjacent) 16, Lingdale Road, West Kirby. L48 5DQ  
Application Type: Outline Planning Permission  
Proposal: Erection of detached dwelling, (outline).  
Application No: OUT/92/05574  
Decision Date: 22/05/1992  
Decision Type: Approve

Location: West Ways 16, Lingdale Road, West Kirby. L48 5DQ  
Application Type: Full Planning Permission  
Proposal: Change of use to elderly persons rest home.  
Application No: APP/85/05180  
Decision Date: 27/02/1985  
Decision Type: Returned invalid

Location: 16 Lingdale Road, West Kirby, L48 5DQ  
Application Type: Full Planning Permission  
Proposal: Change of use to office  
Application No: APP/84/24841  
Decision Date: 07/06/1984  
Decision Type: Refuse

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

#### **REPRESENTATIONS**

Having regard to the Council's adopted Guidance on Publicity for Planning Applications, 9 letters of neighbour notification were issued to adjoining residents, a Site Notice displayed, and a Press Notice placed in the Wirral Globe. At the time of writing four representations of objection have been received from the occupiers of no.s 17 (Ground Floor Flat), 14 and 20 ('Sandhills') Lingdale Road. The grounds of opposition can be summarised as:

1. Conflict with UDP Policy CH2: Development Affecting Conservation Areas through negative impact to the character and appearance of the surrounding Conservation Area. Impact in particular to Conservation Area views from the golf club by virtue of the modern construction, different roof lines and second floor balconies proposed.
2. Conflict with UDP Policy HS4: Criteria for New Housing Development because of poor relationship with surrounding property; detrimental change in character; and unsatisfactory vehicular access and parking.
3. The modern style is bold and conspicuous, and will be obtrusive in the streetscene.
4. The dwelling would be multiple-occupancy and conflicts with UDP Policy HS15: Houses in Multiple Occupation, because it would cause a change in character, and would result in overlooking and loss of privacy.
5. Loss of parking – which will place a strain on the availability of parking in Lingdale Road, in contravention of UDP Policy TRT3 which requires proposals to reduce unnecessary traffic in Primarily Residential Areas.
6. Conflict with paragraphs 4.1 and 8.2 of the Council's adopted Conservation Area Appraisal – the features of the proposal would dilute the character of the area, in terms of the contribution of Lingdale Road to the setting of the golf course, and it is a new development at higher

density.

7. The application is for a dwelling house, but the property is set out as flats.
8. The building proposed is higher and of inappropriate design.
9. Concern at the excavation works proposed for a swimming pool, and the impact that would have, or the potential for a dwelling to have to be built higher if attempts fail.
10. Increased traffic.
11. Concern at the space between adjacent dwellings of no. 16 and no. 18 Lingdale Road.

The occupiers of no. 15 Lingdale Road have indicated their opposition to the proposed development, but note that there has been discussion with the architect and that amended plans will be submitted.

Hoylake Conservation Area – see Consultations below.

#### CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Divisions) – no objection

Head of Environment and Regulation (Environmental Protection Division) – no objection

United Utilities (UU) – no objection. If possible, the site should be drained to a separate system, with only foul drainage into the foul sewer. If surface water is allowed to discharge into the public sewer UU may require the flow to be attenuated to a maximum discharge rate determined by UU.

Hoylake Conservation Area – The proposed property maintains the building line and purports to be a ‘contemporary Arts and Crafts design to blend with established properties. It is directly behind the 8<sup>th</sup> Green of the Royal Liverpool Golf Course. The submission is well framed, having carefully addressed most of the conservation requirements, although slightly too much is made of the buildings potential to enhance the existing, varied, skyline. Note that the planning authority will be consulted on materials, texture and appearance before final approval is given, and seek assurances that the conditions imposed will uphold the style, dignity, quality and character of the adjacent properties to retain much of the valued and distinct individuality of the houses and skyline.

Wirral Wildlife - The application site is within 200m of the Red Rocks SSSI, designated for flora, invertebrates and natterjack toads, and Dee Estuary SSSI, SPA and Ramsar site, designated primarily for wintering birds. However, in this urban area, one more house is unlikely to lead to any significant impact on the wildlife of either site. The application site also backs on to Royal Liverpool Golf Course SBI, which is designated for sand dune flora, ground-nesting birds and natterjack toads. To prevent any damage to these, please ensure that there is a securely-fenced boundary between the application site and the golf course, so that trespass and garden waste dumping cannot occur - something I am sure the golf course would also require. With a suitable condition regarding fencing, impact on protected wildlife from this development is not anticipated.

#### Director's Comments:

#### REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Gerry Ellis requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents that the application proposal is too large for the site, and is not in harmony with the Conservation Area which surrounds the Royal Liverpool Golf Club. There are also concerns that it will increase the traffic and parking problems in Lingdale Road.

#### PROPOSAL

The application seeks permission for the development of a single dwellinghouse on land currently forming part of the garden space of no. 16 Lingdale Road. The dwelling would be three storey, with a basement. Integral garaging would be access at ground floor level. A hard landscaped ‘forecourt’ is proposed in front of the dwelling, with two vehicular access points onto Lingdale Road.

#### SITE AND SURROUNDINGS

The application site is located on Lingdale Road, a residential street mostly comprising detached houses of Victorian or Arts and Crafts design. To the north of the application site is the Royal Liverpool Golf Course. The wider surroundings include further residential uses, and the shoreline.

## **POLICY CONTEXT AND PRINCIPLE OF DEVELOPMENT**

The application seeks permission for a residential dwelling, in an area designated in the Unitary Development Plan for Primarily Residential Purposes. As such the principle of development is established, subject to consideration of the criteria in UDP Policy HS4: Criteria for New Housing Development.

Policy HS4 sets out a number of criteria which must be addressed if planning permission is to be granted for new development – including: the requirement that a proposal is of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development; the proposal not resulting in a detrimental change in the character of the area; access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access; the provision of appropriate landscaping and boundary treatment; the provision of adequate individual private or communal garden space to each dwelling.

Considering the first of these criteria - scale and form - the proposed dwelling is considered to be of a scale and achieves a density of development commensurate with surrounding property. The dwelling would be set within a significant plot (0.15 hectare), and would be comfortably spaced from adjoining properties (4.5m from the nearest part of no. 18, Lingdale Road, 8m from no. 16). A submitted streetscene 'contextual' elevation identifies that the eaves levels chosen would tie-in to those of the adjoining properties.

Considering character, the proposal is for a contemporary architectural approach – however, it is considered that a number of design decisions would ensure that the dwelling would not negatively impact to character. Notably, there is a great deal of articulation, or 'depth' to the elevations of the proposed dwelling, with gable features and projecting window bays used to add interest. A relatively simple pitched roof is proposed, however, which would respect the skyline when viewed from the Royal Liverpool. A varied palette of materials is outlined, with more traditional materials included to assist the building to fit with its setting – render, brickwork, rosemary clay tiles, hardwood timber doors. It is outlined that a planning condition would be accepted to enable samples of the materials to be used to be agreed by the Local Planning Authority.

In terms of access and parking, permission is sought for a single residential unit. Five bedrooms are indicated within the development. Given this, the Council's current parking standards – set out in Supplementary Planning Document 4: Parking Standards (SPD4) would set a maximum of two parking spaces. The application indicates that a garage would provide two spaces at ground floor level, whilst two further spaces are indicated within the forecourt area. In this instance, it is considered that the higher level of parking can be justified – the road is immediately adjacent to the shore, with visitor parking commonplace in the highway. In addition, representations express concern at the loss of on-street parking to enable the vehicular access points proposed. It is considered that the proposed access and parking arrangements are appropriate to the development.

Lastly, a significant garden space would be retained by no. 16 Lingdale Road, and provided for the new dwelling.

The application site is within the Meols Drive Conservation Area, and Policies CH01: the Protection of Heritage and CH2: Development Affecting Conservation Areas are thereby particularly relevant. The policies require that special regard is given to the distinctive characteristics of the Conservation Area, including: important views into and out of it; the general design and layout of the Area, including the relationship between its buildings, and; the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

It is considered that the development outlined meets the requirements of these criteria. As is considered above, the design chosen is relatively traditional in its form and materials, and front and rear elevations have interest, 'broken up' with horizontal and vertical features that replicate the arts and craft detailing of existing properties in the street. Whilst there are certainly contemporary features proposed, this is not considered to have a negative impact – rather it provides an honest approach to architecture, avoiding a pastiche design. The design, combined with the spacing, location (in the building line), and scale of the proposal ensure that the special characteristics of the Area are maintained.



Policies GR5: Landscaping and New Development, and GR7: Trees and New Development of the UDP are also relevant in relation to Trees and Landscaping. The application site is not heavily vegetated, and the spacing proposed would allow retention of some boundary vegetation. It is indicated within the submitted Design and Access Statement that the golf course perimeter boundary treatment would be 'enhanced', and that a planning condition would be accepted requiring a landscaping scheme to be detailed. The approach is considered in more detail below, but is deemed to address the requirements of policies GR5 and GR7.

The application site is within 200m of the Red Rocks Site of Special Scientific Interest (SSSI), designated for flora, invertebrates and natterjack toads, and of the Dee Estuary SSSI, Special Protection Area (SPA) and Ramsar site, designated primarily for wintering birds. Having regard to the criteria of UDP Policies NC3 and NC5, however, it is not considered that the development would affect, indirectly or directly, these sites or lead to any significant impact on the wildlife supported by either site.

The application site also backs on to Royal Liverpool Golf Course SBI, which is designated for sand dune flora, ground-nesting birds and natterjack toads. The application site is currently maintained as a residential garden, however, and its use would not change with the proposal - as such no impact on protected wildlife from this development is anticipated. A condition might be required to secure the details of boundary treatment between the application site and the SBI area, to ensure that there is no increased movement into that area.

#### **APPEARANCE AND AMENITY ISSUES**

In terms of residential amenity, whilst a three-storey development is proposed, separation distances to facing buildings (no.s 15 and 17) across Lingdale Road are relatively generous, at 30m. Similarly, no. 20 Lingdale, to the north-west, is at a distance of 40m from the rear proposed elevation. Given this, it is not considered that there would be significant issues of privacy, outlook or overbearance to those properties.

The properties with greatest potential for impact are those adjacent, no.s 16 and 18 Lingdale. Considering outlook for these properties, it is noted that each of these adjoining properties has a number of windows within the side elevations of the dwellings. It does not appear, however, that these windows provide the sole outlook to habitable rooms, with the possible exception of a 1st floor window to no. 18, which may serve a bedroom. The importance that might be attached to the need for good outlook from these windows in a planning decision is, however, reduced by the fact that they are located within a side elevation, rather than the principle elevations of the property, which would be afforded greater protection. Given this, it is not considered that the siting of the property would significantly impact outlook to the adjoining properties.

Turning to privacy, there are a few issues arising from the design proposed. Glazing is proposed within the south west elevation, at the first and second floor levels, each of which would to serve a bedroom. A window is also proposed within the north east elevation at second floor level, serving a stairwell. It is considered reasonable to impose a planning condition which requires obscure glazing within these windows – particularly as the rooms are provided with sufficient outlook to the rear of the building sufficient. Similar issues arise from the balcony areas proposed to the rear of the dwelling at first floor level – which appear to afford an opportunity for overlooking towards neighbouring properties. This can, however, be overcome by the inclusion of a condition requiring privacy screening (i.e. an obscure screen of 1.7m height to the side elevation of the balcony areas) where privacy or overlooking would arise. At the second floor, the balcony proposed is recessed so as to ensure overlooking is limited, and it is not considered necessary to condition the requirement for privacy screening.

An arboricultural survey and landscape management plan have been submitted by the applicant, which outlines that two trees would be removed to facilitate the development, located on the western boundary of the site. The trees (a Cypress and a Phillyrea) are assessed as being of moderate quality and amenity value. As such it is not considered that there is conflict with UDP Policy GR7 - a replacement planting scheme and management plan is set out, including planting of 6 trees - 2 Maple, 2 Phillyrea and a Rowan. The proposals are considered to be sufficient preserve local amenity - a condition would ensure that replacement planting takes place and is maintained for a 5 year period.

Considering the issue raised in representations received that the development is for apartments rather than a dwellinghouse, it must be highlighted that the application made is for a single dwellinghouse. Whilst the development does appear to be designed to allow those living in the dwelling independent space, a new planning permission would be required should the dwelling be used to accommodate more than one residential unit – i.e. more than one family or household.

Lastly, considering the feasibility of creating a basement void, and the potential for problems to result in a different form of development, this is not considered to be a relevant planning matter. Should an alternative form (e.g. a taller building) of development be required for any reason, a further planning permission would be necessary, and must be considered on its merits.

#### **SEPARATION DISTANCES**

As noted above, separation distances to facing buildings (no.s 15 and 17) across Lingdale Road are relatively generous, at 30m. Similarly, no. 20 Lingdale, to the north-west, is at a distance of 40m from the rear proposed elevation. To the north there are no facing residential properties. The required separation distances are thereby met.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no significant highway/traffic implications. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development.

#### **ENVIRONMENTAL/SUSTAINABILITY/HEALTH ISSUES**

There are no significant environmental/sustainability/health implications.

#### **CONCLUSION**

The proposed development would have no significant detrimental impact to the host dwelling, the streetscene or wider Conservation Area, surrounding residential amenity or highway and pedestrian safety, and accords with the criteria of Unitary Development Plan policies HS4, CH01, CH2, GR5, GR7 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 proposed development would have no significant detrimental impact to the host dwelling, the streetscene or wider Conservation Area, surrounding residential amenity or highway and pedestrian safety, and accords with the criteria of Unitary Development Plan policies HS4, CH01, CH2, GR5, GR7 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. BEFORE ANY CONSTRUCTION COMMENCES, full details and samples of the facing, roofing, rainwater good, hard landscaping and window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS4 and CH2 of the Wirral Unitary Development Plan.

3. The windows to the first and second floor level in each side elevation of the building, facing north east and south west, shall not be glazed otherwise than with obscured glass (to a minimum level 3 obscurity) to a minimum of 1.7m from the finished floor levels of the rooms they serve, and either fixed shut to this height or top opening. The windows shall be permanently retained as such thereafter. For the avoidance of doubt, the requirements of this condition shall not apply to the first (southernmost) pane of glass in the south west facing elevation at first floor level (since this would serve a projecting bay rather than the body of the room).

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policies HS4 and CH2 of the Wirral Unitary Development Plan.

4. NO WORKS OR DEVELOPMENT SHALL TAKE PLACE until a scheme for the protection of the retained trees - The Tree Protection Plan (section 5.5, BS 5837:2012, Trees in Relation to Design, Demolition and Construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

A; the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B; a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C; 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, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

D; the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

E; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).

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

G; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

H; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

I; 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 (section 7.4 BS 5837)

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. 6.2.2.3 of BS5837).

L; the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

The development shall be implemented in accordance with the approved scheme.

**Reason:** To protect trees which are considered to have significant amenity value to the area and to accord with Policies CH2 and GR7 of the Wirral Unitary Development Plan.

5. NO DEVELOPMENT SHALL BE COMMENCED until full details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The landscaping shall be implemented and maintained in accordance with a timescale to be approved in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality, having regard to UDP Policies HS4, CH2, GR5 and GR7.

6. NO DEVELOPMENT SHALL TAKE PLACE until a plan indicating the positions, design, materials and type of boundary treatment to be erected (or altered) has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is first occupied, in accordance with the approved details. For the avoidance of doubt, the details shall include a secure fence to the boundary between the development site and the Royal Liverpool Golf Course.

**Reason:** To safeguard the visual amenities of the locality, the privacy/amenities of the adjoining properties and in the interests of nature conservation, to accord with Policies HS4, CH2 and NC7 of the Wirral Unitary Development Plan.

7. The development hereby permitted shall be carried out in accordance with the approved plans received on the 29th May 2013, and listed as follows: 057\_001 (12th February 2013), 057\_102 Rev A (25th March 2013), 057\_103 Rev C (6th March 2013), 057\_104 Rev B (6th March 2013), 057\_105 Rev A (10th April 2013), 057\_106 Rev A (25th March 2013) and 057\_107 (5th June 2013).

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

8. 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 having regard to UDP Policies CH2 and HS4.

9. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT details of an obscure privacy screen (minimum height 1.7m) to be erected to the north east and south west edges of the proposed first floor balcony area shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be implemented in full prior to the first use of the development hereby permitted, and retained as such thereafter.

**Reason:** In the interests of the amenities of adjoining residential properties, having regard to UDP Policy HS4.

**Last Comments By:** 10/07/2013 10:50:24  
**Expiry Date:** 24/07/2013

## Planning Committee

22 August 2013

**Reference:** APP/13/00684      **Area Team:** South Team      **Case Officer:** Miss A McDougall      **Ward:** Claughton

**Location:** Wethersfield House, WETHERSFIELD ROAD, NOCTORUM  
**Proposal:** Amended to previous approval APP/12/00962: Amendment to house design and amendment to access arrangement.

**Applicant:** The Dawpool Estate Ltd  
**Agent :** SHACK Architecture Ltd

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

### **Planning History:**

Location: Wethersfield House, WETHERSFIELD ROAD, NOCTORUM  
Application Type: Full Planning Permission  
Proposal: Removal of Condition 18 on 09/05471: Alteration to Wethersfield House to form 12no apartments, alteration and extension to wethersfield lodge to form 3no 2 storey apartments and the erection of 4no terraced townhouses within grounds.  
Application No: APP/13/00071  
Decision Date: 22/03/2013  
Decision Type: Approve

Location: Wethersfield House, WETHERSFIELD ROAD, NOCTORUM, CH43 9UW  
Application Type: Full Planning Permission  
Proposal: Construction of four new houses (amended design of previously approved houses) in the ground of the Wethersfield House, alterations to approved access, replacement of brick balustrade with new railings to front and rear, and new car park configuration to main house.  
Application No: APP/12/00962  
Decision Date: 26/09/2012  
Decision Type: Approve

Location: Wethersfield Lodge, Wethersfield Road, Noctorum, Wirral, CH43 9UW  
Application Type: Full Planning Permission  
Proposal: Alteration to Weathersfield House to form 12no. apartments; alteration and extension to Wethersfield Lodge to form 3no. 2 storey apartments and the erection of 4no. terraced townhouses within grounds. (amended description)  
Application No: APP/09/05471  
Decision Date: 02/10/2009  
Decision Type: Approve

Location: Wethersfield House and Lodge, Wethersfield Road, Noctorum, Wirral, CH43 9UW  
Application Type: Full Planning Permission  
Proposal: Erection of a three storey extension to Wethersfield house and conversion of the house and lodge to 20 apartments.  
Application No: APP/04/06065  
Decision Date: 10/09/2004  
Decision Type: Approve

Location: Wethersfield, Wethersfield Road, Noctorum, Wirral, CH43 9UW  
Application Type: Outline Planning Permission  
Proposal: Removal of existing property and erection of eleven detached houses with garages  
Application No: OUT/03/05200  
Decision Date: 27/11/2003  
Decision Type: Withdrawn

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

#### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 47 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no representations have been received.

#### **CONSULTATIONS:**

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

**Director's Comments:**

**REASON FOR REFERRAL**

Councillor George Davies has taken the application out of delegation due to the high level of public interest.

**INTRODUCTION**

The proposal is for an amendment to the previously approved planning application reference APP/12/00962, the amendments are to the design of the four new residential units and the vehicle access points in and out of the site.

The site is known as Wethersfield House, the plot consists of a large dwelling that has had planning permission to be converted into apartments, there is an existing gate house that has also been converted into 3 residential units. The original planning permission included 4 new dwellings within the grounds, these are the subject of this planning application, the design has been altered and a resubmission is required.

**PRINCIPLE OF DEVELOPMENT**

The proposed alterations are acceptable in principle having regard to previous applications for the redevelopment of the site.

**SITE AND SURROUNDINGS**

The site consists of a large dwelling that has been converted into flats, the grounds are quite extensive and have a TPO restriction, there are two vehicle access points and an existing gate house within the grounds. To the rear of the main house (wethersfield house) the land falls dramatically away to Noctorum Dell. The rear section of the plot is not ideal to be development due to the land gradient, the site to the north and east of the main wethersfield house building sits level with the gate house and the more modern properties along Wethersfield Road, it is in this area that the new dwellings are to be located.

**POLICY CONTEXT**

This current application is for amendments to a previous approved residential scheme, the principle of the development has been approved, the changes in this instance are to the design and scale of the addition 4 dwellings and the vehicle access into and out of the site.

Having regard to Wirral's UDP Policy HS4; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

#### **APPEARANCE AND AMENITY ISSUES**

##### **AMENDMENTS TO THE NEW DWELLING PLOTS**

The changes are to the design and built footprint of the additional dwellings, the changes include the removal of a car port between plot two and plot three and the inclusion of two-storey gable front to plot one and plot three. The alterations to the house designs are appropriate, the houses are of a design and scale that sit well with the character of the main house and the original gate house, they are built within a cluster which is a characteristic of the plot.

##### **AMENDMENTS TO THE ACCESS ARRANGEMENTS**

The two most recent applications APP/09/05471 and APP/12/00962 provided two alternative access arrangements. In terms of planning application 09/5471, the site was to use the two existing access points to the north and south of Wethersfield Road as a one-way system for egress and ingress, planning application 12/00962 approved the widening of the southern access to allow vehicles to pass each other within the site through an appropriate access point and the closing of the northern access with a static gate. This current application is to facilitate both access points as egress and ingress, the access to the south has been widened in terms of the boundary treatment.

Concerns have been raised with regards to the safety of the northern access in and out of Wethersfield Road, the adjoining property 12 Wethersfield Road have raised concerns in terms of vehicles using the northern access and the impact of headlights into the front windows of the dwelling.

The amended design and scale of the housing is acceptable, the mass of the dwellings is reduced but the design character of retained.

The amendments to the access point have raised no highway safety objection, the widened access to the south of the site still requires further works to the footway but can suitably provide two way traffic. The northern access is narrow at the gate posts but forward visibility to the north is acceptable and vehicles can pass each other if necessary, the footway crossing at this point also needs upgrading.

#### **SEPARATION DISTANCES**

The houses are located well within the site and retain the tree lined boundary, the three block of proposed dwellings are located closest to the houses on Wethersfield road, there are habitable room windows proposed at first floor serving new bedrooms, the houses opposite are approximately 21 to 22m from the boundary with Wethersfield House, the houses proposed are set in approximately 12m from the boundary, therefore the proposed dwellings meet the separation distances.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal. Conditions advised with regards to the upgrading of the footway crossings.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

#### **CONCLUSION**

The amendments to the scheme are appropriate in this instance and do not have a detrimental impact onto the character of the area having regard to Wirral's UDP Policy HS4.

#### **5. 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 amendments to the scheme are appropriate in this instance and do not have a detrimental impact onto the character of the area having regard to Wirral's UDP Policy HS4.



**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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3 July 2013 and listed as follows: B101 Rev E (07.2013) and B103 Rev A (07.2013).

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

3. Within three months of the approval date, details of the widened footway crossings to the north and south access points of the site shall be submitted to and agreed in writing by the Local Authority. These works shall be implemented in accordance with the details agreed and within a timescale agreed, which has been submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

**Reason:** In the interests of highway safety.

**Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developers expense, including the relocation and/or replacement of street furniture as necessary. Please contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

**Last Comments By: 07/08/2013**  
**Expiry Date: 28/08/2013**

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## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00688**

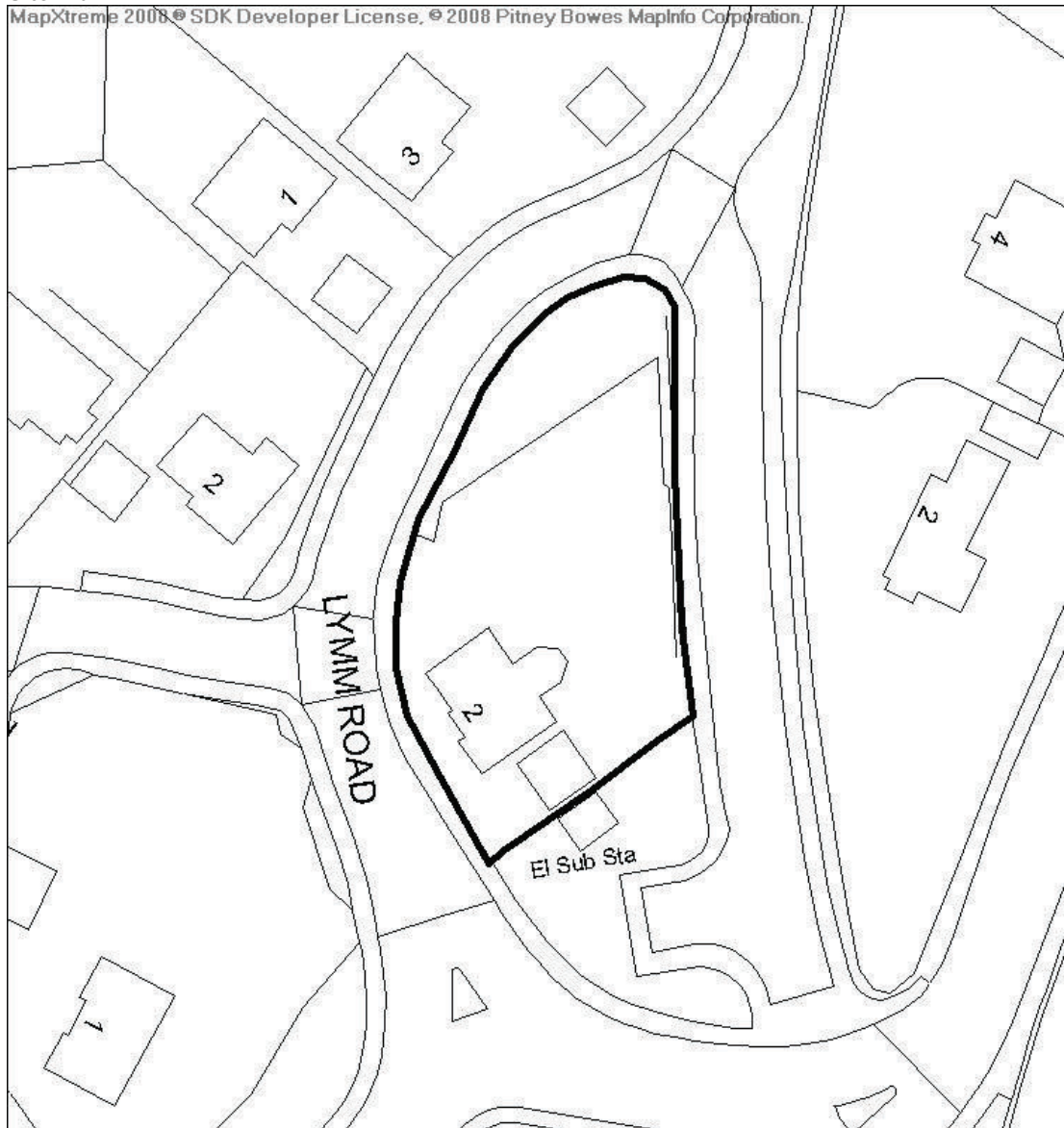
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Bidston and St James**

**Location:** 2 LYMM ROAD, BIDSTON, CH43 7NR  
**Proposal:** Proposed cattery comprising of an outbuilding of 15 small units to house a maximum of 20 cats, and isolation unit.  
**Applicant:** Cosy Cats Cattery Ltd  
**Agent :**

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

None

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

Having regard to the Council's Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A Site Notice was also displayed. One objection has been received following publicity of this application from 2 Eleanor Road citing the following concerns:

1. The size of the cattery;
2. The application is a residential area and is closer to neighbours homes than the applicant's home;
3. The likely increased demand on Council services through complaints to Environmental Health regarding noise and smell;
4. Increased traffic in a small, poor quality cul-de-sac currently only used by 3 properties, and where it is difficult to turn;
5. The drawings do not appear to be to scale;
6. Impact on the trees;
7. 20 cats will likely increase the prospect of noise nuisance, higher traffic levels and smells;
8. Conditions should be attached requiring the regular removal of waste, hours of dropping off/collection (9am-5pm) and monitored and limit only cats should be housed;
9. Will the business be accepting visitors?;
10. The entrance is on a blind bend and there are traffic issues;
11. Visitors will have to park on the cul-de-sac.

**CONSULTATIONS**

Head of Environment & Regulation (Pollution Control Division) - no objections to the proposal

Head of Environment & Regulation (Traffic & Transportation Division) - no objections to the proposal

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

The application has been removed from delegation on the request of Councillor Jim Crabtree, on the grounds of the objections from the neighbours at No.2 Eleanor Road.

**INTRODUCTION**

The application proposes a cattery within the garden of 2 Lymm Road. The cattery comprises of an L-shaped outbuilding measuring 13.8 metres in length, comprising of 15 small units to house a maximum of 20 cats, and an isolation unit. Both buildings are timber built, and 2 metres in height.

**PRINCIPLE OF DEVELOPMENT**

Non-residential uses can be acceptable in residential areas if they meet the requirements of UDP Policy HS15.

**SITE AND SURROUNDINGS**

The site comprises a detached brick property with a large garden, situated in a residential area. The property has an existing double garage and off-street parking for two cars. Access is gained off the cul-de-sac, which has no waiting restrictions and serves one other property. There is a turning head

at the end of the cul-de-sac. The property is surrounded by roads on all sides, and the nearest residential property is 18 metres away from the proposal. The site is screened by 1.8 metre high wooden fences and mature trees and hedges to the boundaries.

### **POLICY CONTEXT**

The application shall be assessed against Policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework (NPPF).

Policy HS15 sets out that non-residential proposals should be of an appropriate scale to surrounding development and not result in a detrimental change in the character of the area or cause nuisance to neighbouring uses particularly in respect of noise and disturbance, on-street parking and deliveries. This is consistent with the NPPF which encourages sustainable development and expects planning to achieve a good standard of amenity and core principle.

### **APPEARANCE AND AMENITY ISSUES**

The proposal is considered acceptable in scale, design, materials and siting. The proposed buildings are 2 metres in height and are not considered to form a visually obstructive feature when viewed from the street scene or neighbouring properties. The low buildings will be partially screened from the streetscene by the solid 1.8 metre high wooden fencing and mature trees and vegetation, and the height and timber materials of the buildings are no more obtrusive than a garden fence. The proposed footprint of the buildings are considered acceptable given the size of the garden is approximately 740 square metres, and a large amount of amenity space will remain. The proposal remains 18 metres away from the nearest residential property and will not result in overshadowing, or an overbearing appearance.

The proposal is for a maximum of 20 cats, which is not deemed to be excessive or of an inappropriate commercial scale to surrounding development or result in a detrimental change in the character of the area given the nature of use and its location. It is not considered the proposal for 20 cats is significantly detrimental to neighbouring amenities. Should the application be approved, a condition should be placed restricting the number of cats.

An objection was received concerning inaccurate drawings. The submitted drawings are to scale.

The proposal is of an appropriate scale and is considered not to result in a detrimental change in the character of the area. The number of cats proposed is considered not to result in noise and disturbance to the detriment of neighbouring residential properties. The proposal complies with Policy HS15 with permits small-scale non-residential development in residential areas.

### **SEPARATION DISTANCES**

The nearest property is 18 metres away from the proposal. No residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal. The Head of Environment & Regulation (Highway Management Division) were notified and commented the cattery is unlikely to create any significant traffic or highway safety issues. As the cats tend to board for a week this reduces daily traffic flow. Additional heavy vehicles are unlikely to be generated by the proposal. The number of visits are likely to be low and during the daytime.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The proposed structure will not have a detrimental impact on the mature protected trees adjacent. Neighbour concerns have been raised relating to the number of cats, noise, smell and the disposal of waste. The Head of Environment & Regulation (Pollution Control Division) had no objection to the proposal, and excessive noise could be dealt with under Environmental Legislation. The proposed structure is secure and is to be built with a wooden frame with mesh panels. 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 of an appropriate scale and is considered not to result in a detrimental change in the character of the area. The number of cats proposed is considered not to result in noise and disturbance to the detriment of neighbouring residential properties. The proposal is not considered detrimental to highway safety. The proposal complies with UDP Policy HS15 which permits small-scale non-residential development in residential areas.

### **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:-

The proposal is acceptable in terms of scale, siting, materials and will not cause an adverse impact onto the neighbouring properties. The proposal is therefore acceptable in terms of the criteria set out in Policy HS15 Non-Residential Uses in Primarily Residential Areas in the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

**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 (insert date) and listed as follows: (insert plan/drawing numbers & date)

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

3. The cattery building hereby approved shall provide accommodation for no more than 20 cats at any one time, and no other animals at any time.

**Reason:** In the interests of amenity

4. The dropping-off and collection of cats by customers shall be between the hours of 08.00 hours and 21.00 hours

**Reason:** In the interests of amenity

### **Further Notes for Committee:**

**Last Comments By:** 24/07/2013 11:49:49

**Expiry Date:** 16/08/2013

## Planning Committee

22 August 2013

**Reference:**  
**ADV/13/00689**

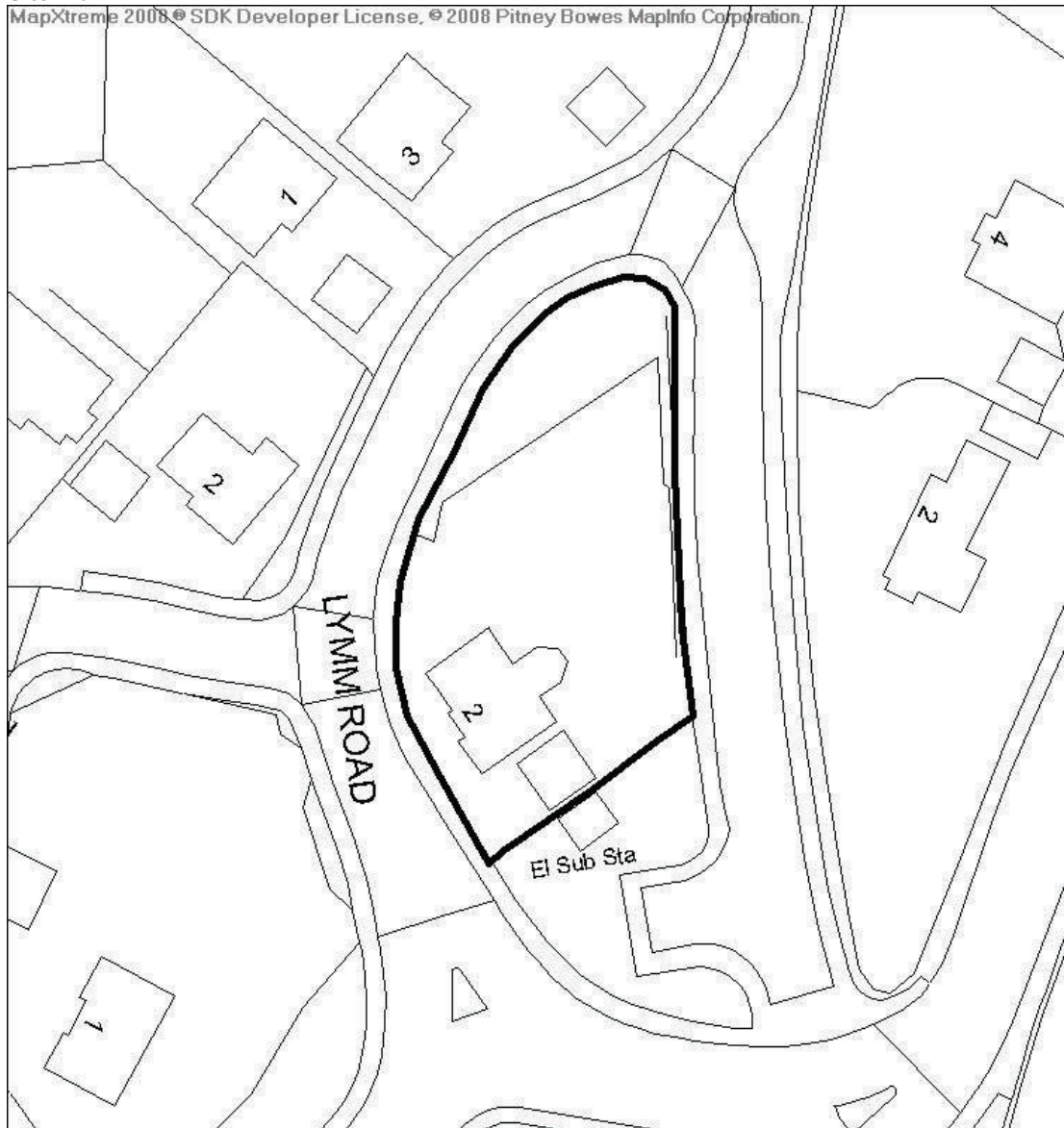
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Bidston and St James**

**Location:** 2 LYMM ROAD, BIDSTON, CH43 7NR  
**Proposal:** Advertisement consent for fascia sign and hanging sign (amended plans received)  
**Applicant:** Cosy Cats Cattery Ltd  
**Agent :** N/A

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

None

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

Having regard to the Council's Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A Site Notice was also displayed. One objection has been received following publicity of this application from 2 Eleanor Road citing the following concerns:

1. It is not clear where the signs are to be located;
2. The sign is to be illuminated.

**CONSULTATIONS**

Head of Environment & Regulation (Highway Management Division) - no objections to the proposal

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

The application has been removed from delegation on the request of Councillor Jim Crabtree, on the grounds of the objections from the neighbours at No.2 Eleanor Road.

**INTRODUCTION**

The application proposes a fascia sign and hanging sign. Amended plans were received 8 August 2013 removing the free standing sign and replacing it with a smaller hanging sign (sign B), which will not be illuminated. The hanging sign will measure 500mm by 400mm, and will be hung on a post 1.8m in height. The fascia sign (sign A) has been reduced in size to measure 500mm by 400mm, and is situated on the existing 1.8m high wooden fence adjacent to the driveway facing east towards the cul-de-sac and south of the dwelling, adjacent to the entrance of Lymm Road. This sign will also not be illuminated.

**PRINCIPLE OF DEVELOPMENT**

Adverts on commercial premises are generally acceptable in principle subject to impact on amenity and highway safety.

**SITE AND SURROUNDINGS**

The site comprises a detached brick property with a large garden, situated in a residential area and screened by 1.8 metre high wooden fences and mature trees and hedges to the boundaries.

**POLICY CONTEXT**

The proposal shall be assessed against the relevant Unitary Development Plan Policy HS15 Non Residential Uses in Primarily Residential Areas and the National Planning Policy Framework. Under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Local Authorities can exercise power in the interests of amenity taking into account the provisions of the Development Plan, so far as they are material. The definition of amenity includes visual amenity.

**APPEARANCE AND AMENITY ISSUES**

The amended signs are acceptable in size and siting, and are not considered to result in an over concentration of adverts at the site. The proposal is not considered to be detrimental to the character of the area or result in loss of amenity, in accordance with policy HS15 and the NPPF.

**SEPARATION DISTANCES**

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

**HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway implications relating to this proposal.

**ENVIRONMENTAL/SUSTAINABILITY ISSUES**



Following the amendments received 8 August 2013, the proposed signs will not be illuminated. There are no environmental/sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed signs meet the requirements set out in Policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework, and are not considered to have an adverse impact on the character of the area.

#### **Summary of Decision:**

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

The proposed signs meet the requirements set out in Policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework, and are not considered to have an adverse impact on the character of the area.

**Recommended            Approve**  
**Decision:**

#### **Recommended Conditions and Reasons:**

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.  
  
**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.  
  
**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.  
  
**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).  
  
**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.  
  
**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. This consent shall expire after a period of 5 years from the date of this permission.

**Reason:** To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 08 August 2013.

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

**Last Comments By:** 24/07/2013 14:49:25  
**Expiry Date:** 16/08/2013

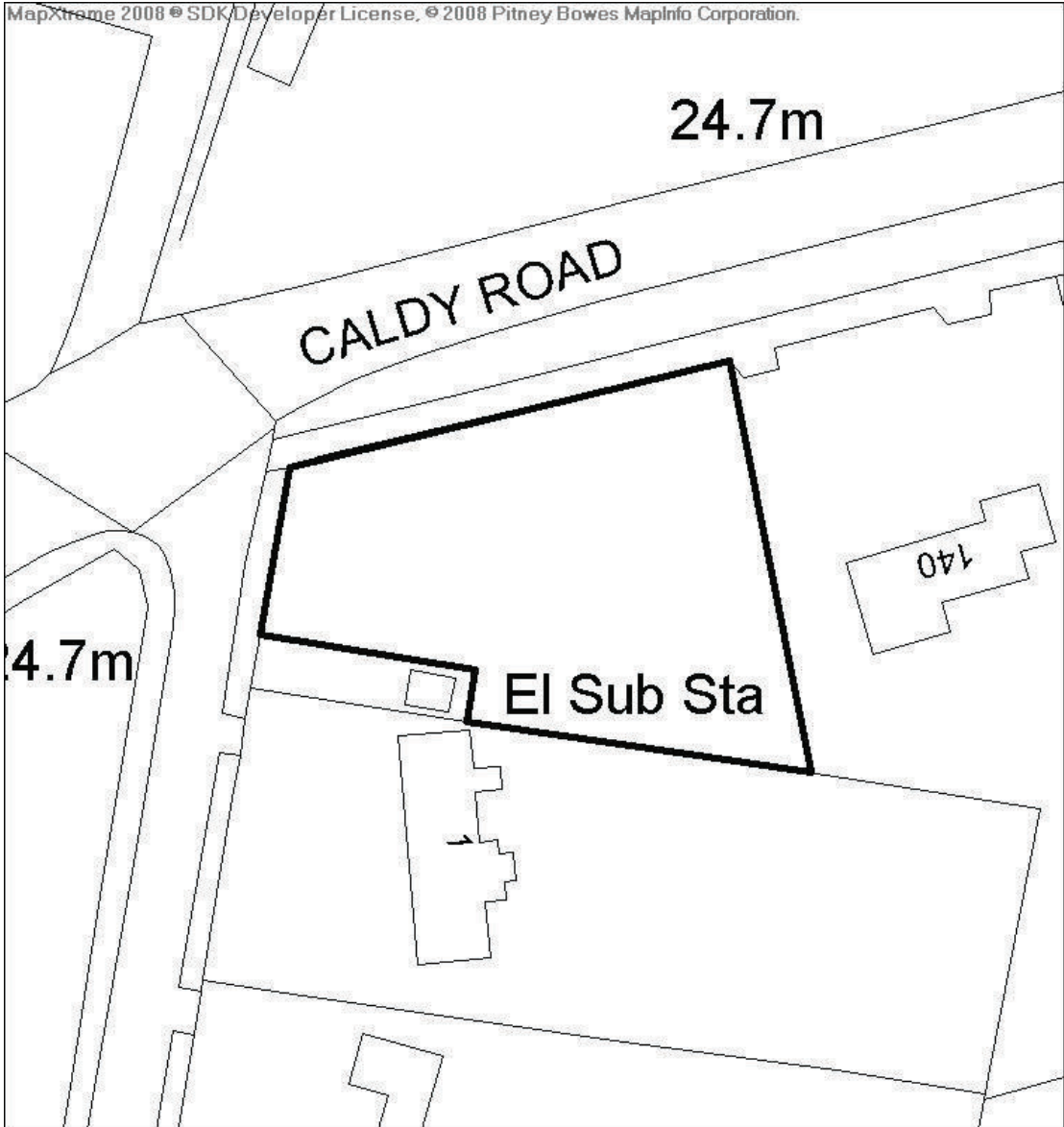
**Planning Committee**

22 August 2013

<b>Reference:</b> <b>APP/13/00706</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Day</b>	<b>Ward:</b> <b>West Kirby and Thurstaston</b>
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<b>Location:</b>	Holmville, 140 CALDY ROAD, CALDY, CH48 1LN
<b>Proposal:</b>	Proposed New Build House
<b>Applicant:</b>	Dr Sharma
<b>Agent :</b>	J H CONSULTING

**Site Plan:**



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**Development Plan allocation and policies:**  
Primarily Residential Area  
Conservation Area (for illustrative purposes)

## Density and Design Guidelines Area

### Planning History:

Location: Holmville, 140 Caldys Road, Caldys, Wirral, CH48 1LN  
Application Type: Full Planning Permission  
Proposal: Two storey front, side and rear extensions, single storey conservatory to rear and erection of a pitched roof over the existing garage.  
Application No: APP/03/06073  
Decision Date: 11/07/2003  
Decision Type: Approve

Location: Holmville, 140 Caldys Road, Caldys, Wirral, CH48 1LN  
Application Type: Full Planning Permission  
Proposal: Erection of two storey and single storey extension to side, two storey front extension, part single, part two storey extension and conservatory to rear, and erection of 1.6 metre high fence to front boundary.  
Application No: APP/01/07356  
Decision Date: 11/02/2002  
Decision Type: Approve

Location: Holmville, 140 Caldys Road, Caldys, Wirral, CH48 1LN  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey side extension, conservatory to rear and two storey side and rear extension.  
Application No: APP/02/05402  
Decision Date: 15/05/2002  
Decision Type: Approve

Location: West of Holmville 140 Caldys Road, Caldys, Wirral, CH48 1LN  
Application Type: Outline Planning Permission  
Proposal: Erection of a dwellinghouse (outline)  
Application No: OUT/02/06905  
Decision Date: 05/11/2002  
Decision Type: Withdrawn

Location: Holmville, 140 Caldys Road, Caldys, Wirral, CH48 1LN  
Application Type: Full Planning Permission  
Proposal: Erection of a detached summer house  
Application No: APP/02/06906  
Decision Date: 12/12/2002  
Decision Type: Approve

### Summary Of Representations and Consultations Received:

#### REPRESENTATIONS

In line with the Councils policy for publicity of planning applications letters were sent to 7 individual neighbouring properties and a notice was displayed on site. Three responses were received There was one comment on the accuracy of the planning application forms from 51 Croft Drive East and two objections from, 1 Croft Drive East and 151 Caldys Road.

The reasons for objection relate to:-

1. Loss of privacy to the adjacent property
2. Proposal will detract from the character of the Conservation area
3. Proposal will set a precedent for similar developments
4. If built, the development will impact negatively on house values.

## CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Caldy Conservation Area Advisory Group - Object to the proposal. The development is too small compared to surrounding plots, is too close to neighbouring properties and is uncharacteristically forward of the building line.

### **Director's Comments:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is referred to committee following its removal from delegation by Councillor Watt

### **INTRODUCTION**

The proposed development consists of the erection of a detached house with integral garage on the garden to the east of 140 Caldly Road. The proposed dwelling uses the existing westernmost vehicular access to 140 Caldly Road.

### **PRINCIPLE OF DEVELOPMENT**

The application site lies within the Caldly conservation area. As such new proposals must be considered against the UDP conservation policies CH2, CH11 and SPG 8 , Density and Design guidelines : Caldly Village, in addition to Policy HS4 and guidance given in the National Planning Policy Framework. The recently adopted conservation area appraisal recognizes that a landscaping setting is an attractive feature and an important attribute of the character of the conservation area.

### **SITE AND SURROUNDINGS**

140 Caldly Road is a large detached house set in a generous garden fronting Caldly Road and Croft Drive East. The frontage to Caldly Road is particularly wide with the existing dwelling positioned to the east of the plot. The side garden to the west, which is the application site, currently consists of tennis courts. The boundary to both Caldly Road and Croft Drive East is formed of a substantial fence and hedge which restrict views into the site. 140 Caldly Road has two vehicular accesses and it is proposed to use the westernmost one to access the application site, leaving the other for the existing dwelling.

The site lies towards the eastern edges of the Caldly Conservation area within zone 2 which is characterised by large houses in spacious gardens. Within this part of the Conservation area, more diverse and denser development can be permitted subject to other Conservation policies. Whilst there is a mix of house styles and periods in this part of the Conservation area, the arts and crafts style is still predominant.

### **POLICY CONTEXT**

Policy HS4 of the Wirral UDP sets out the general criteria for new dwellings. Policy HS4 requires new dwellings to not have a detrimental impact on the character of the area or the amenities of neighbouring properties. UDP Policy HS10 deals specifically with backland development and requires new dwellings to retain adequate garden for the remaining houses, to be sufficiently removed from existing dwellings to not adversely harm their amenity and to have sufficient turning space for vehicles.

As the site is within the conservation area the new dwelling must also be assessed against policies CH2 and CH11. CH2 deals with development within conservation areas in general and requires new development to preserve and enhance the important characteristics of the conservation area such as layout, landscaping and relationship between buildings.

Policy CH11 is specific to Caldly and identifies the important characteristics as, the low density, mature landscaped suburb.

This is consistent with the National Planning Policy Framework, which supports the development of well designed, visually attractive homes in sustainable locations. Within Conservation areas, it is recognised that new development should make a positive contribution to local character and distinctiveness.

### **APPEARANCE AND AMENITY ISSUES**

The proposed development is for a two storey house to be situated on the garden west of 140 Caldly Road, fronting Caldly Road. Although the new dwelling would be sited forward of the existing house at 140, it still retains a building line depth of between 7m and 13m, which although less than the prevailing building lines, still allows a good set back of the dwelling. This coupled with the existing boundary screening and the absence of any new vehicular openings, will minimise the impact of the new dwelling on the street scene.

The proposed dwelling uses a contemporary design which makes reference to the conservation area through the use of traditional materials such as slate and render. The design of the house uses a steep roof pitch to reflect the characteristics of properties in the locality. The scale of the house is not at odds with the variety of house sizes in the area and it sits well within its plot, retaining a good garden all around the dwelling.

The design of the dwelling is similar in terms of proposed materials (timber cladding, render and large glazed walls) to the approved scheme at No. 3 Croft Drive East, which is now being built. However the incorporation of the pitched roof creates a traditional element to the design with properties either side, subtly harmonising with its neighbours providing additional character. This softens the overall modern element of the development.

The conservation area appraisal recognises that the landscaping setting is an attractive feature and an important attribute of the character of the conservation area. The site is enclosed by a timber boarded fence approximately 1.7 metres high with addition of dense, mature vegetation. The additional boundary vegetation is varied; laurel hedging to the north 1.3 metres, conifer trees to the west 2 metres and scattered vegetation with a few trees to the south, shared with No. 1 Croft Drive East. The proposal retains the existing dense boundary treatment of the property which will ensure that any impact resulting from the proposed property on the existing street scene and conservation area is very limited.

It is considered that the limited glimpses through the site, together with the position of the proposed dwelling within the plot will make a positive contribution to the appearance of the conservation area and is unlikely to set a precedent as the site has unique characteristics as a wide corner plot .

### **SEPARATION DISTANCES**

The property to the rear of the site, no 1 Croft Drive East, has a rear garden which is at right angles to the application site. The proposed dwelling has a two storey central core which is positioned 11m from the boundary with 1 Croft Drive East. The two bedroom windows which are in the rear elevation of the new dwelling will therefore be located a sufficient distance from the garden of 1 Croft Drive East to retain an acceptable level of privacy. Overlooking between the windows to the rear of both existing and new properties is at an oblique angle and between 18 and 22m which would meet the normal spacing requirements.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The proposal re-uses an existing access which will be conditioned

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The house will be built to meet modern sustainable requirements to encourage the reduction of energy use.

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

The design and siting of the proposed development will result in a positive contribution to the character of the conservation area in a sustainable location. This accords with the guidance given in NPPF and Policies HS4, CH2 and CH11 of the Wirral Unitary Development Plan.

### **5. 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 design and siting of the proposed development will result in a positive contribution to the character of the conservation area in a sustainable location. This accords with the guidance given in NPPF and policies HS4, CH2 and CH11 of the Wirral Unitary Development Plan.

**Recommended Decision: Approve**

**Recommended Conditions and Reasons:**

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

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

2. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.

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

3. Prior to the commencement of development, details of boundary treatment between the proposed dwelling and 140 Caldys Road, shall be submitted to and agreed in writing with the Local Planning Authority. The boundary treatment shall be carried out in accordance with the agreed details and retained as such thereafter.

**Reason** To ensure a satisfactory form of development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

**Reason:** To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 and CH11 of the Wirral Unitary Development Plan

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

**Reason:** To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy HS4 and CH11 of the Wirral Unitary Development Plan.

6. 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.

**Reason:**

To ensure that the development is satisfactorily sited and designed in relation to the surrounding area.

7. No development shall be commenced until a sample of the type of roof material and a

sample of rain water goods have all been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.

**Reason:** To protect the character of the Conservation Area and to comply with Policy CH11.

8. No development shall commence until cross section drawings (scale: 1:5 or 1:2) and full details of all the aluminum windows and doors are submitted to and approved in writing by the Local Planning Authority. These drawings shall be submitted and approved in writing by the Local Authority before work commences and shall be retained as such thereafter.

**Reason:** To protect the character of the Conservation Area and to comply with Policy CH11.

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28th May 2013 and listed as follows: 1744-S1, 1305-01, 1305-100, 1305-101, 1305-102, 1305-103 and 1305 104

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

**Further Notes for Committee:**

**Last Comments By:** 19/07/2013 11:52:41

**Expiry Date:** 23/07/2013





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## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00771**

**Area Team:**  
**North Team**

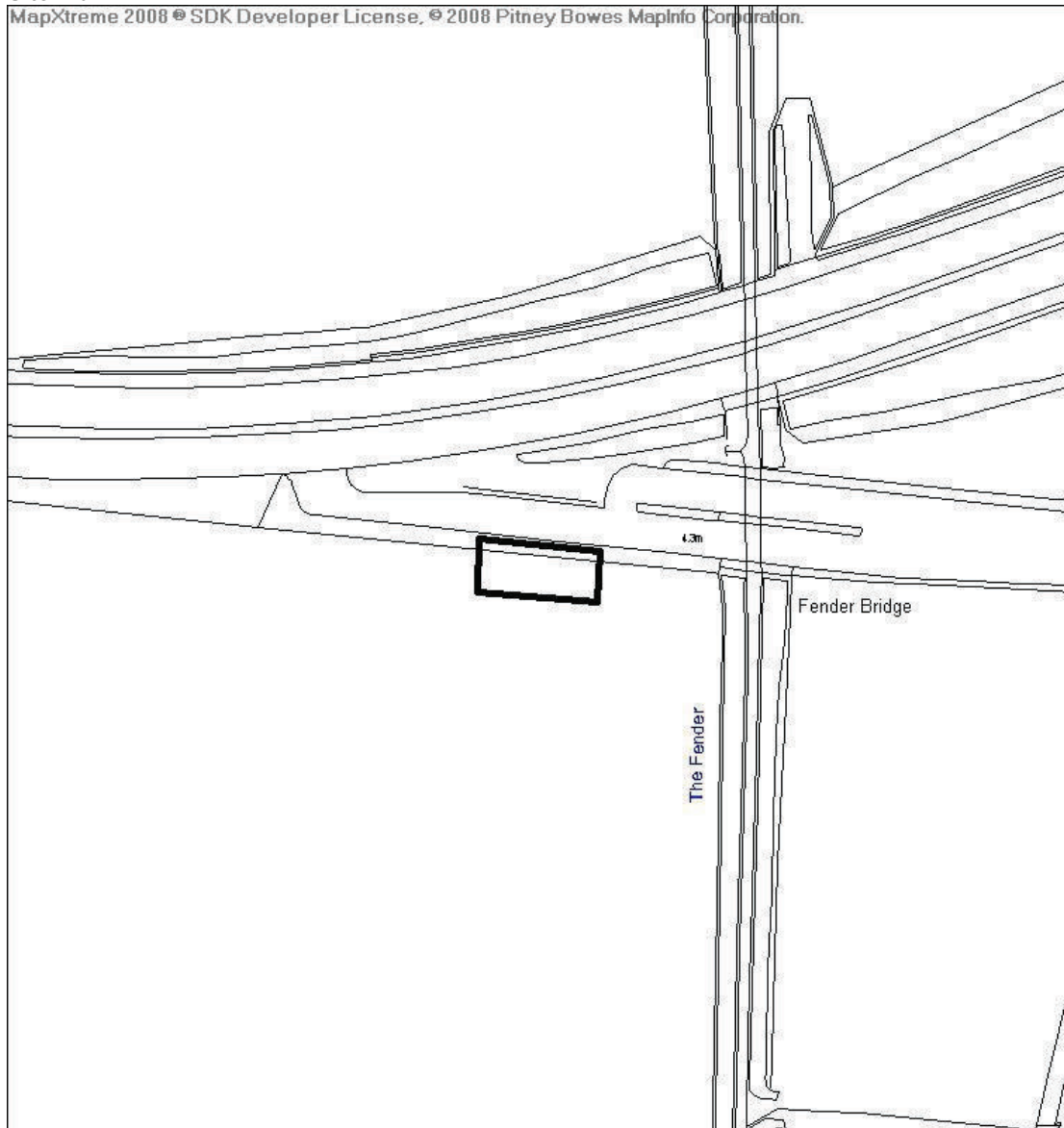
**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Leasowe and  
Moreton East**

**Location:** Land off Fender Lane, Fender Lane, Moreton, Wirral, CH46 9PA  
**Proposal:** The installation of a single storey gas governor kiosk with fenced compound and access  
**Applicant:** National Grid Gas PLC  
**Agent :** I H C S Ltd

### Site Plan:

MapXtreme 2008 © SDK Developer License, © 2008 Pitney Bowes MapInfo Corporation.



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**Development Plan allocation and policies:**  
Washland

Area Requiring Landscape Renewal  
Green Belt  
Road Corridor subject to Environmental Improvement

**Planning History:**

None

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

In line with the Councils policy for the publicity of planning applications, a notice was displayed on site. There are no neighbouring properties to notify individually. No representations have been received.

**CONSULTATIONS**

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

Wirral Wildlife - the proposal is unlikely to have any impact on Bidston Marsh SBI, condition required in relation to removal of hedgerow.

**Director's Comments:**

**REASONS FOR REFERRAL TO PLANNING COMMITTEE**

The application constitutes inappropriate development which is contrary to Green Belt Policy.

**INTRODUCTION**

The proposal relates to the erection of a single storey gas governor kiosk within a fenced compound. It is to be located to the south of Fender Lane adjacent to the perimeter of the existing field.

**PRINCIPLE OF DEVELOPMENT**

The site is located within the Green Belt and within an area designated for landscape renewal by the Wirral Unitary Development Plan. It is also within flood zone 3b as shown on the Environment Agency's Flood Map. The proposal constitutes inappropriate development which can only be approved if very special circumstances can be demonstrated and if issues relating to flooding can be satisfactorily resolved.

**SITE AND SURROUNDINGS**

The application site consists of an existing access road and field to the south of Fender Lane and to the east of, and below the M53. The northern boundary of the field consists of a 3m hedge. The field is lower level than the hedge and falls away to the south. There is an existing gate into the field.

The site is located within the adopted Green Belt and within flood zone 3.

**POLICY CONTEXT**

The site is designated as part of the Green Belt, Washland, a Road Corridor Environmental Improvement and an Area Requiring Landscape Renewal Unitary Development Plan Policies (UDP). The relevant UDP Policies include: GB2 - Guidelines for Development in the Green Belt, LA3 - Priorities for Areas Requiring Landscape Renewal, and LA4 - Areas Requiring Landscape Renewal. The application must also be considered against the National Planning Policy Framework (NPPF) which provides an updated position in relation to development within the Green Belt and within areas at risk from flooding.

Policy GB2 specifies which types of development are appropriate in the green belt and advises that where proposals are inappropriate, very special circumstances must be demonstrated which would overcome the presumption against approval. This approach is reiterated in the NPPF.

Policies LA3 and LA4 identify sites where landscape renewal is required and set out the criteria which will be applied to development proposals within such areas. Any proposals will be required to contribute to the visual improvement of the area.

NPPF advises that a sequential test is applied to development within areas identified as flood zones to consider the availability of other reasonably available sites. Where development cannot locate elsewhere, the exception test must be applied which will indicate if the wider benefits of the development outweigh the flood risk and that a site specific flood risk assessment is in place which should include mitigation measures.

Whilst the site itself is not a site of biological importance, the applicant was also asked to consider the impact of the development on nearby sites of Biological importance

### **APPEARANCE AND AMENITY ISSUES**

The proposal is to erect a single storey building to house gas pressure reduction equipment, the building would measure 7.6m by 3.4 m with a height of 2.25m. The building is to be positioned to the south of the existing access road along the edge of the existing field. The proposals include a small compound around the building which would be bounded by 3m palisade fencing and would utilise the existing gates to the field. As the field slopes away to the south, the overall height of the kiosk will vary to take account of the gradient and to provide a finished floor level of 5.29m AOD. Thus the height of the structure along the northern boundary will be 2.6m increasing to 3m to southern elevation.

The proposal constitutes inappropriate development within the Green Belt and as such the applicant must demonstrate the very special circumstances which would permit this proposal. The applicant has stated that the structure is required to improve gas pressure control over the existing network. Specifically, it is to assist in controlling gas supply through damaged lengths of pipeline in the area, which is causing gas leaks. In addition this particular location is critical as it is at the junction of two major pipelines.

The importance of this particular location also is relevant to the approach to flood risk. The applicants have applied the national sequential and exception test to the proposal, which has resulted in the mitigation through the height of the finished floor level AOD. The nature of the building is such that infrequent visits are anticipated at a level of once every nine months and as such the risk is not high to its users.

The position of the building will necessitate the removal of a section of hedge along the northern elevation whilst additional native hedging will be planted along the southern boundary and around the sides of the structure. The views from Fender Lane are limited as the building will be viewed against the existing hard standing which is at a higher level. Views from the surrounding green belt will be softened by the additional planting, the low profile of the building and the finished green colour.

In these particular circumstances it is considered the benefits of the development would outweigh any harm to the openness of the green belt.

### **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**

The application is accompanied by a flood risk assessment a Landscape and Visual appraisal and Ecology Survey. The proposed landscaping and the design of the building take into account the implications of both flood risk and the requirement for landscape improvement. The site has no statutory or non-statutory ecological designations on site, the nearest designated site is at Bidston Moss to the north west of the site. The Ecology survey did not find any evidence of protected species on site and concluded that there would be no adverse impact on any nearby sites of ecological

importance

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed building would bring significant safety improvements which would constitute the very special circumstances needed to satisfy UDP policy GB2 and advice in the National Planning Policy Framework. In addition the siting and design will minimise the visual impact of the building and contribute to landscape improvement in line with policies LA3 and LA4 of the Wirral UDP.

#### **5. Summary of Decision:**

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

The proposed building would bring significant safety improvements which would constitute the very special circumstances needed to satisfy UDP policy GB2 and advice in the National Planning Policy Framework. In addition the siting and design will minimise the visual impact of the building and contribute to landscape improvement in line with policies LA3 and LA4 of the Wirral UDP.

**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. Details of the proposed hedge shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The proposed hedge shall be planted in accordance with the agreed details within six months of the completion of the building hereby approved and thereafter shall be maintained to the satisfaction of the Local Authority.

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

3. Details of materials and colour finishes for all external work including boundary fencing shall be submitted to and approved by the Local Planning Authority before any work is commenced. The development shall be completed in accordance with the approved details and maintained as such thereafter.

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

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13th June 2013 and listed as follows: AW014/01, AW014/02, AW014/03, AW014/04, AW014/05 and AW014/06.

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

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

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

**Last Comments By:** 19/08/2013 12:23:26  
**Expiry Date:** 08/08/2013

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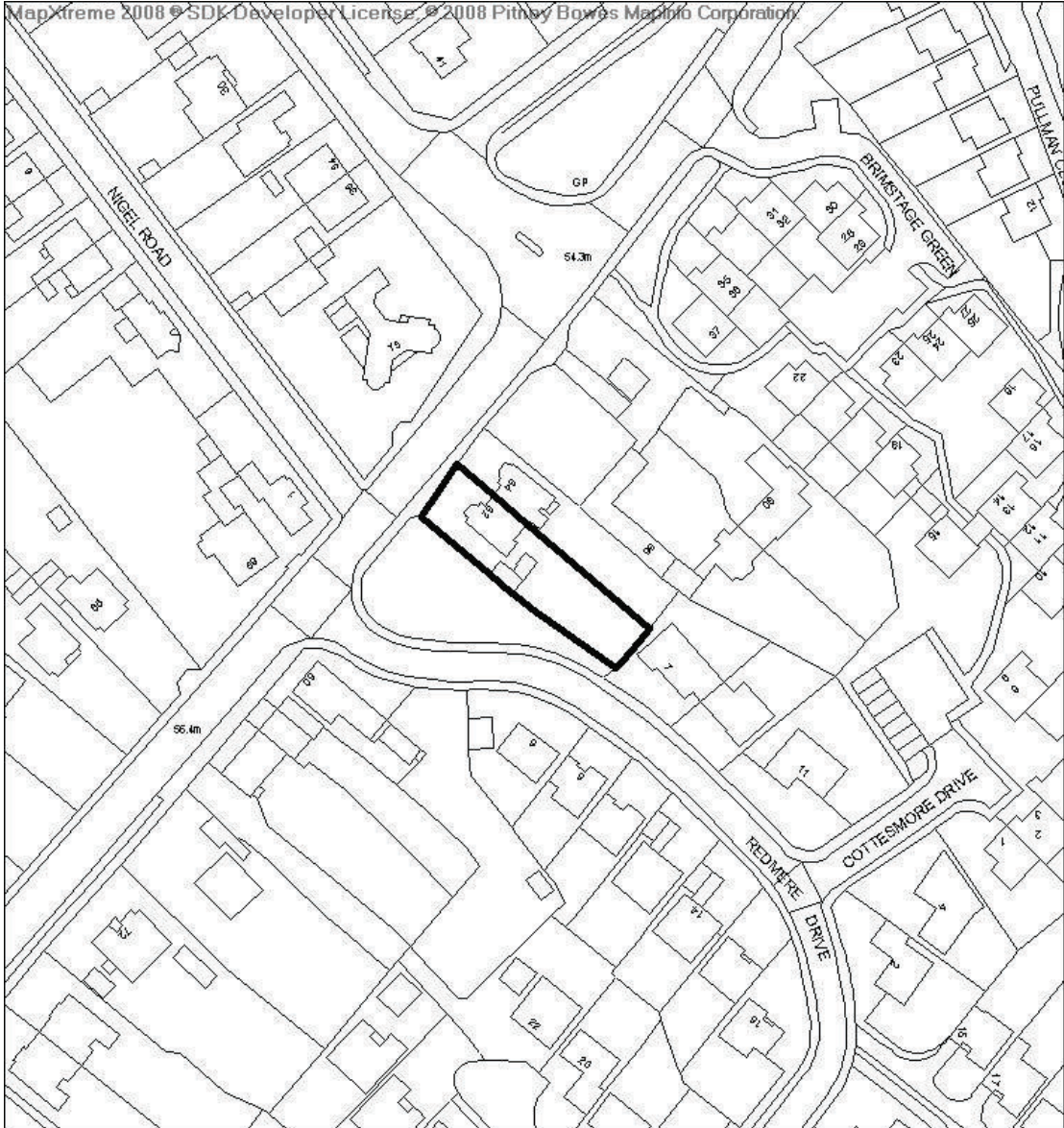
**Planning Committee**

22 August 2013

**Reference:** APP/13/00779      **Area Team:** South Team      **Case Officer:** Mrs J McMahon      **Ward:** Heswall

**Location:** Hillfield, 82 BRIMSTAGE ROAD, BARNSTON, CH60 1XQ  
**Proposal:** New conservatory to rear of house  
**Applicant:** Mr Clive Dunfey  
**Agent :** Mark Bathgate

**Site Plan:**



**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

No relevant planning history

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site - 1 response has been received from the adjoining property objecting on the grounds of:

1. loss of light/sunlight to indoor and outdoor areas
2. impact on residential amenity

**CONSULTATIONS**

None

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

Councillor Rowland's requested this application be removed from delegation and considered by the Planning Committee on the grounds that the extension would be an overbearing structure .

**INTRODUCTION**

The application is for the erection of a replacement conservatory extension at the rear of the property, the existing extension is a mostly glazed structure that occupies a smaller footprint than the proposed extension.

The proposed conservatory would project a maximum of 5.59m from the original rear elevation of the house and would be 3.7m wide with a maximum height of 3.46m.

The rear and side (south-west facing) elevations would have dwarf walls with glazing above. The third (north-east facing) elevation would be sited close to the common boundary with the attached property, 84 Brimstage Road. The first 3.7 metres of this elevation would be brick up to a height of 2.2 metres with glazing above, the remaining 1.9 metres would match the other two elevations.

**PRINCIPLE OF DEVELOPMENT**

The site is located within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

**SITE AND SURROUNDINGS**

The site is located on the junction of Brimstage Road and Redmere Drive.

The property is one half of a pair of individual semi-detached houses flanked by converted farm buildings to the north-east and the entrance to a modern housing development to the south-west. The property that forms the other half of the pair has an existing single storey rear extension that projects 2 metres into the rear garden.

There is a large grassed area adjacent to the south-western boundary that forms a buffer between the application site and Redmere Drive.

**POLICY CONTEXT**

National Planning Policy Framework, UDP Policy HS.11 and the Supplementary Planning Policy Guidelines: House Extensions have been considered in the determination of this application.

The proposal must be considered against the NPPF published on 27th March 2012; this supports sustainable development which encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

HS.11 focuses on domestic extensions and the criteria they must comply with. SPG11 is a set of

guidelines, which have been prepared to inform householders about issues relating to house extensions and to encourage a better standard of design.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed extension would project a maximum of 5.59 metres from the original rear elevation and would be set in 0.35m from the boundary shared with 84 Brimstage Road.

Policy HS11 States that single storey rear extensions will be acceptable on the party boundary where the proposed extension projects a maximum of 3.0m from the main face of the dwelling house. In this instance the adjoining property contains a single storey rear extension that has a two metre projection from the rear face of the dwelling. The 3 metre limit can be relaxed where there are extensions built at the rear of the adjoining property and/or where there is some degree of separation between the extensions. The proposed extension will project 3.56m beyond the rear extension on the adjoining property and will be set away from that extension by 1m (0.35m from the party boundary).

Given the separation between the two extensions and the low nature of the conservatory construction and the glazed roof that will allow light to pass through will contribute to the development having no seriously detrimental impact at the rear of the adjacent property, 84 Brimstage Road.

#### **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 proposed development would have no significant impact on neighbouring property and is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions 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 proposed development would have no significant impact on neighbouring property and is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**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 12 June 2013 and listed as follows: W01 dated 6 June 2013.

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

**Last Comments By:** 18/07/2013 13:46:07  
**Expiry Date:** 07/08/2013

## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00842**

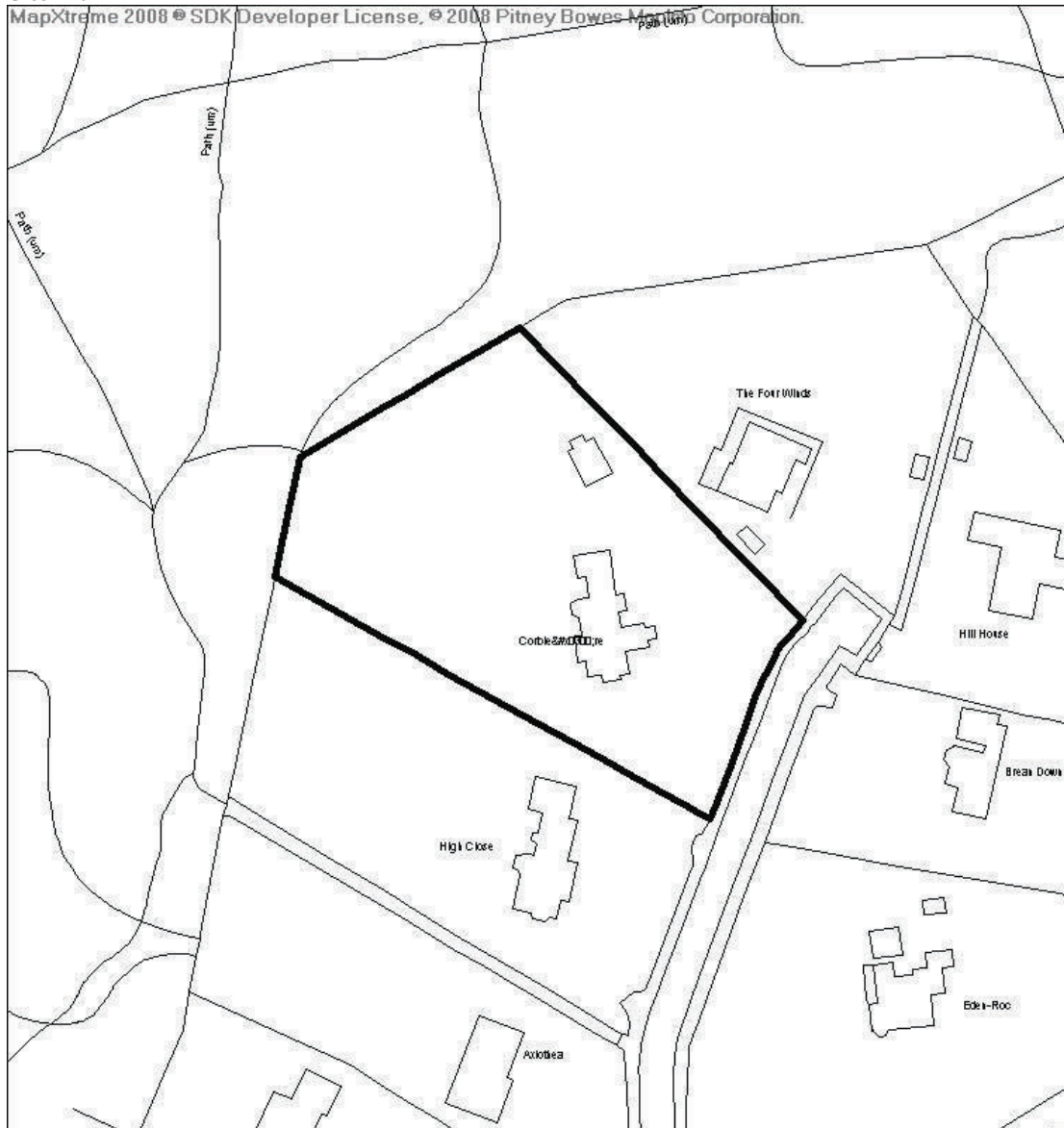
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs J Malpas**

**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** Corbiere, THORSWAY, CALDY, CH48 2JJ  
**Proposal:** Demolition of existing house and erection of new dwelling within a similar footprint.  
**Applicant:** Mr S Willson  
**Agent :** BDS

### Site Plan:



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**Development Plan allocation and policies:**  
Urban Greenspace

Density and Design Guidelines Area  
Primarily Residential Area  
Site of Biological Importance  
Conservation Area

**Planning History:**

Location: Corbiere, Thorsway, Caldy. L48 2JJ  
Application Type: Full Planning Permission  
Proposal: Erection of two storey side extension to provide swimming pool and ancillary accommodation.  
Application No: APP/92/06625  
Decision Date: 13/11/1992  
Decision Type: Approve

Location: Corbiere, Thorsway, Caldy. L48 2JJ  
Application Type: Full Planning Permission  
Proposal: Single storey extension at side to provide swimming pool and ancillary accommodation, (amendment to 92/6625)  
Application No: APP/93/05477  
Decision Date: 05/05/1993  
Decision Type: Approve

Location: 'Corbiere', Thorsway, Caldy, Wirral, L48 2JJ  
Application Type: Full Planning Permission  
Proposal: Erection of a triple garage and domestic workshop.  
Application No: APP/98/05550  
Decision Date: 21/05/1998  
Decision Type: Withdrawn

Location: Corbiere, THORSWAY, CALDY, CH48 2JJ  
Application Type: Conservation Area Consent  
Proposal: Demolition of existing house and erection of new dwelling within a similar footprint.  
Application No: CON/13/00841  
Decision Date: UNDECIDED  
Decision Type: UNDECIDED

**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 adjoining properties. A site notice was also displayed. Objections have been received from High Close (Mr James) and Brean Down (Mr Beedles). Councillor Jeff Green has requested that the applications are taken out of delegation.

A qualifying petition of objection signed by 29 households has also been received.

In summary the main points of objection raised are:

1. The new footprint is considerably larger than the existing - the pool area has been included as living space
2. The proposal is much deeper/wider than the original footprint.
3. Unacceptable increase in size; existing 508 metre square to proposed 1619 metre square.
4. Character and design is out of keeping with the rest of the street.
5. Master bedroom on 2nd floor is a highly prominent feature which increases its visual bulk substantially.
6. 2nd floor open balconies - loss of privacy impact on surrounding neighbours, especially High Close & Brean Down.
7. Although site is well landscaped - the planting is principally deciduous and during winter the

impact would be significantly greater.

**CONSULTATIONS:**

Head of Environment & Regulation (Traffic Management Division) - no objections.

Wirral Wildlife Trust - No objection - Apply standard conditions to protect the badgers

Merseyside Fire & Rescue Services - No objections - The premises should comply with Section 55 of the County of Merseyside Act 1980

Merseyside Environmental Advisory Service (MEAS) - No objection

Caldy Conservation Advisory Committee - objection on the grounds of

1. Architecture and design is out of character with the rest of the street.
2. Master bedroom on 2nd floor is a highly prominent feature which increases its visual bulk substantially.
3. 2nd floor loss of privacy impact on surrounding neighbours, especially High Close & Brean Down.
4. Although site is well landscaped - the planting is principally deciduous and during winter the impact would be significantly greater.
5. The site plan does not show the relationship of the proposal to the neighbouring properties

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Green requested that this application to be removed from delegation and considered by the Planning Committee on three grounds: the design is out of character with the street - Thorsway, the second floor master bedroom is highly visible and impact on neighbouring properties especially in autumn and winter is not acceptable.

A qualifying petition of 29 signatures from separate households has been received.

**INTRODUCTION**

The proposal seeks planning permission for the demolition of the existing house: Corbiere and erection of a new dwelling in a similar footprint. There is also an application submitted for Conservation Consent (CON/13/00841) which demonstrates reasons for demolition through a structural report.

The design has been established through several pre-application discussions in office and on site with both the planning and conservation officer. The design, access and heritage statement demonstrates that various options have been considered for the site and justifies the reasons for reaching the proposed design.

**PRINCIPLE OF DEVELOPMENT**

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. In principle the proposal is considered acceptable subject to relevant policies contained within Wirral's UDP and the National Planning Policy Framework.

**SITE AND SURROUNDINGS**

The site Corbiere is a 1920s detached two storey dwelling positioned within 1.25 acres of land. The site is a relatively large plot with a mixed use of boundary treatment. The house is positioned at a 45 degree angle to the road with a set back of 21-30 metres. The house is well screened from the street, views of the house can only be seen from the vehicle entrance gates and when standing outside Brean Down's property opposite where there is a gap in the vegetation. To the front of the house there is a low 1 metre high fence, the original with oak palings alternately long and short (this feature will be retained) with the addition of mature vegetation and trees ranging in height 2-7 metres. The site is well screened on all boundaries and is well landscaped within the grounds. Corbiere is located at the end of Thorsway at the top of Caldly Hill. Thorsway is no through road and leads off Kings

Drive. It therefore occupies a relatively secluded position and retains a good degree of separation from surrounding sites.

The site is located within a primarily residential area and a conservation area. Corbiere is positioned between two properties; The Four Winds (north), High Close (south) and to the north west is an area of wooded heath land designated by the Wirral Council as Urban Greenspace and managed by The National Trust.

Within the Caldý Conservation Area there is a wide range of architectural styles adding to its special interest. However there are only a few Art Deco styles. The street scene of Thorsway is mixed in terms of style, design and density. The spacing and landscape setting remain as consistent features.

### **POLICY CONTEXT**

The site is designated as part of a Primarily Residential Area, Conservation Area and Density and Design Guidelines Area in the Unitary Development Plan (UDP). The application shall be assessed against UDP Policies HS4 (Criteria for New Housing Development), and CH11 (Caldý Conservation Area) of the adopted Wirral Unitary Development Plan (UDP), the Caldý Village Conservation Area Appraisal, which are considered to be consistent with the National Planning Policy Framework (NPPF), which provides updated advice on conserving and enhancing the historic environment.

Policy HS4 would seek to retain the provision of appropriate landscaping and boundary treatment which relates to the proposed development and its surroundings, in particular the maintenance of existing natural features and vegetation. The proposal should work with the existing character of the area or be of a scale which relates to its surrounding properties in terms of existing densities and form.

Policy CH11 (Caldý Conservation area) would seek to retain the low density maturely landscaped suburb with substantial houses set within large grounds.

Policy HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

NPPF Section 12 deals with conserving and enhancing the historic environment. The overall aim of this policy 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.

The Conservation Area Character Appraisal for Caldý, which is a material consideration categorises Corbiere as a B-C building. The conservation officer at the time clarified that Corbiere should be considered a grade C building with the landscape of the site a grade B. Its relationship with Thorsway, the landscape setting and its positioning of the proposed dwelling provides a glimpsed view which makes a positive contribution and would reflect the conservation principles set out in the Caldý Conservation Area Appraisal.

### **APPEARANCE AND AMENITY ISSUES**

The proposal is to replace a rather dilapidated Corbiere which has been altered over the years; the original character of the dwelling is almost unrecognisable. The principle elevation has been lost and when viewing the house from the driveway it is hard to establish the location of the front door as there are so many inappropriate alterations. The original house of Corbiere was two storey rendered house with a steep hipped slate roof with prominent chimneys projecting above the ridge line. In 1992-3 planning approval was granted for a single storey extension at side to provide swimming pool and ancillary accommodation. The Design, Access and Heritage Statement states that "the property has not been used as a residential home for some time. It was used as a holiday at some stage and the previous owner had not lived in the property for over 2 years."

The proposed new art deco property will be positioned within a similar footprint set at the same angle of 45 degrees, set back some 21 metres from the road and set off from all boundaries to achieve the physical and visual separation with its surroundings. It retains the large open garden that is a feature of this particular part of the conservation area.



The design of the new dwelling will replicate art deco features of the existing house and incorporate aspects which are worthy of retention i.e. the gable end and the chimney that faces Thorsway. The Conservation Area Character Appraisal for Caldry states: “*International style* houses are few in number but are important representatives of an endangered species. They are characterised by flat or low-pitched roofs, white, or light coloured walls with steel windows, predominantly horizontal in orientation and curving corners. There is often a marine emphasis, redolent of liners, and blue is the usual colour for details.” The development recreates some of these features in the design.

The overall scale and bulk of the dwelling has been considered so the property relates well its landscaped setting. The properties within this part of the road are partially visible through the soft landscaping. The proposed dwelling will be partially visible adding interest to the street scene without appearing visually obtrusive. The landscaped setting with glimpsed/ partial views of the proposed house set within the large grounds defines the character of the Caldry conservation area. The density and spacing is also a consistent feature of this particular part of the conservation area with plots retaining a feeling of spaciousness and physical separation from surrounding properties.

A number of objections received relate specifically to the height and design of the proposed dwelling and the loss of privacy to their properties. The loss of privacy issues will be addressed in the sub heading ‘Separation Distances’.

#### **HEIGHT**

The proposal is predominantly three storeys with a flat roof which incorporates an open balcony on all sides. Although the height of the proposed dwelling does not exceed the existing height of the ridge 9.5-10 metres, the depth (17.5metres) and outlook is increased. However, due to the spacious nature of the site, taking into account separation distances the scale of the development is not overly excessive. Also neighbouring properties are generally large pitched roofs with dormers and they reach similar heights.

#### **DESIGN**

The concerns relating to the design of the development are being out of keeping with the area and the visual impact on the conservation area. It is both accepted and acknowledged that there are areas of very distinct character within the conservation area that determine the parameters for new developments. However, within this immediate area: Thorsway there is no definitive style; the individual plots of land have been developed over a significant period of time. As such it now features a catalogue of house designs representing different styles and different periods of domestic architecture, with some appearing more prominent than others but by no means exclusive. The character is largely attributable to the landscaped setting as opposed to the architectural style. The principle of an art deco style with a modern twist represents a current and selective example of domestic architecture within the area is not considered inappropriate. The site and its surroundings lend itself to the opportunity to make a statement with an innovative high quality design solution and the art deco approach is considered acceptable, adding a further layer of development and visual historical interest to the conservation area. The use of balconies at different levels and the glass links introduces depth and interest. The areas of glazing reduce the overall visual dominance. The approach to the design overall is therefore considered acceptable and seeks to preserve the most significant feature of the conservation area.

#### **SEPARATION DISTANCES**

The isolated nature of the site and the level of existing screening ensure there will be no adverse impact in relation to residential amenity with regards to overlooking, loss of privacy or outlook. SPG11 recommends a separation distance of 21m between habitable room windows to prevent overlooking. The property to the north, The Four Winds has a bedroom window to the side, it is situated a minimum of 17.5m from any part of the proposal. Although less than the 21m guidelines there is substantial screening and it is not the only window serving light to that bedroom. The property to the south, High Close is situated a minimum of 21m from the side elevation of this property. Opposite the site, Brean Down is situated a considerable distance away (60m) from the development. No habitable room windows will therefore be affected by the proposals and as such it would exceed the standards set out within SPG11. To the rear (north west) of the site there will be no issues of overlooking as it is an area of wooded heath land designated as Urban Greenspace .

The boundary is well screened with substantial planting within the site and neighbouring properties. No existing trees will be felled without prior consent. The applicant has proposed to plant additional evergreen trees and native species that are known to the Caldý area to address the loss of privacy in autumn and winter months.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy and is therefore considered acceptable.

The proposal is acceptable in terms of scale, design, siting and layout and will not have any detrimental impact on the scale or character of the conservation area nor would it result in any adverse impact with regards to residential amenity. The proposal therefore accords with the criteria set out within Policy HS4 (New Housing Development), Policy CH11 (Caldý Conservation Area) and the adopted Caldý Conservation area character appraisal.

#### **5. Summary of Decision:**

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

The proposal is acceptable in terms of scale, design and siting, will not impact negatively upon the visual amenity of the conservation area, its landscaped setting or the amenities of neighbouring properties. The proposal therefore accords with the criteria set out within Policy HS4 (Criteria for New Housing), Policy CH11 (Caldý Conservation Area) of the adopted Wirral Unitary Development Plan and the Caldý Conservation Area Appraisal.

**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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9 July 2013 and listed as follows: W01 (20.06.13), W02 (20.06.13), W03 (20.06.13), W09 (04.02.13), W10 (20.06.13), W11 (20.06.13), W18 (18.06.13) , DW/DH/MB/C/LS/A (14.06.13) and DW/DH/MB/C/TS/A (11.06.13).

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

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to

and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 and CH11 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE until cross section drawings (scale: 1:5 or 1:2) and full details of the windows and doors are submitted to and approved in writing by the Local Planning Authority. The approved windows and doors shall be installed before the development is brought into use and retained as such. These drawings shall be submitted and approved in writing by the Local Authority before work commences and shall be retained as such thereafter.

**Reason:** To protect the character of the conservation and to comply with Policies HS4 and CH11 of the Wirral's UDP.

5. NO DEVELOPMENT SHALL TAKE PLACE until details and specifications for the materials to be used in the construction of the hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To protect character and appearance of Caldý Conservation Area to comply with Policy CH11 of the Wirral's UDP.

6. No development shall take place until details of the entrance gates (vehicle and pedestrian) and boundary treatment to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in full accordance with the approved details and shall be retained as such thereafter.

**Reason:** To protect the character and setting of Caldý Conservation Area to comply with Policy CH11 of Wirral's UDP.

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

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 and HS11 of the Wirral Unitary Development Plan.

8. 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.

**Reason:** In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 and HS11 of the Wirral Unitary Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

**Reason:** To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 and HS11 of the Wirral Unitary Development Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking or re-enacting that Order), no window or

other openings other than those shown on the approved plan(s) shall be inserted in all elevations of the development at first and second floor levels of the building hereby permitted.

**Reason:** To safeguard the amenities of adjoining occupiers and to accord with Policy HS4 and HS11 of the Wirral Unitary Development Plan.

11. The existing oak fence to the front facing Thorsway shall remain in place, only traditional repair and maintenance of the boundary treatment shall be carried out.

**Reason:** To protect the character of Caldby Conservation Area to comply with CH11 of the Wirral's UDP and the Caldby Conservation Character Appraisal.

12. No works shall be carried out on the development hereby approved from 1800 hours until 0800 hours.

**Reason:** To ensure that the development is not harmful to the local badger population.

13. There are to be no trenches left overnight without a suitable means of escape for badgers.

**Reason:** To ensure that the development is not harmful to the local badger population.

14. There are to be no building materials, especially those containing lime left accessible to badgers during construction.

**Reason:** To ensure the development is not harmful to the local badger population.

15. If any fencing to the garden is installed, access routes should be left for badgers to move around between gardens and the open Hill. Badger gates can be installed if necessary.

**Reason:** To ensure the development is not harmful to the local badger population.

16. 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.

**Reason:** To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policy CH11 of the Wirral Unitary Development Plan.

17. No tree which is to be retained shall be cut down, uprooted or destroyed, or have surgery undertaken, without the written approval of the Local Planning Authority, within 1 year from the completion of the development. Any such trees removed or dying shall be replaced with trees of a size and species to be agreed in writing with the Local Planning Authority in the next available planting season.

**Reason:** In the interests of visual amenity and in order to comply with Policy DQ3 and CH11 of the Wirral Unitary Development Plan.

18. The 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.

**Reason:** In the interests of visual amenity and to comply with Policy DQ3 and CH11 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 23/08/2013 13:57:10  
**Expiry Date:** 03/09/2013

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**Planning Committee**  
22 August 2013

<b>Reference:</b> <b>APP/13/00844</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mr M Rushton</b>	<b>Ward:</b> <b>West Kirby and Thurstaston</b>
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**Location:** Bridge Court, BRIDGE ROAD, WEST KIRBY, WIRRAL CH48 4HT  
**Proposal:** Phased new build construction of development of:  
(A) Forty eight apartments consisting 8 no. 1-bedroom and 40 no. 2-bedroom, with associated car parking and landscaping;  
(B) Healthcare facility with associated car parking and landscaping.

**Applicant:** Wirral Partnership Homes  
**Agent :** IBI Nightingale

**Site Plan:**



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**Development Plan Designations:**

Primarily Residential Area  
Urban Greenspace

**Planning History:**

Location: Land south of Bridge Road, east of Orrysdale Road, West Kirby. L48 5E  
Application Type: Work for Council by Council  
Proposal: Erection of a two storey office building and car parking.  
Application No: APP/91/07378  
Decision Date: 13/02/1992  
Decision Type: Approve

Location: 28-45 Bridge Court, Bridge Road, West Kirby, Wirral, CH48 4HT  
Application Type: Full Planning Permission  
Proposal: Erection of two portakabins for temporary period  
Application No: APP/00/06882  
Decision Date: 08/12/2000  
Decision Type: Approve

Location: 28-45 Bridge Court, Bridge Road, West Kirby, Wirral, CH48 4HT  
Application Type: Full Planning Permission  
Proposal: Change of use of elderly persons home to temporary doctors surgery.  
Application No: APP/00/06881  
Decision Date: 08/12/2000  
Decision Type: Approve

Location: Bridge Court Elderly Persons Home, Bridge Road, West Kirby, Wirral, CH48 4HT  
Application Type: Work for Council by Council  
Proposal: Form new access ramp to front entrance.  
Application No: APP/03/07169  
Decision Date: 03/12/2003  
Decision Type: Approve

Location: 28-45 Bridge Court, West Kirby, Wirral, CH48 4LE  
Application Type: Work for Council by Council  
Proposal: Change of use from residential accomodation to office accomodation for local administration purposes (ground floor only) and construction of parking area.  
Application No: APP/03/05890  
Decision Date: 18/07/2003  
Decision Type: Approve

Location: 1 Bridge Court, BRIDGE ROAD, WEST KIRBY, CH48 4HT  
Application Type: Prior Notification of Demolition  
Proposal: Bridge Court - Former domestic accommodation and office Accommodation, site clearance, mechanical, residential developemnt, recycled as far as possible.  
Application No: DEM/10/00613  
Decision Date: 14/06/2010  
Decision Type: Prior approval is required

Location: Land bounded by Bridge Court, Bridge Road & Orrysdale Road, West Kirby, Wirral CH48 4LE  
Application Type: Outline Planning Permission  
Proposal: Construction of fourty eight two bed apartments and ten three bedroomed houses with associated parking and a new healthcare facility with associated car parking.  
Application No: OUT/11/00782



Decision Date: 02/07/2012  
Decision Type: Withdrawn

Location: Bridge Court, BRIDGE ROAD, WEST KIRBY  
Application Type: Outline Planning Permission  
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.

Application No: OUT/12/00331  
Decision Date: 02/11/2012  
Decision Type: Approve

Location: Bridge Court, BRIDGE ROAD, WEST KIRBY  
Application Type: Reserved Matters  
Proposal: Approval of reserved matters from OUT/12/00331 for: (A) construction of forty eight two bed apartments with associated car parking and (B) a new healthcare facility with associated car parking.

Application No: DLS/12/01456  
Decision Date: 21/03/2013  
Decision Type: Approve

#### **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 at intervals around the site. As the proposals constitute Major Development a Press Notice was also displayed in the Wirral Globe in the week commencing 22 July 2013. At the time of writing, 7 representations have been received – 6 raising objections, and a further submitted as a comment. The representations are made by the occupiers of 4 Manor Court (Murray Grove), 16 Jubilee Drive, 13 Bridge Road, 126A Banks Road, 2 Yew Tree Lane (two representations), and 30 Hoylebank (7 Darmonds Green), and concerns raised can be summarized as follows:

1. Education provision: there are not enough schools in the area to serve the occupants of the flats;
2. Noise and disturbance: as this is family accommodation, noise will be increased considerably from the previous use which was by residents generally aged over 45; the development shows a lack of sensitivity for the sick and elderly who live adjoining the site – who will be disturbed by car doors slamming day and night; the health centre would be open 7 days a week;
3. Regeneration priorities: There is an empty school and there are boarded up houses in Birkenhead (Cole Street and Laird Street respectively), which need urgent regeneration;
4. Absence of need for housing: Homes of this size, for one or two occupants, are not a priority;
5. Inadequate neighbour notification [by the Local Planning Authority]: those who formerly lived in Bridge Court care home and were forced from their homes should have been included in the consultation process; the consultation list should have been updated to include those who objected to previous applications at the site; all those in close proximity should have been consulted;
6. Inaccurate information: The plans do not constitute 'small scale dwellings', this is a large scale proposal for West Kirby; the applicant information is incorrect – WPH is an organization that no longer exists – having been rebranded as Magenta Living, and the applicant's address is no longer correct;
7. Traffic and road safety concerns: Orrysdale Road is set to become a very busy junction, with increased traffic and associated noise. This is a concern because the surrounding uses are residential and there has been a road traffic accident in recent weeks at this junction;
8. Concerns at the adequacy of public consultation [by the applicant]: this was limited to week

- days rather than weekends;
9. Questions of conflict of interest: There seemed to be a conflict of interest at the previous Planning Committee stage, whereby members of the (now disbanded) Wirral Partnership Homes were in attendance; no members of WPH/Magenta Living should participate as members of the Planning Committee; no representatives, deputies or substitutes should be able to sit on the Planning Committee instead of actual Planning Committee members; construction consultancy proprietors should not be permitted to sit on the Planning Committee
  10. Concerns at the link to the 'Greater Concourse Project': it is requested that this is made public and discussed at a public meeting; residents should be told what the real plans are for West Kirby; concern that this is part of a Council aim to create a greater development, including retail and office space and a multi-storey car park;
  11. The need for Environmental Impact Assessment: An EIA process must be completed, an Environmental Statement produced and local residents included in that process; as the previous grant of permission was unlawful, the whole process must be started again and an EIA process must be completed and an Environmental Statement produced;
  12. Impacts to trees: the new plans are different and may impact the trees;
  13. Privacy and overlooking: concern at the separation distances achieved; request that Supplementary Planning Document 2 is adhered to in this regard
  14. Change in character: the proposal will urbanise a small town;
  15. Concern at openness/transparency: question whether the Development Management team of the Council works on behalf of local residents or major developers; request all Development Management team meetings with WPH/Magenta Living in relation to the Bridge Court applications be made available to West Kirby residents;
  16. Scale of development: concern that development should fit within maximum parameters set out by the applicant in 2011.

#### **CONSULTATIONS**

Head of Housing and Community Safety (Housing Strategy Division) – comment that the planning application is for 48 one and two-bed apartments, 100% of which would be for affordable rent. Note the credentials of the scheme – Code Level 3, HCA Housing Quality Indicators, Secure by Design, Building for Life, and appropriate cycle and car parking.

Head of Environment and Regulation (Pollution Control Division) – no objection.

Head of Environment and Regulation (Traffic and Transportation Division) – no objection, subject to conditions and the requirement for a s106 Legal Agreement. Refer to Director's Comments.

Merseyside Police Architectural Liaison Officer - 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, and; features (bollards, planters or similar) to prevent a vehicle from attacking the health centre building fabric.

Merseyside Cycling Campaign – welcome the incorporation of cycle parking facilities in the overall design, but express reservations about the details: there do not appear to be any visitor parking stands for apartment blocks; the parking areas shown do not appear to be covered or secure, and if they were then this would reduce the capacity of the facility. The accommodation should be improved in line with the requirements of SPD2.

#### **Director's Comments:**

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application seeks approval for a development proposal of 48 apartments (8 no. 1-bedroom, and 40 no. 2-bedroom), 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.

## **INTRODUCTION**

The proposal seeks approval for a development including 48 apartments and a new health care facility. The development sought differs from that previously approved under permissions OUT/12/00331 and associated DLS/12/01456 in that the applicant is seeking permission for a phased development. A phasing plan (reference AR-XX-WS-PL-100-006) has been submitted, which indicates that the development is being procured in two phases: Phase A consisting the apartments and associated car parking, landscaping, pedestrian and highway works (to Bridge Court and Bridge Road), Phase B consisting the health care facility with associated car parking and pedestrian and highway works (to Orrysdale Road). An anticipated timescale for each phase is not detailed within the application – it is indicated that this is not yet known, and that the phases may be concurrent, overlap or follow one another. It is indicated within a letter submitted alongside the planning application that conditions imposed to the previous grant of permission do not provide for flexibility in the two elements of the development. In particular, conditions specifying that pre-commencement information or detail must be submitted for both elements of the development before any part of the development commences, are highlighted as not providing for the flexibility required by the applicant to procure each phase separately.

Whilst an application (or applications) could have been submitted to seek variations to these conditions, the applicant considers it more straightforward and simpler to submit a full application for the development.

Considering the development proposed, the apartments would be set out in two 'C-shaped' blocks running through the centre of the site, and a health centre facility located at the southern end of the site adjacent to the existing petrol station. Access to the residential elements of the development would be from Bridge Court, where a number of car parking areas would be located for residents of the apartments (a total of 48 no. spaces, set out in two car parks of 24 no. and 20 no. spaces to the west of Bridge Court, and a further 4 spaces on unadopted highway land to the east side of Bridge Court). A car park of 18 no. spaces is proposed with access from Orrysdale Road for the Health Centre, which it is indicated would provide for patient and visitor drop off, accessible parking, GP parking and deliveries. The buildings would each be 12m in height from the ground floor finished floor level, including pitched roofs.

The health centre proposed would be three storeys in height and have a more 'contemporary' feel to its design, incorporating a low pitch coloured powder-coated aluminium standing seam roof and powder-coated aluminium fenestration detailing, a curved coloured feature wall and entrance structure, and larger glazing apertures. The health centre building would be a mix of render and traditional buff brickwork. A paved courtyard is proposed around the entrance point onto Orrysdale Road.

The apartments would be set over four floors in each of the two blocks (24 apartments in each), with the fourth storey utilizing roof space - i.e. a 3.5-storey building. The elevations have been stepped, and balconies are proposed to the corners of each building and centrally within each elevation. The roof design includes a number of gable pitches along the front elevation, whilst the materials proposed include a palette of two brick types (in a horizontal plinth and vertical panels), white render, and tiled roofs.

The application has been made by a Registered Social Landlord and is to provide 100% affordable accommodation. The Head of Housing and Community Safety (Housing Strategy Division) has confirmed that the proposal would meet an identified need in the area in terms of the provision of affordable housing and the nature of accommodation proposed.

Cycle parking and bin storage areas are indicated for each of the buildings, which addresses the provisions of UDP Policy TR12, Supplementary Planning Document 2: Designing for Self-Contained Flat Development, and the Joint Merseyside Waste Local Plan Policy WM9. Conditions would whilst landscaping is also proposed. The landscaping includes replacement tree planting, low ornamental planting beds, hedging, bulb planting, and the use of groundcover planting to soften the western edge of the development.

## **PRINCIPLE OF DEVELOPMENT**

The proposed residential development would be on the site of previous two storey residential development that had 53 units, predominantly within a Primarily Residential Area adjacent to West Kirby Town Centre. The health centre proposal would also in part be located on land designated for Primarily Residential uses.

These parts of the development proposal are acceptable in principle, subject to UDP Policies HS4 'Criteria for New Housing Development', HSG2 'Affordable Housing', and consideration of UDP Policies GR5, GR6 and GR7 in relation to trees and landscaping.

The development would also encroach on land designated in the Unitary Development Plan (UDP) as Urban Greenspace, which is protected by UDP Policies GRE1 and GR1, and Proposal GR2. For this reason, the application has been advertised as a Departure and must be considered as such. 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. The application site includes a strip of Urban Greenspace land, 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 both as a visual green buffer between the town centre of West Kirby and residential areas, and as a recreational route linking residential areas to the north with the Wirral Way and other recreational greenspaces to the south (notably Ashton Park).

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, with a mix of materials including red brick, white painted brickwork and render and pebble dashed finishes. To the west there are larger buildings – Baden Court is a 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. These buildings are separated by a public car park, West Kirby Fire Station, and bus turning area and stop. To the east there are a series of sheltered accommodation developments, set at intervals up the side of a hill which rises up from the application site. The nearest of which would be Nettle Hill and Elliot House, 2-storey and 1.5 storey respectively. Lastly, to the southern end of the site there are commercial uses, including a petrol filling station.

## **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 2000) and the Joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18 July 2013. UDP Policies URN1, HS4, HSG2, HS15, GRE1, GR2, GR5, GR7, LAN1, TR9 and TR12, as well as Supplementary Planning Documents SPD2 and SPD4 and Waste Local Plan Policies are relevant. These are considered to be consistent with National Planning Policy Framework (NPPF), which provides updated guidance in relation to sustainable development and open space.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF outlines that 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 for the planning system. 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.

### Urban Greenspace

The proposed development would encroach upon an existing landscaped area along the western boundary to the application site, which is protected as Urban Greenspace under UDP Proposal GR2/188. The applicant indicates that the development would lead to a loss of approximately 0.15

hectares (1500 square metres) of this designated area.

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;
- 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 wider (and therefore safer) pedestrian footways along Orrysdale Road and a 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 - that equivalent community benefit is provided, in line with the aims of the NPPF and consistent with UDP Policies GRE1, GR1 and GR2.

#### Housing Need

The application has been made by a Registered Social Landlord who would provide 100% affordable accommodation. The Head of Housing and Community Safety (Housing Strategy Division) has

confirmed that the proposal would meet an identified need in the area in terms of provision of affordable housing and the nature of accommodation proposed. In addition, 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, satisfying the requirements of UDP Policy URN1 and addressing Policy HSG2.

#### Phasing

Considering the request for conditions to be drafted to allow flexibility in the procurement of the development, there is considered no planning reason to refuse this request. It should be noted that a planning permission cannot impose a restriction on the completion of any element of a development – conditions can only be imposed requiring the implementation (start) of permission. It is considered that conditions can be satisfactorily drafted which require the details relating to each phase of development before that phase commences, and so achieving a high quality development. That said, some elements of highway infrastructure which are indicated as being within the phase associated with the health centre, are considered necessary for residential users of the site, including footways to the east and west of Orrysdale Road – proposed planning conditions have been drafted to ensure that this infrastructure is delivered ‘up front’ of either part of the development being occupied.

#### **APPEARANCE AND AMENITY ISSUES**

The application seeks a full permission for the development of 48 apartments and a new health care facility. The proposed development must address the criteria of UDP Policies HS4: Criteria for New Housing Development, 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 plans submitted with the application confirm that the development would introduce taller buildings than the site previously supported, at 3 and 4 storeys. The maximum height given is 12m from ground floor finished floor level. It should be noted that the existing levels for the site undulate, and at some points are slightly lower than the level proposed for ground floor finished floor level – effectively adding to the height of the buildings at these points (in relation to existing ground levels) – by up to 0.2m in addition height.

The southern end of the site is more commercial in character, including the concourse, the telephone exchange building and petrol filling station. Given this, the proposed health centre, at this height, 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 to 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 from ground floor finished floor level. The units would be broadly located on the footprint of previous residential development, of two storeys height.

The proposals would include a pitched roof design to each building – a shallow pitch to the health centre, and a more steeply pitched roof to the apartment proposals. As noted above, the scale of surrounding uses is mixed, including four storey buildings at Baden Court, but two-storey buildings to the north and east.

It is not considered that the scale proposed would be out of keeping with the character of the area - the site is distinct from the grain of surrounding streets, being surrounded by roads. The edge-of-town location is considered suitable (having regard to UDP Policy HS4 and SPD2) for a greater scale and density of development, given the sustainability in terms of proximity of services, leisure facilities, and transport links. The impact of the buildings proposed to surrounding residential properties would be negated by the separation distances achieved and the orientation of buildings. The closest properties are at Nettle Hill, which is set at 25m from the proposed health centre, and on Bridge Road, 23m from the flat proposals at the closest point (no. 7 Bridge Road). Elliot House is, at its closest, 36m from the development. The separation distances, in conjunction with the orientation of buildings, are considered to ensure that there would be no loss of privacy or outlook to surrounding uses, even taking into account the 3.5 storey scale proposed.

The proposal includes a limited amount of private amenity space, though not strictly in accordance with the general guidance given by Supplementary Planning Document 2 (SPD2) that one third of the site should be available as private amenity area. The approach taken must be balanced, however, with the proximity of other (public) recreational opportunity – including retained Urban Greenspace areas to the east, and access to the Wirral Way and Ashton Park (which includes play equipment provision), and the adjacent leisure centre.

Off street parking is proposed at a rate of 1 space per apartment, which would address the criteria of HS4, and is within the limits established in Supplementary Planning Document 4 (SPD4). The health centre proposal includes car parking, but it must be noted that a large public car park is located across Orrysdale Road.

The proposal has been designed in line with the principles of Secure by Design, and Merseyside Police's Architectural Liaison Officer raised no objections to the grant of permission subject to the inclusion of measures to reduce the potential for crime. Conditions can secure appropriate measures – landscaping, boundary treatment and lighting.

The applicant has submitted an arboricultural report, which considers the quality of all trees within the site, including those that would be lost as a result of the development. Five trees are proposed for removal: a silver birch (T1), whitebeam (T4), a Norway maple (T5), a rowan (T15), and an English elm (T18) would be lost. Considering each of these, the tree survey submitted identified that the silver birch (T1) was in very poor condition and should be removed. The rowan (T15) and the whitebeam (T4) 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 Norway maple (T5), 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. Lastly, the English elm, has died and as such does not provide any amenity value. It should be noted that none of the trees proposed for removal is currently subject to a Tree Preservation Order (TPO). Whilst notifications in relation to the application refer to Tree Preservation Orders at the site, the order relates to a line of trees along the boundary with the adjoining petrol station – which would be retained. Given this, and having regard to the submitted arboricultural report, it is considered that the loss of trees envisaged is acceptable, having regard to UDP Policy GR7 - there is considered no grounds to refuse planning permission or seek amendment to the proposal in this instance.

The remainder of trees would be retained, and a tree protection plan has been submitted. Landscaping proposals include provision for 11 new trees to be planted, of a mix of heavy standard and multi-stemmed varieties. Given this, it is considered that the proposals can accord with UDP Policy GR7. Hedging is proposed to boundaries of the site, and bulb planting within grassland areas retained as urban greenspace - it is considered the measures outlined can produce a satisfactory form of landscaping to soften the appearance of the development. Conditions are proposed to secure the detail of landscaping, including tree species details.

#### Environmental Impact Assessment

As the site exceeds 0.5ha the development proposal falls within Schedule 2 of the 2011 EIA Regulations, under category 10 Infrastructure Projects, subcategory (b) Urban Development Projects. Following consideration of the information from a request for a screening opinion from the applicant on the need for a full Environmental Impact Assessment it was determined that the proposal is unlikely to have significant environmental effects. A copy of the screening decision is appended to this report, in which the Local Planning Authority concludes that the proposals do not constitute EIA development.

#### Other Matters Raised in Representations

A concern is raised that the development proposed is linked to an aspiration for a greater development (the 'Greater Concourse Project'). It is understood that a Masterplan for West Kirby and Hoylake was concluded in 2004 by consultants on the Council's behalf. The detail of this Masterplan was presented to a meeting of the then Economic Regeneration and Planning Strategy Select Committee in 2004. The Masterplan included, amongst other things, options for the improvement of the West Kirby Concourse area that might be taken forward as a regeneration project. Amongst the potential outcomes to this project were considered to be a new Doctors Surgery, improvements to the

station and the shops fronting the station, the creation of a new town square in front of the Concourse, improvement of the Concourse building through measures such as re-cladding, and a new commercial development. Officers at the time had established an indicative willingness amongst all the public sector parties involved to examine the prospects for new and creative investment in the target area and to do so on a collaborative basis.

It should be noted, however, that whilst the Masterplan set out a broad 'vision' it was not intended as a blueprint, and it was made clear that further public consultation, feasibility and design work would be necessary to realise any projects. A development brief was later drawn up, to seek to attract private investment via development companies which would have been necessary to progress the project, but no decision or appointment was made by the Council (a Cabinet decision would have been required), and in effect, the current economic difficulties and collapse of the market have prevented any further progress on consideration of the options outlined in the Masterplan. In short, the redevelopment scheme options proposed by the Masterplan are understood to have been effectively shelved, the last activity being around 4 years ago.

Notwithstanding this, planning legislation (The Town and Country Planning Act 1990, as amended) dictates that a planning decision must be made "having regard to the provisions of the development plan and any other material considerations". In this case, the development plan consists Wirral's Unitary Development Plan and the Joint Waste Local Plan for Merseyside and Halton. The Government's National Planning Policy Framework is a material consideration. The recommendation to approve the granting of permission, in order to comply with legislation, has had regard to the policies within these documents firstly.

Whereas a development plan sets out the scale and type of development, and the key principles of character for an area, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy. A masterplan may specify more detailed governing principles such as building heights, spaces, movement, landscape type and predominant uses, but it cannot form part of the development plan. Documents such as economic regeneration masterplans can be treated as a material consideration (alongside other considerations) in the decision making process, particularly if they have been subject to public consultation. In this instance, given the age and status of the Masterplan and its irrelevance to the planning application in the current economic climate, it is not considered to be a material consideration and no weight is given to it in the recommendation made.

Some other matters raised include matters that do not fall within the remit of planning legislation, and are therefore not considered here - notably representations made in relation to transparency and conflict of interest.

Regarding the notification undertaken of the planning application, as indicated above, the notification process was undertaken in full accordance with legislative requirements and to address the Council's adopted Guidance on Publicity for Planning Applications.

Regarding the inaccuracy of information provide, a concern is raised that the development is being referred to as 'Small Scale Dwellings'. This reference is found on the Council's website when looking at the details of the planning application, and this reference is made under the heading 'statutory class'. This reference to the application's 'statutory class' is a reference to the statutory classes for planning applications defined by central Government (the Department for Communities) rather than Wirral Borough Council. In all notifications issued, the extent of the proposal has been made clear – the description of development used throughout includes clear reference to 48 apartments being proposed, a health centre and associated car parking. A further concern is raised that the application is made by Wirral Partnership Homes and it is stated that this organisation does not exist, rather being 'Magenta Living' now. It is understood that Wirral Partnership Homes is still the registered company name for the applicant, Magenta Living being a trading name - as such the application form submitted need not be amended.

Lastly, concern is raised at the adequacy of public consultation undertaken by the applicant. Whilst the Local Planning Authority does promote pre-application consultation, through its adopted Statement of Community Involvement, it must be noted that there is no prescriptive legislative requirement for such consultation.



### **SEPARATION DISTANCES**

As noted above, the proposed dwellings are adjacent to existing houses on three boundaries. The required interface distances are set out in SPD2 and require 21m between habitable windows in principle elevations facing and 14m between a habitable windows in principle elevations and a blank gable. The guidance requires the distances to be increased where there is a difference in height between adjoining buildings. The separation distances are considered to have been achieved between the existing and proposed dwellings. As noted above, the closest properties are at Nettle Hill, which is set at 25m from the proposed health centre, and on Bridge Road, 23m from the flat proposals at the closest point (no. 7 Bridge Road). The orientation shown for the buildings ensures that principle elevations would not directly face these properties, however. A separation distance of between 36m and 39m is achieved to Elliot House to the east. Whilst only 1.5 storeys in height, this property is at a slightly higher level than the development site and partially screened from the development by a stone wall. Even taking into account the height difference of the proposed building, an adequate separation distance is achieved.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

It is not considered that there are significant adverse traffic management or highway safety impacts associated with the development. The Head of Environment and Regulation (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 models the impact of the proposal on the adjacent junctions and concludes that there is sufficient capacity within those junctions. The Health Centre would include a 18-space car park accessed from Orrysdale Road. This is approximately 20% 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 proposed 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 should be noted that the development proposes to upgrade the footway on the eastern side of Orrysdale Road to 2m wide, includes measures to improve the footpaths through the retained urban greenspace area, and details a new footpath link across from Orrysdale Road to Bridge Court. In addition, a "Toucan" Crossing is proposed on Orrysdale Road itself. Conditions will be imposed to control the detail and design of these facilities.

The TA submitted modelled the impact of the proposal on the adjacent junctions and concluded that there is sufficient capacity within those junctions.

A section 106 legal agreement is required to secure a commuted sum towards the provision of safe crossing points to the Bridge Road/Orrysdale Road junction, and contributions towards the operating costs of existing School Crossing Patrols 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. 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.

A cycle / footway is to be provided on the western side of Orrysdale Road, connecting the new

Toucan Crossing with the Toucan Crossing on Grange Road.

Lastly, a slight widening of Bridge Court is proposed, with the provision of a footpath to the eastern edge and the construction of a standard turning head at the end of the road adjacent to Nettle Hill. The details of these works are shown in the submitted drawings, and can, again, be controlled by conditions.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The proposal has been screened under the terms the Town & Country Planning (Environment Impact Assessment) Regulations 2011 and it has been concluded that there are unlikely to be significant environmental effects. The development is in a sustainable location with access to public transport and local facilities. The dwellings will be built to code for sustainable homes level 3, to the Lifetime Homes Standard, and achieve Building for Life, Secure by Design, and Housing Quality Indicators outlined by the Homes and Communities Agency. Detail has not been provided of drainage proposals, and the approach to Sustainable Drainage System (SuDS) cannot be ascertained at this time, however, conditions imposed can secure consideration of SuDS. The health care facility is proposed at the BREEAM Excellent standard.

#### **HEALTH ISSUES**

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

#### **CONCLUSION**

Although the proposal would also encroach on land designated as Urban Greenspace it is considered that principal role and function of this amenity area would, in this particular case, would be retained as pleasant landscaped strip with footpath linkages to West Kirby Town Centre and the Wirral Way. The proposed development would provide high quality affordable housing and a health centre that are considered well designed and appropriate in scale, character, and appearance to the surrounding residential properties and land uses. 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 and the adopted Unitary Development Plan, Policies HS4 – New Housing Development, HS15 - Non Residential Development within Primarily Residential Areas, GR5 - Landscaping and New Development, GR7 - Trees and New Development, GRE1 'The Protection of Urban Greenspace', GR1 'The Protection of Urban Greenspace', and Proposal GR2 'Land Designated as Urban Greenspace', and associated SPD2 and SPD4.

#### **Summary of Decision:**

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

The proposed development would provide high quality affordable housing and a health centre that are considered well designed and appropriate in scale, character, and appearance to the surrounding residential properties and land uses. 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 and the adopted Unitary Development Plan, notably policies HS4 – New Housing Development, HS15 - Non Residential Development within Primarily Residential Areas, GR5 - Landscaping and New Development, GR7 - Trees and New Development and associated SPD2 and SPD4.

**Recommended Decision:** Approve Subject to S106 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. NO DEVELOPMENT SHALL COMMENCE 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.

3. Full 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 of any part of the development unless an alternative timescale has previously been agreed in writing with the Local Planning Authority, 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.

4. NO DEVELOPMENT SHALL 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 any part 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.

5. NO DEVELOPMENT SHALL 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.

6. NO DEVELOPMENT SHALL COMMENCE UNTIL details of works to widen the existing footway to 2.0 metres along the east side of Orrysdale Road from the junction with the footpath linking Orrysdale Road and Bridge Court 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.

7. NO WORKS OR DEVELOPMENT TO ANY PART OF THE DEVELOPMENT SITE 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. 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.

9. 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.

10. NO DEVELOPMENT SHALL COMMENCE 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.

11. NO DEVELOPMENT SHALL COMMENCE UNTIL 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.

12. NO DEVELOPMENT SHALL COMMENCE UNTIL the following components of a scheme to deal with the risks associated with contamination of the site have been 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.

13. Notwithstanding the details shown in drawing no. 6200 SP(90)01 Rev D, the site shall be landscaped in accordance with a detailed scheme to be submitted to and approved by the Local Planning Authority before any works commence on site. The landscaping scheme shall indicate the proposals for landscaping of the site at each phase of the development (indicated in approved plan AR-XX-WS-PL-100-006), the landscape work to be completed in accordance with an agreed timescale, and maintained thereafter in accordance with the details contained within the approved scheme.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policies GR5 and GR7 of the UDP.

14. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy EM8 of the Waste Local Plan.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure (with the exception of those expressly permitted by this decision notice and as detailed within submitted drawing SP(90)01 Rev D and TPP-01 dated 24/11/12) - shall be erected on any part of the land lying between the west facing elevations of the residential apartment buildings and the boundary with the Orrysdale Road highway.

**Reason:** To preserve the visual amenities of the area and the function of the land as publically accessible urban greenspace, to accord with Policies GRE1, GR2 and HS4 of the Wirral Unitary Development Plan.

16. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority prior to the occupation of the building.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

17. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23rd July 2013 and listed as follows: AR-WS-XX-PL-200-001 dated 11/12; AR-XX-WS-PL-100-001 Rev A dated 31/10/12, AR-XX-WS-PL-100-002 Rev B dated 11/12, AR-XX-WS-PL-100-003 Rev C dated 11/12, AR-XX-WS-PL-100-004 Rev B dated 11/12, AR-XX-WS-PL-100-006 dated July 2013, AR-XX-00-PL-200-001 Rev A dated 26/04/13, AR-XX-01-PL-200-002 dated 26/04/13, AR-XX-02-PL-

200-001 dated 26/04/2013; AR-XX-RF-PL-200-001 dated 11/12, AR-WS-XX-EL-251-004 Rev A dated 11/12, AR-XX-00-PL-251-001 dated 22/04/13, AR-XX-01-PL-251-002 dated 22/04/13, AR-XX-02-PL-251-003 dated 22/04/13, AR-XX-03-PL-251-004 dated 22/04/13, AR-XX-RF-PL-240-001 dated 22/04/13, AR-XX-XX-EL-251-001 dated 16/04/13, 6200-SP(90)01 Rev D and TPP-01 dated 24/11/12.

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

Conditions for Phase A (Affordable Housing Development)

18. Prior to the occupation of any part of Phase A 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.

19. Notwithstanding the details shown in the submitted plans, no part of the development indicated within submitted plan AR-XX-WS-PL-100-006 as Phase A 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 for that Phase of development, 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.

20. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase A 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 of any part of the Phase of development, 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.

21. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase A until details of works to provide a footpath linking Orrysdale Road and Bridge Court 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 of any part of the Phase of development 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.

22. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase A 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 any part of the Phase 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.

23. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase A until samples of the facing/roofing/window materials to be used in the external construction of this phase of the 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 phase of development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS4 and HS15 of the Wirral Unitary Development Plan.

24. Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase A 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 buildings and car parks;
- Laminated glazing to be installed to ground floor vulnerable windows;

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.

#### Conditions for Phase B (Health Centre)

25. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase B 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 Health Care Facility 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.

26. A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation of Phase B of the development, as indicated within submitted plan AR-XX-WS-PL-100-006 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.

27. Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase B 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.

28. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase B until samples of the facing/roofing/window materials to be used in the external construction of this phase of the development have been 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 Policies HS4 and HS15 of the Wirral Unitary Development Plan.

29. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase B until as samples of the materials to be used in the surfacing of the car parking areas and pedestrian and highway routes of this phase of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development and shall be retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS4, HS15 and TR9 of the Wirral Unitary Development Plan.

30. NO DEVELOPMENT SHALL COMMENCE within that part of the development site indicated within submitted plan AR-XX-WS-PL-100-006 as Phase B until details of works to widen the existing footway to 2.0 metres along the east side of Orrysdale Road from the junction with 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 in Phase B 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.

**Further Notes for Committee:**

1. United Utilities have requested details to ensure that the site is drained by a total separate system, with only foul sewerage connected into the foul sewer and that surface water discharges into the public surface water sewerage system at a maximum discharge rate of 30 l/s. UU have requested that the developer contact John Lunt on 01925 678305 to discuss full details of the proposed site drainage.

**Last Comments By:** 14/08/2013 16:52:13  
**Expiry Date:** 22/10/2013

**TOWN AND COUNTRY PLANNING (ENVIRONMENT IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 2011 – SCREENING OPINION**

**PHASED DEVELOPMENT COMPRISING 48 AFFORDABLE HOUSING UNITS  
AND A MEDICAL CENTRE, ON LAND AT BRIDGE COURT**

Thank you for your request for a screening opinion, submitted 03<sup>rd</sup> July 2013, in relation to the above proposed development - including the following drawings and information:

<b>Dwg No</b>	<b>Dwg Title</b>	<b>Scale</b>	<b>Size</b>	<b>Rev.&gt;(*NB.1)</b>
AR-WS-XX-PL-200-001 Nov-12	Location Plan  Schedule of proposed external facing material finishes / colours	1 to 1250  nts	A3  A4	/
AR-WS-XX-PL-100-001	Existing Site Plan ( including existing topographical survey )	1 to 250	A0	A
United Utilities dated 16.05.11	Extract from map of public sewers - Grange Road West	1 to 1250	A3	/
AR-WS-XX-PL-100-002	Proposed Site Plan	1 to 250	A0	B
AR-WS-XX-PL-100-003	Proposed Site Plan, Part A	1 to 100	A0	C
AR-WS-XX-PL-100-004	Proposed Site Plan, Part B	1 to 100	A0	B
6200 SP ( 90 ) 01	Landscape Proposals	1 to 200	A0	D
TPP-01	Tree Protection Plan	1 to 500	A1	/
AR-XX-00-PL-251-001	Proposed Apartment Ground Floor Plan	1 to 50	A1	/
AR-XX-01-PL-251-002	Proposed Apartment First Floor Plan	1 to 50	A1	/
AR-XX-02-PL-251-003	Proposed Apartment Block Second Floor Plan	1 to 50	A1	/
AR-XX-03-PL-251-004	Proposed Apartment Third Floor Plan	1 to 50	A1	/
AR-XX-RF-PL-240-001	Proposed Apartment Roof Plan	1 to 50	A0	/
AR-WS-XX-EL-	Proposed	nts	A3	/

251-006	Apartment Visual 1				
AR-WS-XX-EL- 251-007	Proposed Apartment Visual 2	nts	A3	/	
AR-XX-XX-EL- 251-001	Proposed Apartment Elevations	1 to 100	A0	/	
AR-XX-00-PL- 200-001	Proposed Health Centre Level 0 Floor Plan	1 to 100	A1	A	
AR-XX-01-PL- 200-001	Proposed Health Centre Level 1 Floor Plan	1 to 100	A1	/	
AR-XX-02-PL- 200-001	Proposed Health Centre Level 2 Floor Plan	1 to 100	A1	/	
AR-WS-XX-EL- 251-008	Proposed Health Centre Visual 1	nts	A3	/	
AR-WS-XX-EL- 251-009	Proposed Health Centre Visual 2	nts	A3	/	
AR-XX-XX-EL- 251-004	Proposed Health Centre Elevations, Sections & Roof Plan	1 to 100	A0	A	
Jun 2013	Design & Access Statement	nts	A3	/	
9W9060 Issue 02B	Transport Assessment	nts	A4	/	
9W9060 Issue 02B	Travel Plan Framework	nts	A4	/	

The information submitted has been considered in the light of the above regulations (the 2011 EIA Regulations). Consultations have been undertaken with Natural England, Merseyside Environmental Advisory Service, Wirral Wildlife, the Environment Agency, the Highway Authority, and with the Head of Service for Environment and Regulation (Environmental Protection) to seek advice in response to your request for a screening opinion.

The application site comprises an area of approximately 0.95 hectares of land, currently having a mix of used – partly vacant (previously having supported residential units), and partly in use for open air recreation. Residential/residential care uses, leisure uses, retail uses (including a petrol station) and highways bound the site. The site is on land designated as a Primarily Residential Area and land designated as Urban Greenspace within the adopted Unitary Development Plan.

The development proposal is for 48 no. apartments, with associated landscaping, fencing and highways infrastructure, and a three-storey medical centre.

The Local Planning Authority considers that the development proposal falls under Schedule 2 of the 2011 EIA Regulations, under category 10 Infrastructure Projects, subcategory (b) Urban Development Projects. As the area of the site exceeds the applicable threshold set out in Schedule 2 (which is 0.5ha), the proposal is a Schedule 2 development.

## Schedule 2 Class 10(b) - Urban Development Projects

According to Circular 02/99, EIA should be undertaken for Schedule 2 development in three main types of case:

1. For major developments which are of more than local importance;
2. For development in environmentally sensitive location; and
3. For development with complex and potentially hazardous environmental effects.

The Circular notes that particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

It is clarified that developments proposed are more likely to be EIA if the site area of the scheme is more than 5 hectares; would provide a total of more than 10,000 m<sup>2</sup> of new commercial floorspace; or would have significant urbanising effects in a previously non, urbanised area (e.g. a new development of more than 1,000 dwellings).

In this instance, the site area of the proposal is not above the 5 hectares above which the guidance suggests that EIA is more likely to be required. The proposal is not considered to have a significant potential for increased traffic, emissions or noise, is not considered to have a more than local importance, and does not have potentially hazardous environmental effects.

The use proposed is of a similar nature to the previous use of part of the site, and to uses in the near vicinity (a medical centre currently operating in the Concourse building to the west of Orrysdale Road). The use proposed does not imply a major intensification of use, nor is there evidence that the site is likely to be unusually high in levels of contamination present.

It is also necessary to consider whether the location of the development might give rise to significant environmental effects. Schedule 3 of the Regulations provides a list of areas that should be considered as 'sensitive' for the purposes of EIA screening.

The proposed location of this development is on a previously developed site in an existing urban context. Part of the site is designated as Urban Greenspace, but this has no significance when judging sensitivity. Neither the site itself nor its immediate surrounding area has any other protective designation or meets any other of the specified criteria for sensitivity. Whilst a Tree Preservation Order is established in relation to trees immediately adjoining the site, similarly, this legislative protection is not considered to result in a determination that the site is 'sensitive' for the purposes of EIA screening. The site is identified by the Environment Agency as being potentially susceptible to flooding from surface water – the EA advises that this matter can be dealt with through discussions with the applicant, and this susceptibility is not considered to give rise to significant environmental effects.

Further afield, the town of West Kirby abuts the Dee Estuary, which contains nationally and internationally designated sites for nature conservation but this

development is considered unlikely to be a source of significant environmental effects on these sites or the interest features for which they are notified. The location of the development should not therefore be considered 'sensitive' for the purposes of EIA screening and there is no reason to require EIA on the basis of location.

Considering protected species, correspondence with Wirral Wildlife, MEAS and Natural England confirms that there is no evidence of significant populations of protected species within the site, likely to affect to an extent sufficient to require an EIA.

In view of the above reasons the Local Planning Authority considers that the proposals do not constitute EIA development.

The Circular notes that for the purposes of determining whether EIA is required, a particular planning application should not be considered in isolation if, in reality, it is properly to be regarded as an integral part of an inevitably more substantial development. In this instance this is not understood to be the case. The Local Planning Authority does not consider these proposals to be an integral part of a more substantial development. Given this, the above conclusion drawn is considered to be sound.

Matthew Rushton  
Principal Planning Officer  
Regeneration, Housing and Planning.

## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00866**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**New Brighton**

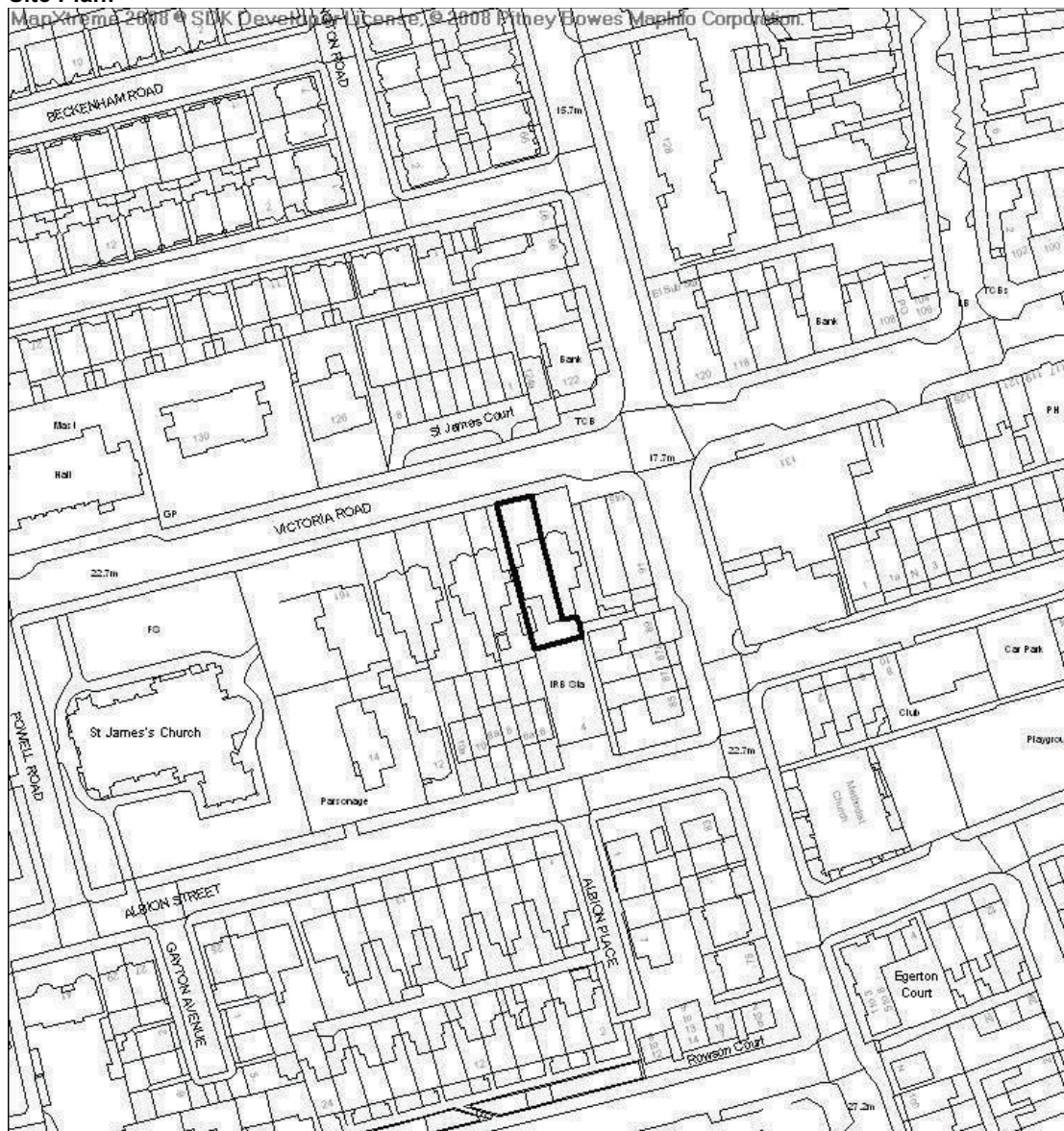
**Location:**  
**Proposal:**

151 VICTORIA ROAD, NEW BRIGHTON, CH45 9LB  
Change of use of a property from a single residence to a house of multiple occupation to provide 12 bedrooms with communal kitchen, living rooms and bathrooms. Also to include alterations to windows to the front elevation.

**Applicant:**  
**Agent :**

Mrs Moores  
Cheshire Planning Solutions Ltd

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

Location: 149 Victoria Road, New Brighton  
Application Type: Full Planning Permission  
Proposal: Conversion of the premises into 4 self-contained flats and the provision of off street parking facilities.  
Application No: APP/74/00581  
Decision Date: 03/09/1974  
Decision Type: Conditional Approval

Location: 149 Victoria Road ,New Brighton ,L45 9LB  
Application Type: Full Planning Permission  
Proposal: Alterations and extensions at side to form new entrance stairway  
Application No: APP/82/21093  
Decision Date: 23/09/1982  
Decision Type: Conditional Approval

Location: 151, Victoria Road, New Brighton. L45 9LB  
Application Type: Full Planning Permission  
Proposal: Conversion of property into four self contained flats, provision of enclosed side staircase and car parking to front.  
Application No: APP/90/05172  
Decision Date: 20/03/1990  
Decision Type: Approve

Location: 151 Victoria Road, New Brighton, Wirral, CH45 9LB  
Application Type: Full Planning Permission  
Proposal: Change of use from self contained flats to bed and breakfast hotel.  
Application No: APP/02/05392  
Decision Date: 07/05/2002  
Decision Type: Withdrawn

Location: 151 Victoria Road, New Brighton, Wirral, CH45 9LB  
Application Type: Full Planning Permission  
Proposal: Conversion of existing building into four flats and new two storey front bay extension  
Application No: APP/07/07141  
Decision Date: 13/12/2007  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A Site Notice was also displayed. Three objections have been received following publicity of this application from Flat 2, 149 Victoria Road, 25 Albion Street and 153B Victoria Road citing the following concerns:

1. The site is in a sensitive location close to the heart of the regenerating New Brighton;
2. To create 12 bedrooms would result in a mean and basic conversion;
3. Occupants of No.149 suffer from noise disruption to their living spaces, which the conversion would exacerbate;



4. Lack of parking facilities due to double-yellow line parking restrictions on the highway;
5. Concerns regarding who would be living in the proposed HMO;
6. Assurances the HMO will be managed efficiently;
7. Large HMOs are unmanageable and will alter the character of the area;
8. Potential increase in anti-social behaviour.

#### **CONSULTATIONS**

Head of Environment & Regulation (Pollution Control Division) - no objections to the proposal

Head of Environment & Regulation (Highway Management Division) - no objections to the proposal

#### **Director's Comments:**

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Pat Hackett and Councillor Patricia Glasman requested the application be removed from delegation on the grounds multi occupancy accommodation is inappropriate in this area due to the lack of parking space, and visibility implications for other road users.

#### **INTRODUCTION**

The application proposes a change of use from a single residence to a house in multiple occupation (HMO) with 12no. bedrooms and shared kitchen and living room facilities.

#### **PRINCIPLE OF DEVELOPMENT**

Proposals for houses in multiple occupation are acceptable in principle subject to the provisions of policy HS14 of the adopted Wirral Unitary Development Plan.

#### **SITE AND SURROUNDINGS**

The site comprises a residential dwellinghouse, situated in a residential street of a mixture of semi-detached dwellings and flats.

#### **POLICY CONTEXT**

The site is designated as a Primarily Residential Area in the Unitary Development Plan (UDP), and is adjacent to New Brighton Traditional Suburban Centre. UDP Policy HS14 'Houses in Multiple Occupation' (HMO's) only permits the conversion of existing buildings to multiple occupancy where the proposal fulfills all of its criteria, This makes it clear that a property must be of a sufficient size and that proposals must not result in a detrimental change in the character of the area. It also indicates that existing HMO's and valid planning permissions must not comprise of no more than 20% of properties within a street block.

#### **APPEARANCE AND AMENITY ISSUES**

Concerns regarding houses of multiple occupation regard the potential of a damaging impact on residential surroundings, with concerns regarding the potential tenants, increased activity in terms of comings and goings and general noise. Inadequate space for requirements such as parking, dustbins and poor standard of maintenance can also affect the character of the residential area.

UDP Policy HS14 restricts the number of converted properties in a given residential road; no more than 20% of properties within a street block should be within multiple occupation to protect the character of the area. The proposal will not result in a private dwelling having a HMO on both sides. The majority of properties are self-contained flats and residential units and it is considered the proposal will not result in a concentration of HMO's in the area, nor adversely affect the residential character of the area.

There are external alterations proposed to the window design facing Victoria Road, which are considered acceptable.

The property is semi-detached and the adjoining property No.149 is split into 4 flats. Environmental Health were consulted and had no objection to the application, and did not request any conditions. It is therefore considered sound emanating from the property would be likely not to give rise to unacceptable noise disturbance. The use is considered to generate more activity than a traditional family house, however it is considered that the level of activity would not be so significant that it would impact adversely on the living conditions of local residents.

Highly intensive multiple occupation can give rise to a level of activity out of keeping with the street and wear and tear on the fabric of the houses themselves could also occur. Transient populations were unlikely to relate to the established community. However the existing building is considered to be of a scale that can accommodate the proposed 12no. bedsits. The size of the building and the number of occupants are considered not to generate a level of activity, which could affect the privacy and quietness neighbouring residents were entitled to expect. The intervention of the Local Planning Authority into the field of matters otherwise controllable under housing or environmental health powers may only be justified when the overcrowding implied has a knock-on effect on wider amenity or land use concerns. Government policy in NPPF encourages a flexible approach to standards, and the proposed room sizes and shared facilities are considered acceptable. The existing windows are utilised and provide a good level of outlook and daylight. There is adequate amenity space for recreation, dustbin storage and cycle parking space for 12 inhabitants. The lower ground floor is to be used as communal living space. Amended plans were received indicating a new kitchen layout which would be more usable for the number of residents.

It should be noted the application is not proposing a secure residential institution. The use of a building for provision of secure residential accommodation (eg a prison, young offenders' institution, detention centre, secure training centre, custody centre etc) would require a separate planning application under the Town and Country Planning Use Class Order 1987 as amended. There is no evidence that the change of use of the property would lead to an increase in crime, in fact a wide and varied range of land uses could help to create environments that were lively and well-used, thus deterring criminal activity.

#### **SEPARATION DISTANCES**

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. The proposal will utilise the existing windows. As such it is considered there are no issues regarding loss of privacy or overlooking.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

The Council's adopted SPD4 'Parking Standards' sets maximum parking standards, which the proposal complies with. Highway Engineers had no objection to the proposal and did not recommend any conditions. The site is considered a sustainable residential area as it is within walking distance of bus routes, train links and local amenities. There are residents' objections concerned that the proposal would lead to an increase of vehicles being parked in inappropriate locations, however there is no evidence that the proposal would lead to illegal or inconvenient parking. In HMO cases it may be asserted that residents would have a low level of car ownership. However, the LPA cannot control the age, occupation or lifestyle of persons occupying a property.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental/Sustainability issues relating to these proposals. The proposed building is semi-detached and as such soundproofing is required. Environmental Health had no objection to the proposal and did not request planning conditions. There are no environmental or sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is not considered detrimental to the character of the residential area, or cause nuisance to the surrounding residential areas by virtue of its scale and use. The proposal complies with Council policy HS14 of the adopted Wirral Unitary Development Plan 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 not considered detrimental to the character of the residential area, or cause nuisance to the surrounding residential areas by virtue of its scale and use. The proposal complies with Council policy HS14 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

**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 12 July 2013 and listed as follows: drawing numbers CPS 006/04 01/01 and CPS 006/01 01/01 (dated June 2013)

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

3. The HMO development hereby permitted shall be occupied by a maximum of 12 no. persons

**Reason:** In the interest of residential amenity

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

**Reason:** In the interests of highway safety and to accord with Policy HS14 in the in the Wirral Unitary Development Plan 2000

5. Before any building works commence on the site, a scheme providing for sound insulation between the proposed building and No.149 Victoria Road shall be submitted to and approved by the Local Planning Authority.

**Reason:** To ensure that the neighbouring occupiers are not objected to excessively high noise levels and to ensure an adequate standard of amenity.

**Last Comments By:** 19/08/2013 14:46:05  
**Expiry Date:** 06/09/2013

## WIRRAL COUNCIL

### PLANNING COMMITTEE

22<sup>ND</sup> AUGUST 2013

<b>SUBJECT:</b>	<b>PROPOSED REMOVAL OF REQUIREMENT FOR SECTION 106 AGREEMENT ON PLANNING APPLICATION APP/13/00599 (FOR A RESIDENTIAL DEVELOPMENT, CONSISTING 33 NO. AFFORDABLE HOUSES AND APARTMENTS AT THE FORMER POULTON RPRIMARY SCHOOL SITE, ALDERLEY ROAD, POULTON).</b>
<b>WARD/S AFFECTED:</b>	<b>SEACOMBE</b>
<b>REPORT OF:</b>	<b>DAVID BALL, HEAD OF REGENERATION &amp; PLANNING</b>
<b>KEY DECISION?</b>	<b>NO</b>

#### 1.0 EXECUTIVE SUMMARY

1.1 This report seeks Members approval to relax the requirement for a Section 106 Agreement with regard to proposed highway contributions in connection with the above development.

#### 2.0 BACKGROUND

2.1 On 27<sup>th</sup> June 2013, Members resolved to grant planning permission for the erection of 33 no. affordable houses/apartments, a new access road off Rostherne Avenue, associated car parking, bin and cycle storage and landscaping. Approval was subject to the requirement for a Section 106 Agreement being used to secure a contribution towards the operation of School Crossing Patrols (SCPs) over a five year period - to be paid as a lump sum of £1,500 per patrol (£4,500 total), and to secure a contribution of £30,000 towards the upgrade of two puffin crossings close by the site, to appropriate standards. The requirements were considered necessary and reasonable given the nature of the development, which would be family housing.

2.2 In summary, the Agreement would oblige the developer to pay the sum of £34,500 to the Head of Environment and Regulation (Traffic Management Division) to undertaking the necessary works and provide the SCPs.

2.3 A Section 106 Agreement has to be entered into by a person who is “interested” in the land. At present, the whole of the site is still owned by the Council - the developer does not yet have an “interest” in any part of the site. The Council is thereby unable to enter into a legal Agreement with the developer. When the developer has entered into the ‘Development Agreement’ with the Council that may give it sufficient interest but it is

understood that the signing of such an agreement is not imminent and would normally rely on planning permission having been granted.

2.4 In order to overcome this issue, it has been agreed by the Head of Universal and Infrastructure Services (Asset Management Division) that the matter can be dealt with in the Development Agreement proposed, subject to the specific terms of the Development Agreement being agreed and approved by the Developer's solicitor.

2.5 Planning legislation makes it clear that if a Planning Obligation (Section 106 Agreement) serves no useful purpose then it should not be entered into. Given this, if the matter can be dealt with in the Development Agreement, then it is reasonable to question what would be gained by seeking to uphold the requirement for the Section 106 Agreement in light of the above.

2.6 It is therefore recommended that Members agree to remove the requirement for a Section 106 Agreement as agreed on 27<sup>th</sup> June and to allow the planning permission to be issued as funding for the necessary SCP's and puffin crossing upgrade works will be met by a transfer of funds from the Head of Universal and Infrastructure Services (Asset Management Division) once secured through a Development Agreement, to the Head of Environment and Regulation (Traffic Management Division).

## **5.0 RELEVANT RISKS**

5.1 None relevant.

## **6.0 OTHER OPTIONS CONSIDERED**

6.1 Not applicable.

## **7.0 CONSULTATION**

7.1 No public consultation has been undertaken by the Local Planning Authority on this issue – though notification of the planning application was undertaken in accordance with the adopted Guidance on Publicity for Planning Applications. This paper is to be circulated to members of the Planning Committee and all ward councillors.

## **8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

8.1 None relevant.

## **9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

9.1 None relevant.

## **10.0 LEGAL IMPLICATIONS**

10.1 None relevant.

## **11.0 EQUALITIES IMPLICATIONS**

11.1 It is not considered that this report has relevance to equality.

## 12.0 CARBON REDUCTION IMPLICATIONS

12.1 None relevant.

## 13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 As detailed above.

## 14.0 RECOMMENDATIONS

14.1 Members are asked to agree that the requirement for a Section 106 Agreement in relation to planning application APP/13/00599 is removed so that the planning approval can be issued and alternative arrangements for funding the various works will be agreed through a Development Agreement.

## 15.0 REASON FOR RECOMMENDATION/S

15.1 In order to enable a decision to be issued on the above application and a Development Agreement to progress.

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## SUBJECT HISTORY

<b>Council Meeting</b>	<b>Date</b>
Planning Committee	27 <sup>th</sup> June 2013.

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## WIRRAL COUNCIL

### PLANNING COMMITTEE

22<sup>ND</sup> AUGUST 2013

<b>SUBJECT:</b>	<b>PROPOSED EXTENSION TO BURBO BANK OFFSHORE WIND FARM.</b>
<b>WARD/S AFFECTED:</b>	<b>NONE DIRECTLY AFFECTED – BUT OF PARTICULAR INTEREST TO MEMBERS OF NEW BRIGHTON, WALLASEY, LEASOWE AND MORETON EAST, MORETON WEST AND SAUGHALL MASSIE AND HOYLAKE AND MEOLS.</b>
<b>REPORT OF:</b>	<b>DAVID BALL, HEAD OF ENVIRONMENT AND REGULATION</b>
<b>KEY DECISION?</b>	<b>NO</b>

#### 1.0 EXECUTIVE SUMMARY

1.1 In relation to the above project, this report is to:

- Provide an update to Members of the progress of this proposed development for which DONG Energy Burbo Extension (UK) Limited ('DONG Energy') has submitted an application for consent to the Planning Inspectorate's National Infrastructure Directorate, and to clarify the Local Authorities' current role in the application process.
- Seek Members views and endorsement of the representations made at officer level to register the Council's involvement in the forthcoming examination in public.
- To update Members in relation to the requirement for a Local Impact Report to be submitted.

#### 2.0 BACKGROUND AND UPDATE OF PROGRESS OF APPLICATION

2.1 An application was submitted on the Planning Inspectorate on the 12<sup>th</sup> April 2013, and the Planning Inspectorate formally accepted the application for examination on the 19<sup>th</sup> April 2013. The application is for development consent (which includes a draft deemed Marine Licence) to construct and operate the proposed Burbo Bank Extension Offshore Wind Farm, which comprises up to 69 additional wind turbine generators and associated infrastructure with an installed capacity of up to 258 MW. The project would be located approximately 7 km off the north Wirral coast, 8.5 km from Crosby beach and 12.2 km off the coast of Point of Ayr, Wales, being an extension to the existing Burbo Bank Offshore Wind Farm located on the bed of Liverpool Bay (which comprises 30 turbines). The offshore array site occupies an area of approximately 40 km<sup>2</sup>. In this case, the applicant seeks approval of the parameters of a "design envelope" based on a worst case scenario within which the final layout of the turbines can be defined at a later stage. Cable landfall is proposed for the North Wales coast with grid connection at an existing National Grid sub-station at Bodelwydden and these are subject of separate applications to the Welsh Assembly Government and Denbighshire County Council.

- 2.2 A Development Consent Order (rather than a planning permission) is required because the development is of a scale and type that qualifies as a 'Nationally Significant Infrastructure Project' (NSIP), as set out in sections 14 and 15 of the 2008 Planning Act. It is for this reason that a decision on the proposed development will be made by the Secretary of State, the process of this decision being administered by the Planning Inspectorate's National Infrastructure Directorate.
- 2.3 The Planning Inspectorate, as Examining Authority, is currently carrying out an initial assessment of the application and all representations that have been received regarding the application, and will then set a date for a 'Preliminary Meeting'. This is a procedural meeting only; the merits of the scheme will not be discussed at this stage. Normally it will be held locally to the proposed development, providing a suitable venue is available – it is understood that Wirral is being considered by the Inspectorate (and is currently favoured by the applicant also) as the location for the meeting. The purpose of the Preliminary Meeting is to discuss how the case will be examined; including identifying the issues that the Inspectorate believes should be looked at in more detail. All interested parties will receive an invitation to the Preliminary Meeting – though it is not essential to attend; interested parties will be sent details of how to take further part in the Examination stage in any event.
- 2.4 Members will recall a report was presented to Planning Committee of 26th May 2011, which set out the process for determination of such projects, and the role of the Local Authority in the new infrastructure planning regime. Members resolved to delegate a number of responsibilities to officers, notably attendance of a Preliminary Meeting and the making of representations (orally or in writing) as part of the formal Examination of an application. It was resolved, however, that Member approval would be sought for responses to the project required at pre-application stage (under Section 42 of the Planning Act 2008), and, where required, for a Local Impact Report (see below). Officer's representations at the Examination stage would then be based on these approved responses.
- 2.5 Members resolved at Planning Committee of 28<sup>th</sup> June 2012 to respond to a pre-application consultation under Section 42 of the 2008 Act, expressing support in principle for renewable energy development, but in relation to the specific development proposed for the Burbo Bank Offshore Wind Farm, highlighting areas of visual impact, noise, recreational navigation, socio-economics, ecology and tourism as key areas of importance to the Local Authority that would require further detailed clarification as the project and associated Environmental Impact Assessment is progressed.
- 2.6 At the time of the Section 42 response, Preliminary Environmental Information (PEI) had been made available for the Council to consider. The application now submitted includes a large amount of information (some 85 documents in total), including a finalised Environmental Statement, Habitat Regulations Assessment Report, Consultation Report and Draft Consent Order.
- 2.7 The Planning Inspectorate has established a website which includes details of the proposed project, the application submitted, advice given to date and representations made by interested parties (including Wirral):  
<http://infrastructure.planningportal.gov.uk/projects/north-west/burbo-bank-extension-offshore-wind-farm/>

The developer, DONG energy, has also established a website that provides details of the proposed development, the developer, and the application made:

<http://www.dongenergy.com/burbobankextension/Pages/index.aspx>

### **3.0 REGISTRATION AND RELEVANT REPRESENTATIONS**

- 3.1 Having accepted the application, the Planning Inspectorate has progressed to the next stage of considering the application, which requires registration with the Planning Inspectorate as an “interested party” and the making of a ‘relevant representation’. Normally, the local authority within which a proposed NSIP is located is automatically granted “interested party” status under the legislation, with rights to be heard at the Preliminary Meeting/Examination hearings and separate registration with the Planning Inspectorate is not required. However, in this case, the application is in offshore waters, outside any Local Authority boundary. As such registration of the Council as an “interested party” through the submission of relevant representations was considered necessary to ensure the Council retained the right to participate in the examination process, if required. Guidance on this matter indicates that the relevant representation should be a summary of what an interested party agrees and/or disagrees with in the application, what the main issues are considered to be and consideration of their impact – such registration being required in order to become an ‘Interested Party’. Interested Party status gives an opportunity to participate in the Examination of the application by the Examining Authority and to submit more detailed representations at a later stage in the examination process.
- 3.2 A copy of the application and notification that representations could be registered with the Planning Inspectorate was received on the 16<sup>th</sup> May, with registration required by the Inspectorate deadline of 24<sup>th</sup> June. Given this narrow timeframe, and the volume of information provided, an officer level response was submitted to the Inspectorate which sought to highlight areas of importance to the Council, reserving a position to make more detailed written representations at a later stage. The representations submitted sought to pick up the key themes from the Section 42 response issued previously with Member endorsement, though updated to take account of current documentation and comments received from Merseyside Environmental Advisory Service (MEAS), who are advising both Sefton Council and Wirral Council on the proposal in relation to environmental, ecological and Habitat Regulations Assessment matters.
- 3.3 A copy of the representations made alongside the Council’s registration is enclosed at Appendix 1 of this report. The purpose of this report is to recommend that Members endorse the representations made at this registration stage to enable officers to participate at the forthcoming Preliminary Meeting.
- 3.4 It should be noted that whilst representations have been made in relation to visual impact, that National Planning Statements discourage the refusal of development consent solely on the grounds of adverse effects to visual impact or seascape unless an alternative layout could reasonably be proposed; or taking account of the sensitivity of the receptor, the harmful effects are considered to outweigh the scheme benefits. Given this, it is not recommended that further work is undertaken or commissioned to critically appraise the seascape and landscape visual impact assessment (SLVIA) submitted by the applicant.

#### **4.0 LOCAL IMPACT REPORT**

- 4.1 As previous reports to Members have noted, Section 104 of the Planning Act 2008 requires the Secretary of State to have regard to Local Impact Reports (LIRs) in deciding applications for Development Consent Orders. The Act defines an LIR as “a report in writing giving details of the likely impact of the proposed development on a Local Authority’s area (or any part of that area)” (section 60(3)).
- 4.2 Whilst it was initially understood that Wirral Borough Council would be required to submit a Local Impact Report, it has now been clarified by the Developer and the Planning Inspectorate, that a Local Impact Report will not be requested from the Council.
- 4.3 Such reports are only required from authorities who are directly affected by an infrastructure development – and in this case the application is in offshore waters, outside any English Local Authority boundary.
- 4.4 Given the above, it is not recommended that the Council prepare further representations than those that are attached to this report (for which endorsement is sought).
- 4.5 Considering local impacts, it should be noted that a number of individuals and interest groups from Wirral (e.g. Hoylake Village Life and The Wirral Society) have registered representations with the Planning Inspectorate directly, and will be invited to attend the relevant hearings held to examine the application.

#### **5.0 RELEVANT RISKS**

- 5.1 None relevant.

#### **6.0 OTHER OPTIONS CONSIDERED**

- 6.1 Not applicable.

#### **7.0 CONSULTATION**

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

#### **8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

- 8.1 Local interest groups, including voluntary, community and faith groups, may be consultees to the Development Consent application.

#### **9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

- 9.1 None relevant.

#### **10.0 LEGAL IMPLICATIONS**

- 10.1 None relevant.

## 11.0 EQUALITIES IMPLICATIONS

11.1 It is not considered that this report has relevance to equality.

## 12.0 CARBON REDUCTION IMPLICATIONS

12.1 The expansion of renewable energy generating capacity is considered consistent with the aspirations of the Liverpool City Region to achieve a transformation to a low carbon economy and as such this report recommends that the proposed windfarm extension be supported in principle.

## 13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 As detailed above.

## 14.0 RECOMMENDATIONS

14.1 Recommend that Members endorse the representations made at this registration stage, to enable officers to participate at the forthcoming Preliminary Meeting.

14.2 That Members note the update provided, and in particular that a Local Impact Report will not be prepared in this instance.

## 15.0 REASON FOR RECOMMENDATION/S

15.1 In order to enable officers to make representation at a Preliminary Meeting for the Development Consent Order.

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## APPENDICES

1. Text of Representations Made at Registration Stage

## REFERENCE MATERIAL

As noted above, further details of the project can be found on the applicant's website at: [www.burbobankextension.co.uk](http://www.burbobankextension.co.uk)

## SUBJECT HISTORY

<b>Council Meeting</b>	<b>Date</b>
Environment Transportation and Planning Strategy Select Committee (original wind farm)	22 <sup>nd</sup> October 2002.
Cabinet	Thursday 4 <sup>th</sup> November 2010 (Minute 193).
Planning Committee	26 <sup>th</sup> May 2011.
Planning Committee	28 <sup>th</sup> June 2012.

## **Appendix 1 – Text of Representations Made at Registration Stage**

This representation is made on behalf of Wirral Borough Council, as Local Planning Authority and is given at officer level. It incorporates comments from the Council's specialist advisors, Merseyside Environmental Advisory Service (MEAS).

Given the limited time between receipt of the application and accompanying information including notification that representations could be made (correspondence received 16<sup>th</sup> May), and the date for registration (24<sup>th</sup> June) - and given the volume of information provided and the resources available to the Council at this time, this response seeks to highlight areas of importance to the Local Authority, upon which it would wish to reserve the right to make more detailed written representations at a later stage.

Officers wish to express support in principle for offshore renewable energy development, but in relation to the Burbo Bank Wind Farm extension, wish to highlight areas of visual impact, noise, coastal processes, ecology, socio-economics and tourism, and offshore shipping and navigation as key issues of importance to the Local Authority. As the cable landfall and on-site installation and grid connection is in North Wales we make no comment on onshore and intertidal elements.

### **The Environmental Statement (ES)**

The Environmental Impact Assessment has been conducted using appropriate and agreed methods and has been informed by relevant and up to date surveys, modelling, evidence gathering and desk studies. The scope and methodology of these has been agreed with key stakeholders and consultees throughout the process. Overall the ES is comprehensive and of good quality and there are no substantive issues arising from it, subject to the following comments.

**Parameter-based Assessment** - One significant area of uncertainty relates to the final size, configuration and installation methods for the turbines. The ES has adopted a parameter-based assessment method and has been rigorous in its assessment of the different potential scheme configurations and methods in order to present a likely worst case scenario for each impact type in compliance with established precedent. Whilst it is understood why this approach has been adopted for practical and commercial reasons, it does introduce uncertainty and complexity into the impact assessment and leaves a number of issues unclear in terms of impact assessment and the requirement for mitigation. Wind farm configuration, monopole/foundation arrangements and installation techniques and spoil arisings are all areas of uncertainty which will need to be specifically addressed through the Marine Licensing processes.

**Visual Impact** – it is considered essential that matters of landscape and visual impact form an important part of the decision making process. The North Wirral coastline includes a number of countryside recreation sites, and areas of undeveloped coastline. The coastline is important for recreational and leisure visitors as well as to residents, and these areas are sensitive to change, as is acknowledged within chapter 20 of the submitted Environmental Statement (ES), and the Annexed Seascape, Landscape and Visual Impact Assessment (SLVIA). The chapter and annex include a series of assessments, considering viewpoints receptors, areas that are locally designated, and regional seascape units.

The assessment utilises Scenario 3 for the development to undertake an assessment of the significance of maximum adverse effects during operation. There is explanation for this

choice at paragraph 20.7.4 (1.2.5 of Annex 20), however, the explanation is limited – the rationale would appear to be based on analysis of Zone of Theoretical Visibility (ZTV) modelling and wireframe modelling, rather than consideration of the visual receptors. Indeed, it is accepted that the perception of worst-case effects may vary between visual receptors. Given this, it is questioned whether Scenario 1 should have been considered more fully in an assessment of the significance of effects – the development of a greater number of more closely spaced shorter turbines might potentially have a different impact upon receptors than that considered.

Officers wish to highlight the assessments made within the SLVIA that moderate and major-moderate effects will be felt at receptors within the Borough – notably, considering the viewpoints in Leasowe and Hoylake where Major-Moderate effect will result, and within the North Wirral Seascape Unit, where effects are predicted to be Moderate. It is questioned why representative viewpoints within Wirral do not appear to have been carried forward for consideration of in-combination and succession impacts (at paragraph 8.11 and table 1.15). A further question is raised as to the grading of the impacts to Wirral's designated Areas of Special Landscape Value (ASLV), where the significance of effect appears to be 'negligible', Wirral's development plan policies highlight the importance of the skyline and views into and out of such areas – the ASLV along the west coast of Wirral including important visitor attractions such as Hilbre Island and the Royal Liverpool Golf Course. The assessment made for the ASLVs does not seem to correlate to assessments made at nearby receptors or the corresponding RSU.

**Noise** - Chapter 11 of the Environmental Statement, as with the Preliminary Environmental Information previously presented, indicates that that under worst conditions, in some circumstances during the construction phase, without mitigation there may be impacts to humans on-shore – levels temporarily and marginally be above the WHO guidelines for night noise. Whilst it is noted that the ES acknowledges that it will be important to maintain interaction with the local population (the DONG Energy site office telephone number will be displayed at the onshore construction site for residents to voice any concern if they become affected by construction activities), and instances will be logged and made available to the local Council Environmental Health department if requested, it is not clear what mitigation measures would be considered. It is considered that this is an important issue that must be resolved as part of the decision making process.

**Metoccean and Coastal Processes** – This assessment is again comprehensive in scope and approach and the worst case scenarios have been used as the basis of impact assessment – this is an appropriate and cautious approach.

The project area is within a relatively shallow and dynamic part of Liverpool Bay which shows evidence of regular mobilisation as a consequence of tidal influences and prevailing weather conditions, the prevailing benthic communities (biotopes) are already well adapted to the conditions. Whilst the worst case scenario envisages a significant deposition of coarse and fine grained material in the vicinity of each turbine monopole and possibly to significant thicknesses, it is accepted that the temporary nature of the construction activity plus the natural dynamics of the area will mean that any impact is likely to be short term in duration and benthic communities will rapidly re-colonise the seabed or adapt to temporary changes in seabed topography and conditions. Post construction monitoring will however be necessary to assess the speed of recovery and identify any residual impacts.

The ES concludes that there will be no foreseeable potential for direct or indirect effects of the Project on the hydrodynamic or sedimentary regimes at Formby or elsewhere on the

Sefton Coast, Heswall Cliffs or elsewhere on the Dee Estuary or affecting the future management requirements of the Mersey River training walls. Given that these conclusions are substantiated by assessment of littoral coastal processes, tidal currents and wave climate modelling, no specific issues are identified at this stage, but we would wish to reserve our position over whether there will be a need for a coastal monitoring requirement.

**Offshore Noise, Fish and Fisheries** - The ES chapter that deals with this matter appears to be incomplete (see table 11.18). Additional comments are as follows:

The utilisation of “soft start up” for piling operations as a warning for marine animals to enable them to leave the area of greatest noise intensity is supported;

A significant resident/semi resident population of grey seals live on the West Hoyle Bank and regularly range across quite large areas of Liverpool Bay and have specifically been included in the assessment of noise and effects on marine mammals (Chapters 11 and 14 respectively). Given that the noise propagation (75dBht, moderate magnitude and within the smaller 90dBht, major magnitude) from construction and decommissioning activities are predicted to travel widely across their range, including local feeding areas in Hilbre Swash; it is considered that further assessment is needed on the predicted moderate impact to seal (and marine Cetaceans) behaviour and temporary displacement including (i) whether additional mitigation measures are necessary and feasible and (ii) that monitoring is put in place to assess the affects of the construction impacts alone and in combination with other significant marine noise generating activities e.g. other piling.

A number of representative species have been included within the noise assessment with dab being used as a proxy for other bottom dwelling commercially valuable species (e.g. plaice and sole). Without mitigation the ES concludes that the adverse impact on Sole spawning behaviour will be moderate or large adverse. Whilst guided by MMO (Cefas) and Environment Agency, MEAS recommend that the commitment to mitigation to avoid piling operations in the period 1 April to 31 May should be implemented. Such an approach also helps reduce impacts to salmon and sea trout smolt originating from the Rivers Dee and Mersey.

Whilst it remains unclear what scour protection measures are considered necessary around some or all of the monopoles/foundations consideration should be given to appropriate design to encourage commercially valuable species. Currently there is significant existing competence and increasing interest within the Liverpool City Region on fisheries and aquaculture. Whilst not an issue for the Development Consent Order process, scour protection may offer a significant opportunity for design of habitat to encourage valuable target species such as lobster with the resultant local economic benefits. Similarly, opportunities to co-locate fish farming opportunities within the wind farm site could also be usefully explored in the future.

**Monitoring Data** – the ES including proposed mitigation measures and subsequent licensing processes will yield a significant body of data and information that can be used to inform strategic planning and coastal monitoring within the Liverpool City Region. Given that the City Region is also engaged in a Regulatory Pilot to support the City Deal with Government and in line with the increasing openness for data and information accessibility, the Districts request that monitoring reports and data be provided to the following as soon as they become available: Merseyside Environmental Advisory Service, Sefton Council Investment Programmes and Infrastructure (Built Environment) and Wirral Council Regeneration and Environment Directorate.



## **Habitats Regulations Assessment (HRA) Report.**

The HRA is comprehensive in scope and largely contains a robust, evidenced-based technical appraisal of the issues. Throughout the HRA process there has been much welcome dialogue and consultation co-ordinated by the applicant with key stakeholders and regulators. MEAS are content with the scope of the in-combination assessment of other plans and projects.

The HRA does not however, assess the impact of different turbine foundation installation techniques sufficiently. Whilst accepting that the installation method has yet to be chosen, it is important that this impact, which could result in spoil generation, is fully considered in the Marine Licence application. It is understood that colleagues in Natural Resources Wales have already identified this as a matter that needs to be addressed adequately.

Overall, it is considered that the evidence base and method for assessment is acceptable. There are however, some matters of detailed interpretation within that report relating to seabird populations e.g. mortality, significance, avoidance rates which we believe that Natural England and Natural Resources Wales may wish to comment upon. This requires specialist ornithological input in our view and is necessary to ensure that PINS is able to complete and substantiate the test of likely significant effects based on the best available information and professional judgement.

Clearly, further specific iterations of the HRA may be required to assist other consenting processes such as Marine Licensing and the Coastal Authorities should be consulted at that stage in the interest of facilitating the regulatory processes

## **Socio Economic and Tourism Impacts**

Chapter 33 of the ES considers the potential benefits of the proposed development through added value generated to the local economy and the potential for job creation. There is evaluation of the benefits of the offshore development. Whilst the evaluation of effects is generally agreed with, further clarification or 'certainty' of the potential economic benefits of the proposal would be welcomed. The commitments in the procurement strategy section (outlined at 33.9.130) of the chapter are not well defined – a firmer obligation to support apprenticeship schemes and finance the provision of employment and educational opportunities would be welcomed, and could be made as an undertaking by the applicant.

Impacts to tourism are also considered in this chapter, and the link is made to the visual impacts of the proposed development. It is acknowledged that impacts to tourism activities will be most likely be felt where the primary focus of tourism is on the enjoyment of the landscape, its wilderness and tranquillity. The conclusion reached is of 'slight' adverse impact, and the chapter notes that there is little evidence that there would be any significant impact to tourism (overall). It is, however, acknowledged that there will be localized effects – in particular, the displacement of offshore tourism and recreation will predominantly affect Wirral (paragraph 33.9.33) and it is noted that the effects will be moderate for some firms. Given this officers wish to highlight this as an issue of importance to the Borough in the decision making process.

Whilst there appears to be a commitment to give consideration to a discretionary funding scheme for local community organizations and to work with Local Authorities on such a scheme, at this stage of the project it is not detailed. Given the above impacts – and that

local communities and firms may need assistance in the medium duration, to restructure and continue to operate, it is considered that further clarity could be given on this matter. The scope and focus of a funding scheme should be defined – for example targeted at those areas where localised economic impacts have been identified, such as charter fishing employment on Wirral.

### **Offshore Shipping and Navigation**

Whilst the assessment undertaken to date is considered to be largely thorough, officers would wish to reinforce any concerns expressed by port operators in relation to adverse impacts on shipping movements to and from the Mersey Estuary, (given the importance of the maritime economy locally).

**Planning Applications Decided Under  
Delegated Powers Between  
01/07/2013 and 11/08/2013**

**Application No.:** ADV/12/01393                      **Application Type:** Advertisement Consent  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 02/07/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:** Des Ager Design Consultant  
**Location:** 45-47 FLEETCROFT ROAD, WOODCHURCH, CH49 5LZ  
**Proposal:** Retention of signs relating to ATM

**Application No.:** APP/12/01524                      **Application Type:** Full Planning Permission  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs Y Anderson                              **Agent:**  
**Location:** 784 BOROUGH ROAD, TRANMERE, CH42 9JG  
**Proposal:** Change of use from a shop into a cafe.

**Application No.:** PRE/13/00030/ENQ                      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 06/08/2013                      **Decision:** Pre-Application Reply  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Alan Horrocks                              **Agent:** Shack Architecture LTD  
**Location:** 1 ROCK AVENUE, HESWALL, CH60 7TD  
**Proposal:** Outline Planning application for single detached dwelling

**Application No.:** PRE/13/00047/ENQ                      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 31/07/2013                      **Decision:** Pre-Application Reply  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Stone Ecclesiastical  
**Location:** Kings Church, 1 VICTORIA FIELDS, TRANMERE, CH42 0PF  
**Proposal:** Take down existing building and build new church

**Application No.:** PRE/13/00062/ENQ                      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Hoylake and Meols                              **Decision Level:** Delegated  
**Decision Date:** 01/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:**    **Agent:** D.P.D  
**Location:** 4 HOSCOTE PARK, WEST KIRBY, CH48 0QW  
**Proposal:** Creation of 3 flats

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**Application No.:** PRE/13/00063/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Oxtou      **Decision Level:** Delegated  
**Decision Date:** 15/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs S Lacey  
**Applicant:**      **Agent:** C W Jones  
**Location:** Land off ENFIELD TERRACE, CLAUGHTON  
**Proposal:** Redevelopment of land to demolish existing workshops/storage buildings and erect 7 houses.

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**Application No.:** PRE/13/00066/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** New Brighton      **Decision Level:** Delegated  
**Decision Date:** 30/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr Barry O'Connor      **Agent:**  
**Location:** The Sea Level Hotel, 126 VICTORIA ROAD, NEW BRIGHTON, CH45 9LD  
**Proposal:** Refurbishing the majority of the premises as accommodation and changing part of the use of the premises to a retail facility

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**Application No.:** PRE/13/00070/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 30/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr John Felton      **Agent:** Garry Usherwood  
**Location:** Greenacre Court Residential Home, 8 MEOLS DRIVE, HOYLAK, CH47 4AQ  
**Proposal:** Alterations and extensions to existing building

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**Application No.:** PRE/13/00073/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 15/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr & Mrs T Lavelle      **Agent:** Bromilow Architects  
**Location:** Three Lanes End Farm, SAUGHALL MASSIE ROAD, MEOLS, CH48 1PT  
**Proposal:** Proposed new dwelling to provide additional living accommodation for Three Lanes End Farm

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**Application No.:** PRE/13/00078/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Bidston and St James      **Decision Level:** Delegated  
**Decision Date:** 16/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs S Day  
**Applicant:** Mr Carl Haskalyne      **Agent:**  
**Location:** 330B ST ANNE STREET, BIRKENHEAD, CH41 4FQ  
**Proposal:** Change of use from vacant offices to 2 flats (self contained)

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**Application No.:** PD/13/00079/ENQ      **Application Type:** Permitted Development Enquiry  
**Ward:** New Brighton      **Decision Level:** Delegated  
**Decision Date:** 08/07/2013      **Decision:** Permitted development  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr & Mrs Andrews      **Agent:** KENNETH BANKS MRICS  
**Location:** 22 ST GEORGES PARK, NEW BRIGHTON, CH45 9LN  
**Proposal:** Construction of single storey rear lean-to extension and loft conversion with dormer window

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**Application No.:** PD/13/00083/ENQ      **Application Type:** Permitted Development Enquiry  
**Ward:** West Kirby and Thurstaston      **Decision Level:** Delegated  
**Decision Date:** 09/07/2013      **Decision:** Permitted development  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Franey      **Agent:** The Kenefick Jones Partnership  
**Location:** 7 DARMONDS GREEN, WEST KIRBY, CH48 5DT  
**Proposal:** Single storey rear extension

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**Application No.:** PD/13/00084/ENQ      **Application Type:** Permitted Development Enquiry  
**Ward:** Moreton West and Saughall Massie      **Decision Level:** Delegated  
**Decision Date:** 11/07/2013      **Decision:** Permitted development  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Albert Harrison      **Agent:**  
**Location:** 38 BURRELL DRIVE, MORETON, CH46 0TQ  
**Proposal:** Loft conversion and porch extension

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**Application No.:** PRE/13/00086/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Liscard      **Decision Level:** Delegated  
**Decision Date:** 23/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs S Lacey  
**Applicant:**      **Agent:** SDA Architects & Surveyors  
**Location:** Rullerton House, 12 RULLERTON ROAD, LISCARD  
**Proposal:** Conversion of existing building into mixed residential units

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**Application No.:** PRE/13/00087/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** West Kirby and Thurstaston      **Decision Level:** Delegated  
**Decision Date:** 26/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Barry Eckman      **Agent:**  
**Location:** 2 GRESFORD AVENUE, PRENTON, CH43 0SX  
**Proposal:** New Dwelling with off street parking

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**Application No.:** PRE/13/00089/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Eastham      **Decision Level:** Delegated  
**Decision Date:** 24/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Ms J Storey  
**Applicant:**      **Agent:** Ainsley Gommon Architects  
**Location:** Eastham House, EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AF  
**Proposal:** Demolition and rebuild with residential accommodation

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**Application No.:** PRE/13/00090/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Bromborough      **Decision Level:** Delegated  
**Decision Date:** 05/08/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Miss A McDougall  
**Applicant:**      **Agent:**  
**Location:** Dominos Pizza, 64 BROMBOROUGH VILLAGE ROAD, BROMBOROUGH, CH62 7EU  
**Proposal:** Addition of a second floor

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**Application No.:** PRE/13/00092/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Eastham      **Decision Level:** Delegated  
**Decision Date:** 15/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Carr Gunnell      **Agent:**  
**Location:** 23 HILLARY ROAD, EASTHAM, CH62 8AW  
**Proposal:** Ground and first floor extensions

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**Application No.:** PRE/13/00094/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Wallasey      **Decision Level:** Delegated  
**Decision Date:** 16/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mr J Ashton  
**Applicant:**      **Agent:** Gilmore Developments  
**Location:** St Nicholas Church Hall (Harrison Hall), HARRISON DRIVE, WALLASEY VILLAGE, CH45 3HL  
**Proposal:** External access ramp and steps to main entrance

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**Application No.:** PD/13/00095/ENQ      **Application Type:** Permitted Development Enquiry  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 02/08/2013      **Decision:** Permission Required  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr J Parkhouse      **Agent:** Mr S Sutton  
**Location:** 9 ALDERLEY ROAD, HOYLAK, CH47 2AT  
**Proposal:** Single storey rear extension. Rebuild rear dormer

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**Application No.:** PRE/13/00096/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 26/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs S Lacey  
**Applicant:**      **Agent:** Wiegand Architecture and Design Ltd  
**Location:** 68 QUEENS ROAD, HOYLAKE, CH47 2AJ  
**Proposal:** Erection of a dwelling house

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**Application No.:** PD/13/00100/ENQ      **Application Type:** Permitted Development Enquiry  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr & Mrs McAlister      **Agent:** The Kenefick Jones Partnership  
**Location:** Briarlea, 1 HEATHWAY, GAYTON, CH60 2TL  
**Proposal:** Single storey rear extension

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**Application No.:** PRE/13/00103/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 26/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Stephen Dolan      **Agent:**  
**Location:** 30 FOREST ROAD, HESWALL, CH60 5SW  
**Proposal:** Erection of a conservatory

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**Application No.:** PRE/13/00104/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Seacombe      **Decision Level:** Delegated  
**Decision Date:** 30/07/2013      **Decision:** Pre-Application Reply  
**Case Officer:** Mr J Ashton  
**Applicant:**      **Agent:**  
**Location:** Somerville Primary School, NORTHBROOK ROAD, POULTON, CH44 9AR  
**Proposal:** Attaching di-bond aluminium panels to part of the existing exterior fencing

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**Application No.:** PRE/13/00105/ENQ      **Application Type:** Planning Pre-Application Enquiry  
**Ward:** Leasowe and Moreton East      **Decision Level:** Delegated  
**Decision Date:** 30/07/2013      **Decision:** Withdrawn  
**Case Officer:** Mr M Rushton  
**Applicant:**      **Agent:** Planware Ltd  
**Location:** The Armchair, HOYLAKE ROAD, MORETON, CH46 9PD  
**Proposal:** Free standing restaurant with drive thru lane, car park and landscaping

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<b>Application No.:</b>	PRE/13/00106/ENQ	<b>Application Type:</b>	Planning Pre-Application Enquiry
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/07/2013	<b>Decision:</b>	Pre-Application Reply
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	41 MARFORDS AVENUE, BROMBOROUGH, CH63 0JH		
<b>Proposal:</b>	Extension above garage for a bedroom.		
<b>Application No.:</b>	PD/13/00107/ENQ	<b>Application Type:</b>	Permitted Development Enquiry
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/08/2013	<b>Decision:</b>	Pre-Application Reply
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Lapsley	<b>Agent:</b>	The Kenefick Jones Partnership
<b>Location:</b>	1 HOLMWOOD AVENUE, THINGWALL, CH61 1AX		
<b>Proposal:</b>	Garage conversion & internal alterations		
<b>Application No.:</b>	PD/13/00113/ENQ	<b>Application Type:</b>	Permitted Development Enquiry
<b>Ward:</b>		<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/07/2013	<b>Decision:</b>	Permitted development
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr J Cass	<b>Agent:</b>	Mr N Roberts
<b>Location:</b>	106 Thingwall Road, Irby		
<b>Proposal:</b>	Single storey extension to the side of the house with a maximum height of 3.70m, with an eaves height of 2.60m and the width of the extension being 2.650m which is less than half the width of the existing house measuring 6.70m		
<b>Application No.:</b>	PD/13/00114/ENQ	<b>Application Type:</b>	Permitted Development Enquiry
<b>Ward:</b>		<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/07/2013	<b>Decision:</b>	Pre-Application Reply
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	12 Howbeck Road, Oxton		
<b>Proposal:</b>	Erect single storey extension at side		
<b>Application No.:</b>	PD/13/00117/ENQ	<b>Application Type:</b>	Permitted Development Enquiry
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/08/2013	<b>Decision:</b>	Permission Required
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Neil Scullion	<b>Agent:</b>	
<b>Location:</b>	36 ROLLESTON DRIVE, LISCARD, CH45 6XF		
<b>Proposal:</b>	Proposed new roof to cover existing flat roof		



<b>Application No.:</b>	PRE/13/00119/ENQ	<b>Application Type:</b>	Planning Pre-Application Enquiry
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/08/2013	<b>Decision:</b>	Pre-Application Reply
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Peter Smith	<b>Agent:</b>	
<b>Location:</b>	530 Pensby Road Thingwall Wirral		
<b>Proposal:</b>	Doctors surgery to residential property with upper floor extension		
<b>Application No.:</b>	PD/13/00120/ENQ	<b>Application Type:</b>	Permitted Development Enquiry
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/07/2013	<b>Decision:</b>	Permitted development
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr & Mrs Kearsle	<b>Agent:</b>	The Kenefick Jones Partnership
<b>Location:</b>	27 CENTURION DRIVE, MEOLS, CH47 7AL		
<b>Proposal:</b>	Loft Conversion		
<b>Application No.:</b>	PD/13/00127/ENQ	<b>Application Type:</b>	Permitted Development Enquiry
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/08/2013	<b>Decision:</b>	Permitted development
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr James Kenrick	<b>Agent:</b>	The Kenefick Jones Partnership
<b>Location:</b>	133 ENNISDALE DRIVE, NEWTON, CH48 9UG		
<b>Proposal:</b>	Loft conversion under 50m <sup>2</sup>		
<b>Application No.:</b>	HSC/13/00190	<b>Application Type:</b>	Hazardous Substances
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	NuStar Terminals Ltd Site 1 & 2, BANKFIELDS DRIVE, EASTHAM, CH62 0BA		
<b>Proposal:</b>	Application for Hazardous Substance Consent for the storage of a maximum of 50,000 tonnes of substances falling within Part B10 (i) of the Planning (Hazardous Substances) Regulations 1992 (as amended)		
<b>Application No.:</b>	APP/13/00305	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	Fineline Architectural Design
<b>Location:</b>	Cereal Partners U K Bromborough, PORT CAUSEWAY, BROMBOROUGH, CH62 4SY		
<b>Proposal:</b>	Erection of a new water treatment plant including the formation of effluent treatment tanks, monitoring station and associated plant.		

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**Application No.:** APP/13/00356                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 03/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Craig Pumford                      **Agent:** Mr Jan Bargiel  
**Location:** 2 TOWN MEADOW LANE, MORETON, CH46 7UG  
**Proposal:** Erection of two storey extension to side of existing dwelling and replacement front porch.

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**Application No.:** ADV/13/00387                      **Application Type:** Advertisement Consent  
**Ward:**                      **Decision Level:** Delegated  
**Decision Date:** 12/07/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**                      **Agent:** Aegis Design  
**Location:** Barclays Bank, THE CROSS, BROMBOROUGH, CH62 7HQ  
**Proposal:** Remove existing and install new fascia and projecting signs. Remove existing and install new branch nameplate/opening hours sign & ATM surround. Install 1no new external light above existing ATM & install new panel behind existing.  
1no new fascia, 1no new projecting sign 1no new branch nameplate and opening hours sign 1no new ATM surround to existing machine

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**Application No.:** APP/13/00419                      **Application Type:** Full Planning Permission  
**Ward:** Cloughton                      **Decision Level:** Delegated  
**Decision Date:** 24/07/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr D Parsley                      **Agent:** Neville Pickard  
**Location:** Dell Cottage, 19 NOCTORUM WAY, NOCTORUM, CH43 9HS  
**Proposal:** Single storey side extension.

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**Application No.:** APP/13/00431                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 11/07/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:**                      **Agent:** AFL Architects  
**Location:** Main Ward Block, Arrowe Park Hospital, ARROWE PARK ROAD, WOODCHURCH, CH49 5PE  
**Proposal:** Removal of existing curved entrance canopy, construction of a new glazed entrance lobby and formation of a new Ambulance drop off entrance

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**Application No.:** APP/13/00454                      **Application Type:** Full Planning Permission  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 17/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr A Mitchell                      **Agent:**  
**Location:** 10 CHILDWALL GREEN, WOODCHURCH, CH49 5NP  
**Proposal:** Proposed single-storey side and rear extension to provide fully accessible living space for a full time wheelchair user.

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**Application No.:** APP/13/00458                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                                      **Decision Level:** Delegated  
**Decision Date:** 02/07/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr J Higgle                                      **Agent:** SHACK Architecture Ltd  
**Location:** 63 ACRE LANE, BROMBOROUGH  
**Proposal:** Conversion of existing first floor flat into two one bedroom flats with a first floor extension to provide a further three one bedroom flats, including change of use of vacant ground floor retail unit from use class A1 [shop] to use class D2 [dance studio].

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**Application No.:** APP/13/00472                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                                      **Decision Level:** Delegated  
**Decision Date:** 22/07/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mrs Joanne Dirkin                                      **Agent:** neptune windows  
**Location:** 11 HARROW GROVE, BROMBOROUGH, CH62 7JB  
**Proposal:** Erection of a rear conservatory

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**Application No.:** APP/13/00474                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 18/07/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:**  
**Location:** Gatehouse Candy Park Wirral International Business Park, Old Hall Road, BROMBOROUGH  
**Proposal:** Change of use from B2 to a private hire booking office and restroom for staff (sui generis)

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**Application No.:** ADV/13/00475                      **Application Type:** Advertisement Consent  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 18/07/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:**  
**Location:** Gatehouse Candy Park Wirral International Business Park, Old Hall Road, BROMBOROUGH  
**Proposal:** Change of use from B2 to a private hire booking office and restroom for staff (sui generis)  
3 illuminated signs attached to the buildings fascia

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**Application No.:** APP/13/00510                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                                      **Decision Level:** Delegated  
**Decision Date:** 16/07/2013                      **Decision:** Approve  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr R Connolly                                      **Agent:** Mr Colin Medicott  
**Location:** Verosa, 122 ELEANOR ROAD, BIDSTON, CH43 7QS  
**Proposal:** Conservatory to the side of the building

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**Application No.:** APP/13/00511                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 15/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr K Rippin                      **Agent:**  
**Location:** Summerville, FRANKBY STILES, FRANKBY, CH48 1PL  
**Proposal:** Erection of dwelling house (2 bedroom -single storey) Amendment to App/11/1430

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**Application No.:** APP/13/00515                      **Application Type:** Full Planning Permission  
**Ward:**                      **Decision Level:** Delegated  
**Decision Date:** 22/07/2013                      **Decision:** Withdrawn  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Carroll                      **Agent:** Mr Medicott  
**Location:** 47 HEYWOOD BOULEVARD, THINGWALL, CH61 3XB  
**Proposal:** New conservatory to rear of house

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**Application No.:** APP/13/00524                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Steven P Harris                      **Agent:**  
**Location:** 35 CROOME DRIVE, NEWTON, CH48 8AD  
**Proposal:** Erection of single-storey conservatory to the rear

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**Application No.:** APP/13/00525                      **Application Type:** Full Planning Permission  
**Ward:** Liscard                      **Decision Level:** Delegated  
**Decision Date:** 11/07/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr Scott Ward                      **Agent:**  
**Location:** 92B KING STREET, EGREMONT, CH44 8AN  
**Proposal:** Erection of new building comprising 4 no. 1-bedroom flats and associated site works

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**Application No.:** APP/13/00531                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 11/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Ms M Ferrer                      **Agent:** Mr Brian Anderson  
**Location:** 26 THORNLEY ROAD, SAUGHALL MASSIE, CH46 6HB  
**Proposal:** Erection of a side/rear extension

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**Application No.:** APP/13/00532                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr Peter Galer                                      **Agent:** Bryson McHugh Architects  
**Location:** Karate Academy, Flaybrick Reservoir, BOUNDARY ROAD, BIDSTON, CH43 7PE  
**Proposal:** Proposed Change Of Use to First Floor from Gymnasium with Ancillary Facilities to Residential.

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**Application No.:** DPP4/13/00543                      **Application Type:** Work for Council by outside body  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 08/08/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Wirral Borough Council  
**Location:** Europa Pools, CONWAY STREET, BIRKENHEAD, CH41 6RN  
**Proposal:** Single storey, flat roof extension to the front of the existing leisure centre to provide a soft play facility and a sensory room for children with disabilities.

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**Application No.:** APP/13/00547                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey    **Decision Level:** Delegated  
**Decision Date:** 08/07/2013                      **Decision:** Withdrawn  
**Case Officer:** Mr M Rushton  
**Applicant:**    **Agent:** Gleneagles Project Services Ltd  
**Location:** Asda Superstore, SEAVIEW ROAD, LISCARD, CH45 4PF  
**Proposal:** Car canopy in customer car park for drive through customers

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**Application No.:** ADV/13/00548                      **Application Type:** Advertisement Consent  
**Ward:** Wallasey    **Decision Level:** Delegated  
**Decision Date:** 08/07/2013                      **Decision:** Withdrawn  
**Case Officer:** Mr M Rushton  
**Applicant:**    **Agent:** Gleneagles Project Services Ltd  
**Location:** Asda Superstore, SEAVIEW ROAD, LISCARD, CH45 4PF  
**Proposal:** Advertisement around the perimeter of a proposed car canopy for drive through collections, consisting: 4 no. externally illuminated fascia signs; 1 no. hoarding sign, and; 9 no. miscellaneous signs.

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**Application No.:** APP/13/00556                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 06/08/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr Johnson    **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** 79 THINGWALL ROAD, IRBY, CH61 3UB  
**Proposal:** Alteration to site entrance - amendment to DLS/2005/07544

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**Application No.:** APP/13/00561                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry                                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Miss Holmes                                      **Agent:**  
**Location:** 5 BRYONY WAY, ROCK FERRY, CH42 4LY  
**Proposal:** To extend existing garden wall from 12 feet tall to 14 feet

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**Application No.:** APP/13/00585                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 02/07/2013                      **Decision:** Approve  
**Case Officer:** Miss K Ellison  
**Applicant:** Mrs Faragher                                      **Agent:** Garry Usherwood Associates Limited  
**Location:** Holly Tree House, COLUMN ROAD, NEWTON, CH48 1LG  
**Proposal:** Change of use from Holiday Let to Dwelling C3 use

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**Application No.:** APP/13/00593                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs T Parsons                                      **Agent:** Mr C Straughan  
**Location:** Barnston Riding Centre Riding School, GILLS LANE, BARNSTON, CH61 1AF  
**Proposal:** Change of use of outbuilding (storage & Cafe) to Veterinary Centre.

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**Application No.:** APP/13/00596                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 05/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Rashid                                      **Agent:** Lightblue Solutions Ltd  
**Location:** The Croft, SHORE LANE, CALDY, CH48 2JS  
**Proposal:** Conversion and extension of existing garage/workshop block as residential recreation space

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**Application No.:** APP/13/00606                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 19/07/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**                                      **Agent:** Paterson Macaulay & Owens  
**Location:** 4A THE VILLAGE, BEBINGTON, CH63 7PW  
**Proposal:** Part demolition of existing workshop and erection of a three bedroom dwelling house

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<b>Application No.:</b>	APP/13/00608	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr S Ashton	<b>Agent:</b>	Edward Welch Design
<b>Location:</b>	56 COLMORE AVENUE, SPITAL, CH63 9NL		
<b>Proposal:</b>	Erection of a rear extension		
<b>Application No.:</b>	ADV/13/00609	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Unit 3, The Europa Centre, EUROPA SQUARE, BIRKENHEAD, CH41 4PF		
<b>Proposal:</b>	Installation of 4 fascia signs and 1 projecting sign (externally illuminated) & 6 other signs		
<b>Application No.:</b>	ADV/13/00610	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Craig Foster Architects
<b>Location:</b>	28 BOROUGH PAVEMENT, BIRKENHEAD, CH41 2XX		
<b>Proposal:</b>	Erection of illuminated Fascia sign and illuminated projecting sign.		
<b>Application No.:</b>	APP/13/00611	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr & Mrs C Earlam	<b>Agent:</b>	Garry Usherwood Associates Limited
<b>Location:</b>	Moorea, 62 CALDY ROAD, CALDY, CH48 2HN		
<b>Proposal:</b>	Erection of a first-floor rear balcony		
<b>Application No.:</b>	APP/13/00614	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Cloughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mrs Lynne Christall	<b>Agent:</b>	
<b>Location:</b>	111 SHREWSBURY ROAD, OXTON, CH43 8SS		
<b>Proposal:</b>	Erection of a portico style porch		

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**Application No.:** APP/13/00618                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 02/07/2013                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:**    **Agent:** Mr Malcolm Lawson-Jones  
**Location:** 15 THE KINGS GAP, HOYLAKE  
**Proposal:** Engineering operation to provide car parking at rear of 15 The Kings Gap Hoylake.

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**Application No.:** APP/13/00619                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 15/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Tim Twells                              **Agent:**  
**Location:** 62 WHITFIELD LANE, HESWALL, CH60 7SB  
**Proposal:** Alterations and 2 storey extension at the side

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**Application No.:** APP/13/00624                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 02/08/2013                      **Decision:** Withdrawn  
**Case Officer:** Mrs J Malpas  
**Applicant:** Dr S Javed                                      **Agent:** ShepherdMyers  
**Location:** THE BOTHY, GAYTON FARM ROAD, GAYTON, CH60 8NN  
**Proposal:** Single storey side extension, first floor extension over existing ground floor

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**Application No.:** APP/13/00627                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr G Poole                                      **Agent:** Cassidy and Ashton  
**Location:** 316 TELEGRAPH ROAD, HESWALL, CH60 6SL  
**Proposal:** Proposed car port and garden store

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**Application No.:** APP/13/00628                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 03/07/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** C W Jones  
**Location:** Allandale Abbeyfield, FARR HALL ROAD, HESWALL, CH60 4SD  
**Proposal:** Change of use from sheltered accommodation to residential care home

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**Application No.:** APP/13/00631                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 02/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr S Brisco                      **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** 1 THE KIRKLANDS, WEST KIRBY, CH48 7HW  
**Proposal:** Replacement of flat roof with pitched roof to garage. (Amendment to approved APP/12/01495)

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**Application No.:** APP/13/00632                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 02/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Woods                      **Agent:** PWE Design  
**Location:** 37 RABY DRIVE, RABY MERE, CH63 0NQ  
**Proposal:** Two storey side & single storey rear extensions

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**Application No.:** APP/13/00633                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                      **Decision Level:** Delegated  
**Decision Date:** 11/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Paul Fitzgerald                      **Agent:**  
**Location:** 87 FERRY ROAD, EASTHAM, CH62 0AP  
**Proposal:** Single storey extension to side and rear, rebuilding existing garage and new porch

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**Application No.:** APP/13/00635                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mrs K Dickinson                      **Agent:** C W Jones  
**Location:** 21 PARKFIELD ROAD, BEBINGTON, CH63 3DR  
**Proposal:** Demolish garage and previous extension, erect rear and side extension, single storey

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**Application No.:** APP/13/00640                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:**                      **Agent:** CLA  
**Location:** Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD  
**Proposal:** Extended time limit for implementation of APP/10/00472 - Extensions and alterations to market, insertion of a first floor mezzanine to accommodate new market stalls, storage areas and offices.

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<b>Application No.:</b>	APP/13/00641	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	Spring Architects Ltd
<b>Location:</b>	7-9 MILNER ROAD, HESWALL, CH60 5RT		
<b>Proposal:</b>	Proposed rear extension to gym to form additional training space		
<b>Application No.:</b>	ADV/13/00642	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>		<b>Agent:</b>	Falconer Chester Hall
<b>Location:</b>	Westminster House, HAMILTON STREET, BIRKENHEAD		
<b>Proposal:</b>	Eight various adverts		
<b>Application No.:</b>	APP/13/00645	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr Henry Brown	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	4 PINE ROAD, BARNSTON, CH60 2SP		
<b>Proposal:</b>	Two storey side extension and single storey rear extension		
<b>Application No.:</b>	APP/13/00647	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>		<b>Agent:</b>	Aedas Building Consultancy Ltd
<b>Location:</b>	St Peters CE Primary School, THURSTASTON ROAD, HESWALL, CH60 4SA		
<b>Proposal:</b>	New external staircase and external disabled platform lift at the front of school leading to the main entrance.		
<b>Application No.:</b>	APP/13/00652	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahan		
<b>Applicant:</b>	Mr & Mrs Dawson	<b>Agent:</b>	
<b>Location:</b>	120 STANTON ROAD, BEBINGTON, CH63 3AU		
<b>Proposal:</b>	Double glazed dwarf wall conservatory		

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**Application No.:** APP/13/00653      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall      **Decision Level:** Delegated  
**Decision Date:** 09/07/2013      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**      **Agent:** Michael Dyson Associates Ltd  
**Location:** Land to the front of 10-36 FAIRVIEW WAY, PENSBY, CH61 6YQ  
**Proposal:** Provision of 8 no. standard car parking spaces and 2 no. accessible car parking spaces within the existing gardens of 10-36 Fairview Way

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**Application No.:** APP/13/00655      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston      **Decision Level:** Delegated  
**Decision Date:** 26/07/2013      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs C Smith      **Agent:** Architects-Direct.com  
**Location:** 6 REDHOUSE LANE, WEST KIRBY, CH48 5ED  
**Proposal:** Erection of a front and side extension, raised platform area to front and loft conversion

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**Application No.:** APP/13/00656      **Application Type:** Full Planning Permission  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 10/07/2013      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Warren Tomlinson      **Agent:**  
**Location:** Court Hey, ROCKY LANE SOUTH, HESWALL, CH60 0DE  
**Proposal:** Remodelling of existing dwelling including the erection of a two storey side extension, single storey rear extension, raised roof with two rear dormer window extensions and a front porch.

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**Application No.:** APP/13/00658      **Application Type:** Full Planning Permission  
**Ward:** Bromborough      **Decision Level:** Delegated  
**Decision Date:** 09/07/2013      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**      **Agent:** G H Design Ltd  
**Location:** Wirral Autistic Society, 8-10 GRISEDALE ROAD, BROMBOROUGH, CH62 3QA  
**Proposal:** Change of use from B2 (General industry) to B1 (Business), B2 (General Industrial) & B8 (Storage and Distribution)

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**Application No.:** APP/13/00659      **Application Type:** Full Planning Permission  
**Ward:** Bromborough      **Decision Level:** Delegated  
**Decision Date:** 11/07/2013      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**      **Agent:** G H Design Ltd  
**Location:** 6 GRISEDALE ROAD, BROMBOROUGH, CH62 3QA  
**Proposal:** Change of use from B2 to B1,B2 and B8

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<b>Application No.:</b>	APP/13/00660	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	G H Design Ltd
<b>Location:</b>	2 GRISEDALE ROAD, BROMBOROUGH, CH62 3QA		
<b>Proposal:</b>	Change of use from B2 to B1,B2 & B8		
<b>Application No.:</b>	APP/13/00662	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	12/07/2013	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr Gibson	<b>Agent:</b>	Mr J Thorbinson
<b>Location:</b>	170 PRENTON DELL ROAD, PRENTON, CH43 3BS		
<b>Proposal:</b>	Erection of a conservatory to rear.		
<b>Application No.:</b>	APP/13/00667	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	Hunter patel creative group
<b>Location:</b>	Cottage Loaf, TELEGRAPH ROAD, THURSTASTON, CH61 0HJ		
<b>Proposal:</b>	Erection of new external shelter		
<b>Application No.:</b>	APP/13/00668	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/07/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs J McMahan		
<b>Applicant:</b>	Mr Ian Welsh	<b>Agent:</b>	Advanced building & maintenance
<b>Location:</b>	Heather Cottage, HOLMWOOD DRIVE, THINGWALL, CH61 1AU		
<b>Proposal:</b>	Garage conversion plus new garage built on side elevation		
<b>Application No.:</b>	APP/13/00672	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>		<b>Agent:</b>	Mr Paul McMullen
<b>Location:</b>	The Salon, 239-241 GRANGE ROAD, BIRKENHEAD, CH41 2PH		
<b>Proposal:</b>	Conversion of existing office at first and second floors into 4 self contained flats and associated alterations		

<b>Application No.:</b>	LBC/13/00674	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>		<b>Agent:</b>	KKA
<b>Location:</b>	Lever House, Lever Brothers Ltd, WOOD STREET, PORT SUNLIGHT, CH62 4XN		
<b>Proposal:</b>	Replacement roof coverings and rooflights		
<b>Application No.:</b>	LBC/13/00675	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mrs S Cook	<b>Agent:</b>	David Ainsley
<b>Location:</b>	3 VILLAGE ROAD, OXTON, CH43 5SR		
<b>Proposal:</b>	Creation of two new windows to the rear elevation at ground and first floor level		
<b>Application No.:</b>	LBC/13/00678	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Birkenhead Town Hall, HAMILTON SQUARE, BIRKENHEAD, CH41 5BR		
<b>Proposal:</b>	Creation of Shower Room within existing storage area		
<b>Application No.:</b>	APP/13/00679	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoyle and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Miss F Hertzog	<b>Agent:</b>	SHACK Architecture Ltd
<b>Location:</b>	52 QUEENS ROAD, HOYLAKE, CH47 2AJ		
<b>Proposal:</b>	Demolition of existing single storey outrigger and construction of new single storey rear extension, including internal alterations and new rooflights to existing pitched roof		
<b>Application No.:</b>	APP/13/00681	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Jason Gray	<b>Agent:</b>	
<b>Location:</b>	1186A NEW CHESTER ROAD, EASTHAM, CH62 9AE		
<b>Proposal:</b>	Change of Use from A1 to Sui Generis (Tattoo Shop)		

<b>Application No.:</b>	APP/13/00682	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr & Mrs Beury	<b>Agent:</b>	The Kenefick Jones Partnership Ltd
<b>Location:</b>	17 UPLAND ROAD, UPTON, CH49 6LN		
<b>Proposal:</b>	Erection of a single storey rear extension and single storey side extension		
<b>Application No.:</b>	13/00683	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>		<b>Agent:</b>	Jones Lang LaSalle
<b>Location:</b>	Unit 1 Aldi, 360 WOODCHURCH ROAD, PRENTON, CH42 8PG		
<b>Proposal:</b>	One fascia sign		
<b>Application No.:</b>	APP/13/00686	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Terrence Collister	<b>Agent:</b>	
<b>Location:</b>	60 WHITELANDS MEADOW, UPTON, CH49 6PA		
<b>Proposal:</b>	Single storey side extension to create utility area and ground floor w.c and to also assist in thermal insulation to north facing wall		
<b>Application No.:</b>	ADV/13/00690	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	WCEC Architects
<b>Location:</b>	Taurus Service Station, ORRYSDALE ROAD, WEST KIRBY, CH48 4EP		
<b>Proposal:</b>	Totem sign on boundary with Orrysdale Road		
<b>Application No.:</b>	APP/13/00691	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>		<b>Agent:</b>	Pozzoni LLP
<b>Location:</b>	Electricity Sub Station, WHITLEY DRIVE, EGREMONT		
<b>Proposal:</b>	New sub station to serve Hub Building (Approval ref. APP/11/00887)		

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**Application No.:** APP/13/00692                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mrs Emma Leadbetter                      **Agent:** Neville Pickard  
**Location:** 29 LARTON ROAD, NEWTON, CH48 6HA  
**Proposal:** Single storey side extension

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**Application No.:** APP/13/00693                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 16/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Crosby                      **Agent:** Mr Neville Pickard  
**Location:** 19 MERE AVENUE, RABY MERE, CH63 0NE  
**Proposal:** First Floor rear extension and extend roof over internal side staircase, and external side staircase

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**Application No.:** ANT/13/00694                      **Application Type:** Prior Approval of Telecommunications PD  
**Ward:** Cloughton                      **Decision Level:** Delegated  
**Decision Date:** 24/07/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** NGS Solutions  
**Location:** Land opposite no.130 Park Road North BIRKENHEAD, CH41 8SA  
**Proposal:** Installation of a telecommunications cabinet which forms part of the national infinity project in line with the uk government digital Britain initiative. This will supply service to in excess of 200 households

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**Application No.:** APP/13/00695                      **Application Type:** Full Planning Permission  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 16/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Lamb                      **Agent:** 4 Seasons Ltd  
**Location:** 88 SAUGHALL MASSIE LANE, UPTON, CH49 6ND  
**Proposal:** Erection of a conservatory to side of property

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**Application No.:** APP/13/00696                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 19/07/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr John Hopkins                      **Agent:**  
**Location:** 23 WESTBOURNE GROVE, WEST KIRBY, CH48 4DJ  
**Proposal:** Substitute patio door for window on front elevation for access to existing paned patio

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<b>Application No.:</b>	APP/13/00697	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr James Evans	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	15 WOODLAND ROAD, WOODCHURCH, CH49 8HL		
<b>Proposal:</b>	Two Storey Side and Rear Extension and New Roof Incorporating Loft Conversion		
<b>Application No.:</b>	APP/13/00698	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr & Mrs Bruce	<b>Agent:</b>	Architectural Drawing Services
<b>Location:</b>	11 BIRCH ROAD, MEOLS, CH47 9RD		
<b>Proposal:</b>	Erection of a single storey rear extension		
<b>Application No.:</b>	APP/13/00699	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr Philip Hunter	<b>Agent:</b>	Raymond Lear MCIAT
<b>Location:</b>	13 MARTEN AVENUE, BROMBOROUGH, CH63 0JS		
<b>Proposal:</b>	Erection of single storey rear and side extensions		
<b>Application No.:</b>	APP/13/00703	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>	Miss Karen Smart	<b>Agent:</b>	Design & Draw
<b>Location:</b>	32 WYCHERLEY ROAD, TRANMERE, CH42 6PD		
<b>Proposal:</b>	Two storey extension at rear of property for kitchen and bedroom enlargement		
<b>Application No.:</b>	APP/13/00704	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/07/2013	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Mrs J McMahan		
<b>Applicant:</b>	Mr A Wilbraham	<b>Agent:</b>	Mr Paul Parker
<b>Location:</b>	Acorns, CHESTER ROAD, GAYTON, CH60 3RZ		
<b>Proposal:</b>	Proposed single storey rear garage extension		



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**Application No.:** RESX/13/00709      **Application Type:** Prior Approval Householder PD  
**Ward:** Greasby Frankby and Irby      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Day  
**Applicant:**      **Agent:**  
**Location:** 8 ARROWE ROAD, GREASBY, CH49 1RA  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.75m and for which the height of the eaves would be 2.45m

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**Application No.:** APP/13/00710      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere      **Decision Level:** Delegated  
**Decision Date:** 23/07/2013      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Adam Weir      **Agent:** C L A  
**Location:** 5 THOMAS STREET, BIRKENHEAD, CH41 5DD  
**Proposal:** Proposed change of use to the ground floor of existing building from a nightclub to a facilities management office and manufacturing business, with building elevation upgrades and associated external hard and soft landscaping.

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**Application No.:** DEM/13/00711      **Application Type:** Prior Notification of Demolition  
**Ward:** Birkenhead and Tranmere      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013      **Decision:** Prior approval is not required  
**Case Officer:** Ms C Berry  
**Applicant:** Mr S Tour      **Agent:**  
**Location:** Co-operative, 45-47 CHURCH ROAD, TRANMERE, CH42 5LD  
**Proposal:** Demolition of existing properties for future development

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**Application No.:** APP/13/00712      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Claire Rogers      **Agent:** RADM Architects  
**Location:** 4 KIRBY MOUNT, WEST KIRBY, CH48 2HU  
**Proposal:** Extension to existing balcony.

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**Application No.:** APP/13/00713      **Application Type:** Full Planning Permission  
**Ward:** Eastham      **Decision Level:** Delegated  
**Decision Date:** 18/07/2013      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr Roy Sumner      **Agent:** Mr Neil Campbell  
**Location:** 19 GREENFIELDS AVENUE, BROMBOROUGH, CH62 6DB  
**Proposal:** Single storey side and rear extension.

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**Application No.:** APP/13/00714                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 24/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Lovelock Mitchell Architects  
**Location:** Westbourne Hall Community Centre, WESTBOURNE ROAD, WEST KIRBY, CH48 4DQ  
**Proposal:** Removal of 3 dormer windows from the south side of the main pitched roof with the existing roof line to be continued through. Removal of chimney stack to east gable of main pitched roof with the existing roof line to be continued through. Re-roofing of all existing pitched and flat roofs including new rainwater goods.

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**Application No.:** APP/13/00715                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mrs Sue Allison                      **Agent:**  
**Location:** Meadowside Cottage, 124 MILL LANE, GREASBY, CH49 3AR  
**Proposal:** Porch extension to front of house across front door.

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**Application No.:** APP/13/00717                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 08/08/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Andrew Cockram                      **Agent:**  
**Location:** 12 GRANGE CROSS LANE, NEWTON, CH48 8BG  
**Proposal:** Proposed extension with loft conversion, dormer windows to front and rear elevations, and external alterations

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**Application No.:** ADV/13/00719                      **Application Type:** Advertisement Consent  
**Ward:** Prenton                      **Decision Level:** Delegated  
**Decision Date:** 16/07/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:**  
**Location:** 385 WOODCHURCH ROAD, PRENTON, CH42 8PF  
**Proposal:** Illuminated Fascia Sign

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**Application No.:** RESX/13/00720                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Ms C Berry  
**Applicant:** Mr David Fergusson                      **Agent:**  
**Location:** 7 OAKLANDS DRIVE, BEBINGTON, CH63 7NB  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.5m

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<b>Application No.:</b>	APP/13/00721	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>		<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	Blease Lloyd and Co Chartered Accountants, 56 HAMILTON STREET, BIRKENHEAD, CH41 5AE		
<b>Proposal:</b>	Change of use of first and second floors from commercial office space to three self contained one bedroom dwelling apartments		

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<b>Application No.:</b>	LBC/13/00722	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>		<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	Blease Lloyd and Co Chartered Accountants, 56 HAMILTON STREET, BIRKENHEAD, CH41 5AE		
<b>Proposal:</b>	Internal alteration to first and second floors to convert commercial office space to three self contained one bedroom dwelling apartments		

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<b>Application No.:</b>	APP/13/00723	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Ian Black	<b>Agent:</b>	SNA Architectural Services Ltd
<b>Location:</b>	33 GUFFITTS RAKE, MEOLS, CH47 7AJ		
<b>Proposal:</b>	Erection of a single storey side/rear extension, two storey rear part side extension and relocation of a first-floor side facing window		

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<b>Application No.:</b>	RESX/13/00726	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	12/07/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>	Dr Peter Larkin	<b>Agent:</b>	
<b>Location:</b>	Virginia, 28 MOUNT ROAD, UPTON, CH49 6JB		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.31m and for which the height of the eaves would be 2.3m		

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<b>Application No.:</b>	APP/13/00728	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Ms S Cheater	<b>Agent:</b>	J Theobald
<b>Location:</b>	12 CHERITON AVENUE, NEWTON, CH48 9XX		
<b>Proposal:</b>	Erection of single storey kitchen/utility extension.		

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<b>Application No.:</b>	APP/13/00729	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	C W Jones
<b>Location:</b>	Harris Optician, 8 BANKS ROAD, WEST KIRBY, CH48 4HB		
<b>Proposal:</b>	Rear first floor extension and internal alterations.		
<b>Application No.:</b>	APP/13/00730	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr R Hill	<b>Agent:</b>	
<b>Location:</b>	65 BARNSTON ROAD, THINGWALL, CH61 7XD		
<b>Proposal:</b>	Single storey extension to rear of house (retrospective application).		
<b>Application No.:</b>	APP/13/00733	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr S Byrne	<b>Agent:</b>	Architects-Direct.com
<b>Location:</b>	15 HILTON GROVE, WEST KIRBY, CH48 5HB		
<b>Proposal:</b>	Single storey side and rear extension.		
<b>Application No.:</b>	APP/13/00734	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr C Parks	<b>Agent:</b>	
<b>Location:</b>	39 MILL BROW, HIGHER BEBINGTON, CH63 2LP		
<b>Proposal:</b>	Proposed rear single storey extension with flat roof.		
<b>Application No.:</b>	APP/13/00736	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	Planware Ltd
<b>Location:</b>	McDonalds, WELTON ROAD, BROMBOROUGH, CH62 3PN		
<b>Proposal:</b>	Reconfiguration of the drive thru lane and car park, to provide a side-by-side order point and the extension of the existing serving booth.		

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**Application No.:** ADV/13/00737                      **Application Type:** Advertisement Consent  
**Ward:** Bromborough                              **Decision Level:** Delegated  
**Decision Date:** 13/07/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** Planware Ltd  
**Location:** McDonalds, WELTON ROAD, BROMBOROUGH, CH62 3PN  
**Proposal:** The installation of 2 no customer order displays (cod) and associated canopies. Reconfiguration of existing signage suite including the retention and relocation of signs plus additional signage. The suite comprises 2 height restrictors, 4 freestanding signs, 3 banners and 1 side by side directional.

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**Application No.:** APP/13/00738                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Miss Lewis                                      **Agent:** Linwood North West Ltd  
**Location:** Hillview, 14 THE PADDOCK, UPTON, CH49 6NP  
**Proposal:** Conservatory to rear of property

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**Application No.:** APP/13/00739                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Eastwood                                      **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** Crantock, 4 WARWICK DRIVE, WEST KIRBY, CH48 2HT  
**Proposal:** Erection of a two-storey rear extension, single storey side extension and installation of a first-floor side facing window

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**Application No.:** APP/13/00741                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahan  
**Applicant:** Mrs J Williams                                      **Agent:** Niall Patterson Associates  
**Location:** 47 MAINWARING ROAD, BROMBOROUGH, CH62 7DG  
**Proposal:** Ground floor shower room and bedroom for disability access.

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**Application No.:** OUT/13/00742                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                                      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs D Moran                                      **Agent:**  
**Location:** 20 GROSVENOR ROAD, NEW BRIGHTON, CH45 1JZ  
**Proposal:** Erection of 2 no. 2 storey dwellings.

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<b>Application No.:</b>	CON/13/00743	<b>Application Type:</b>	Conservation Area Consent
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Falconer Chester Hall Ltd
<b>Location:</b>	Croft Cottage, 12 CROFT DRIVE, CALDY, CH48 2JR		
<b>Proposal:</b>	The proposal is to remove the existing 4 car garage on the property.		
<b>Application No.:</b>	APP/13/00745	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mrs D Kay	<b>Agent:</b>	
<b>Location:</b>	298 MEOLS PARADE, MEOLS, CH47 7AU		
<b>Proposal:</b>	Single storey extension to the rear.		
<b>Application No.:</b>	ADV/13/00747	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>		<b>Agent:</b>	Morgan Signs and Design Ltd
<b>Location:</b>	Cottage Loaf, TELEGRAPH ROAD, THURSTASTON, CH61 0HJ		
<b>Proposal:</b>	Erection of illuminated advertisements.		
<b>Application No.:</b>	APP/13/00750	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr & Mrs Thomas	<b>Agent:</b>	Irvin Consultants
<b>Location:</b>	The Firs, 28 CROFT DRIVE EAST, CALDY, CH48 1LS		
<b>Proposal:</b>	New two storey front porch extension, front two storey extension, rear single storey extension, extension to existing single storey garage, new roofs and alterations.		
<b>Application No.:</b>	RESX/13/00753	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Leasowe and Moreton East	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	19/07/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr David Ward	<b>Agent:</b>	C W Jones
<b>Location:</b>	37 UPTON ROAD, MORETON, CH46 0PE		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.25m for which the maximum height would be 3.70m and for which the height of the eaves would be 2.90m		

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<b>Application No.:</b>	RESX/13/00754	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/07/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr Colin Jones	<b>Agent:</b>	C W Jones
<b>Location:</b>	76 VENABLES DRIVE, SPITAL, CH63 9LZ		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.70m for which the maximum height would be 2.90m and for which the height of the eaves would be 2.90m		

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<b>Application No.:</b>	APP/13/00755	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Martin Fletcher Architects
<b>Location:</b>	2-2A, VILLAGE ROAD, OXTON, CH43 5SR		
<b>Proposal:</b>	Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation. Proposed demolition of existing building and 2 bed residential unit and erection of 3/ 3.5 storey building comprising of 4No. retail units, 8No. offices and a single residential unit.		

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<b>Application No.:</b>	APP/13/00756	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Robin Croft	<b>Agent:</b>	C W Jones
<b>Location:</b>	4 SANDY LANE, WEST KIRBY, CH48 3HZ		
<b>Proposal:</b>	Amendment to planning permission APP/12/00929, two storey rear extension		

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<b>Application No.:</b>	APP/13/00758	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss K Ellison		
<b>Applicant:</b>	Mr John Owens	<b>Agent:</b>	
<b>Location:</b>	7 ALMOND WAY, GREASBY, CH49 3QQ		
<b>Proposal:</b>	New 600mm high metal posts with chain link forming boundary between front driveways of No.6 and No.7		

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<b>Application No.:</b>	APP/13/00760	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Leasowe and Moreton East	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Potter	<b>Agent:</b>	The Kenefick Jones Partnership Ltd
<b>Location:</b>	10 AVONDALE AVENUE, MORETON, CH46 9PH		
<b>Proposal:</b>	Attached Garage		

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**Application No.:** RESX/13/00762      **Application Type:** Prior Approval Householder PD  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 10/07/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Prothero      **Agent:** CAH Engineering LTD  
**Location:** 7 DEE PARK ROAD, GAYTON, CH60 3RG  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.7m for which the maximum height would be 3.42m and for which the height of the eaves would be 2.23m

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**Application No.:** RESX/13/00763      **Application Type:** Prior Approval Householder PD  
**Ward:** Eastham      **Decision Level:** Delegated  
**Decision Date:** 10/07/2013      **Decision:** Prior approval is not required  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Gary Sanderson      **Agent:** Morgan Oliver  
**Location:** 7 CHESTERFIELD ROAD, EASTHAM, CH62 8DX  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.4m

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**Application No.:** RESX/13/00764      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 17/07/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr Nick While      **Agent:** Mr Nathan Roberts  
**Location:** 42 NORTH PARADE, HOYLAK, CH47 3AJ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.950m for which the maximum height would be 3.775m and for which the height of the eaves would be 2.600m

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**Application No.:** RESX/13/00765      **Application Type:** Prior Approval Householder PD  
**Ward:** Wallasey      **Decision Level:** Delegated  
**Decision Date:** 02/07/2013      **Decision:** Not an application  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr Darren Armour      **Agent:**  
**Location:** 19 DANEHURST ROAD, WALLASEY VILLAGE, CH45 3JJ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 2.93m for which the maximum height would be 3.791m and for which the height of the eaves would be 2.853m

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**Application No.:** APP/13/00766      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Stephen Stuthridge      **Agent:**  
**Location:** 2 KESWICK AVENUE, EASTHAM, CH63 0NP  
**Proposal:** Single storey side extension

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**Application No.:** APP/13/00768                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 22/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr David Watkins                      **Agent:** RADM Architects  
**Location:** 6 TUDOR WAY, GAYTON, CH60 2TU  
**Proposal:** Alterations to roof at rear of property with gable end.

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**Application No.:** APP/13/00772                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 02/08/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:**  
**Location:** Rosemead Residential Home, 49-51 SCHOOL LANE, BIDSTON, CH43 7RE  
**Proposal:** Change of use from closed nursing home back to two residential semi-detached dwellings (without internal or external building works)

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**Application No.:** APP/13/00775                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** Vaughan Monckton Architecture  
**Location:** Yorkshire Bank plc, 2 PRINCES PAVEMENT, BIRKENHEAD, CH41 2XY  
**Proposal:** Proposed Alterations to Bank Frontages, Including Refinishing/Replacement Shopfront Windows & Entrance Doors

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**Application No.:** ANT/13/00776                      **Application Type:** Prior Approval of Telecommunications PD  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 25/07/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:** Lambert Smith Hampton  
**Location:** Adopted Footpath on Rostherne Avenue at the Junction with Mill Lane, Poulton Wallasey, Wirral, CH44 5RX  
**Proposal:** Removal of existing 12.5m slim-line streetworks column supporting 6 no antennas and installation of a replacement 15m slim-line streetworks column supporting 6 no antennas, 3 no. additional equipment cabinets and development ancillary thereto

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**Application No.:** APP/13/00778                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 29/07/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mrs Lindsay Housley                      **Agent:** C W Jones  
**Location:** 4 CIRCULAR DRIVE, HESWALL, CH60 6RA  
**Proposal:** Rear extension and external terrace, new roof structure to provide first floor accommodation

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<b>Application No.:</b>	APP/13/00787	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/07/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Heald	<b>Agent:</b>	chdesign
<b>Location:</b>	3 WENTWORTH DRIVE, BROMBOROUGH, CH63 0HZ		
<b>Proposal:</b>	Demolition of garage - proposed 2 storey side extension		
<b>Application No.:</b>	APP/13/00788	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs J Rothwell	<b>Agent:</b>	CS-PES Planning Consultant
<b>Location:</b>	Gayton Stables, CHESTER ROAD, GAYTON, CH60 3SD		
<b>Proposal:</b>	Demolition of existing dwelling and construction of replacement dwelling		
<b>Application No.:</b>	APP/13/00789	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs F Johnstone	<b>Agent:</b>	Precision Plans
<b>Location:</b>	22 WOODKIND HEY, SPITAL, CH63 9JZ		
<b>Proposal:</b>	Proposed single storey extension to side and rear of existing dwelling		
<b>Application No.:</b>	APP/13/00790	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/08/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>		<b>Agent:</b>	SHACK Architecture ltd
<b>Location:</b>	Land adjacent to 16-20 GRANGE ROAD, HESWALL, CH60 7RZ		
<b>Proposal:</b>	Full planning application for two storey four bedroom dwelling house to replace application no DLS/13/00564		
<b>Application No.:</b>	AGN/13/00793	<b>Application Type:</b>	Prior Notification of Agricultural Works
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/07/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>	Mr S Elliot	<b>Agent:</b>	Matthews & Goodman
<b>Location:</b>	Land adjacent to Chester High Road, Gayton Wirral		
<b>Proposal:</b>	Building for the storage of machinery and equipment		

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**Application No.:** AGN/13/00799                      **Application Type:** Prior Notification of Agricultural Works  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 22/07/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Appleby                                      **Agent:** RADM  
**Location:** Greenhouse Farm, ARROWE ROAD, GREASBY, CH49 1RY  
**Proposal:** Agricultural building for the storage of machinery and equipment

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**Application No.:** APP/13/00813                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 05/08/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs R Britten                                      **Agent:** Causeway Property Services  
**Location:** 177 POULTON ROYD DRIVE, SPITAL, CH63 9YP  
**Proposal:** Erection of a front single storey extension with pitched roof over.

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**Application No.:** APP/13/00815                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 05/08/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr M Levick                                      **Agent:** Mr G Vernon  
**Location:** 11A GLENBURN AVENUE, EASTHAM, CH62 8DJ  
**Proposal:** Erection of a single storey front and 2-storey side and rear extension

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**Application No.:** RESX/13/00823                      **Application Type:** Prior Approval Householder PD  
**Ward:** New Brighton                                      **Decision Level:** Delegated  
**Decision Date:** 26/07/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Andrew Bromilow                      **Agent:**  
**Location:** 11 OARSIDE DRIVE, LISCARD, CH45 5HY  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.8m

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**Application No.:** RESX/13/00831                      **Application Type:** Prior Approval Householder PD  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 06/08/2013                      **Decision:** Prior Approval Given  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Graham MacKay                      **Agent:**  
**Location:** 13 BURRELL DRIVE, MORETON, CH46 0TF  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.4m for which the maximum height would be 3.1m and for which the height of the eaves would be 2.2m

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**Application No.:** RESX/13/00859      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington      **Decision Level:** Delegated  
**Decision Date:** 01/08/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mrs Ruth Wilson      **Agent:** BUILDING DESIGN SOLUTIONS  
**Location:** 28 HEYVILLE ROAD, HIGHER BEBINGTON, CH63 2JA  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.6m for which the maximum height would be 2.9m and for which the height of the eaves would be 2.25m

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**Application No.:** RESX/13/00860      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 07/08/2013      **Decision:** Prior Approval Given  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Harris      **Agent:** Architects-direct.com  
**Location:** 14 VICTORIA DRIVE, WEST KIRBY, CH48 0QT  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.8m

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**Application No.:** DEM/13/00865      **Application Type:** Prior Notification of Demolition  
**Ward:**      **Decision Level:** Delegated  
**Decision Date:** 08/08/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Manchett      **Agent:** SHACK Architecture Ltd  
**Location:** 10 THE RIDGE, HESWALL, CH60 6SP  
**Proposal:** Prior notification of proposed demolition of existing two storey dwelling house

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**Application No.:** DEM/13/00879      **Application Type:** Prior Notification of Demolition  
**Ward:** Seacombe      **Decision Level:** Delegated  
**Decision Date:** 02/08/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mr M Rushton  
**Applicant:**      **Agent:** PWE Design  
**Location:** Bird In Hand, 25 OAKDALE ROAD, SEACOMBE, CH44 7HN  
**Proposal:** Prior notification of proposed demolition of former public house - systematic demolition of property to separate all materials for recycling/re-use. All timber, steel, roof tiles etc removed to leave building shell. Shell to be then demolished and bricks sent for crushing and re-use. Site to be made safe with 'block & mesh' security fencing throughout the proposed demolition and proposed new development (for which a planning application has been submitted). All timber, copper, wiring to be sent to recycling. Spoil and rubble/bricks to be sent for crushing to be re-used as hardcore.

**Application No.:** RESX/13/00890      **Application Type:** Prior Approval Householder PD  
**Ward:** Prenton      **Decision Level:** Delegated  
**Decision Date:** 01/08/2013      **Decision:** Prior approval is not required  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Les Gibson      **Agent:** Ultra Seal  
**Location:** 170 PRENTON DELL ROAD, PRENTON, CH43 3BS  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.25m

**Application No.:** RESX/13/00896      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington      **Decision Level:** Delegated  
**Decision Date:** 01/08/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr T Finlay      **Agent:** PAUL KEEGAN ASSOCIATES  
**Location:** 16 GARTH BOULEVARD, HIGHER BEBINGTON, CH63 5LS  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.95m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.4m

**Application No.:** RESX/13/00907      **Application Type:** Prior Approval Householder PD  
**Ward:** Clatterbridge      **Decision Level:** Delegated  
**Decision Date:** 06/08/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Neil Kennedy      **Agent:**  
**Location:** 3 CONISTON AVENUE, EASTHAM, CH63 0NR  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.48m for which the maximum height would be 3.61m and for which the height of the eaves would be 2.62m

**Total Number of Applications Decided: 172**

**Summary of data**

	Total Per
Approve	112
Not an application	1
Permission Required	2
Permitted development	6
Pre-Application Reply	21
Prior Approval Given	2
Prior approval is not required	20
Refuse	1
Withdrawn	7
Report Total	172

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