



## Planning Committee

<b>Date:</b>	<b>Thursday, 31 October 2013</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

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**1. MINUTES (Pages 1 - 16)**

To approve the accuracy of the minutes of the meeting held on 26 September, 2013.

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

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

**3. REQUESTS FOR SITE VISITS**

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

**4. APP/13/00404: SHELL SERVICE STATION, CHURCH LANE, WOODCHURCH, CH49 7LR - NEW SINGLE STOREY RETAIL UNIT (Pages 17 - 24)**

**5. APP/13/00811: LAND AT 37 OLDFIELD DRIVE, HESWALL, CH60 6SS - ERECTION OF A 2 STOREY RESIDENTIAL PROPERTY TOGETHER WITH NEW ACCESS TO OLDFIELD DRIVE AND A DETACHED GARAGE (AMENDED DESCRIPTION). (Pages 25 - 34)**

**6. OUT/13/00826: PADDOCK, KINLOSS ROAD, GREASBY, CH49 3PS - OUTLINE APPLICATION FOR DEVELOPMENT OF 4 RESIDENTIAL UNITS, AND THE PROVISION OF AMENITY OPEN SPACE. (Pages 35 - 44)**

7. **APP/13/00828: TREPASSEY RESIDENTIAL HOME, 26 HILLSIDE ROAD, GAYTON, CH60 0BW - EXTENSION AND REFURBISHMENT OF EXISTING RESIDENTIAL CARE HOME AND GARDENS TO UPGRADE AND IMPROVE ACCOMMODATION (AMENDED). (Pages 45 - 56)**
8. **APP/13/00843: NURSERY AND GARDEN CENTRE, CARR FARM, BIRKENHEAD ROAD, MEOLS, CH47 9RE - PARTIAL REDEVELOPMENT OF EXISTING GARDEN CENTRE: DEMOLITION OF 1,982M<sup>2</sup> OF BUILDINGS AND STRUCTURES AND ERECTION OF 1,474M<sup>2</sup> REPLACEMENT BUILDINGS AND STRUCTURES, COMPRISING: PROPOSED RELOCATED RESTAURANT (543M<sup>2</sup>), PROPOSED REPLACEMENT TOILETS (75M<sup>2</sup>), PROPOSED REPLACEMENT WILDLIFE, PETS AND AQUATICS BUILDING (292M<sup>2</sup>) PROPOSED ATRIUM BUILDING (106M<sup>2</sup>), PROPOSED OPEN-SIDED CANOPY (327M<sup>2</sup>), PROPOSED WALKWAY (122M<sup>2</sup>), PROPOSED BIRD HIDE (9M<sup>2</sup>) ALTERATIONS TO ELEVATIONS OF AN EXISTING STRUCTURE, REMOVAL OF AREAS OF HARDSURFACING, NET REDUCTION 230M<sup>2</sup>; ALTERATIONS TO OPEN SALES AREA ALTERATIONS TO CAR PARKING LAYOUT, PROVISION OF CYCLE PARKING (15 NO.), PROVISION OF A PETROL INTERCEPTOR, ALTERATIONS TO SERVICE ROAD AND SERVICE AREA; CREATION OF A KITCHEN GARDEN AND DISPLAY GARDENS; CREATION OF A SURFACE WATER ATTENUATION POND (708M<sup>2</sup>); REPLACEMENT SEWAGE TREATMENT PLANT; INSTALLATION OF PHOTOVOLTAIC CELLS; LANDSCAPIN (Pages 57 - 68)**
9. **APP/13/00980: THE SHIELING, 60 PIPERS LANE, HESWALL, CH60 9HN - TWO STOREY DETACHED DOMESTIC PROPERTY (Pages 69 - 74)**
10. **APP/13/01005: SAFE HARBOUR NURSING HOME, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW - TWO STOREY EXTENSION AND LAYOUT OF ALTERNATIVE PARKING PROVISIONS (Pages 75 - 80)**
11. **APP/13/01021: THE COTTAGE, REST HILL ROAD, STORETON, CH63 6HL - PROPOSED ALTERATIONS/EXTENSIONS TO EXISTING COTTAGE WITH ASSOCIATED EXTERNAL WORKS - AMENDMENT TO APP/12/00848 (Pages 81 - 84)**
12. **APP/13/01061: CAR PARK, WHARF STREET, PORT SUNLIGHT, CH62 5HD - ERECTION OF 58 APARTMENTS (100% AFFORDABLE HOUSING) AND ASSOCIATED INFRASTRUCTURE. (Pages 85 - 96)**
13. **APP/13/01081: MORETON WASTE PUMPING STATION, LAND OFF TARRAN WAY WEST, MORETON, CH46 4TT - CONSTRUCTION OF REPLACEMENT WASTEWATER PUMPING STATION COMPOUND, CONTROL KIOSK AND ASSOCIATED WORKS. (Pages 97 - 100)**

14. **APP/13/01139:HESWALL SQUASH RACQUETS CLUB, BRIMSTAGE ROAD, BARNSTON, CH60 1XG - DEVELOPMENT OF AN EXTENSION TO THE EXISTING BUILDING OCCUPIED BY HESWALL SQUASH RACQUETS CLUB, COMPRISING NEW SPORTS HALL, GYM AND CHANGING FACILITIES AND CAFE. REALIGNMENT OF EXISTING CAR PARK (Pages 101 - 112)**
15. **APP/13/01144: CO OPERATIVE FOOD STORE, FRANKBY ROAD, NEWTON, CH48 9UU -THE INSTALLATION OF A NEW ATM AND SHOPFRONT SECTIONS. (Pages 113 - 120)**
16. **APP/13/01185:VACANT LAND, NEW HEY ROAD, WOODCHURCH, CH49 5LE - ERECTION OF A SINGLE STOREY SCHOOL WITH CAR PARKING AND LANDSCAPING. (Pages 121 - 126)**
17. **APP/13/01120: WYNYARDS, 46 DELAVOR ROAD, HESWALL, CH60 4RS - TWO-STOREY SIDE EXTENSION, INTERNAL ALTERATIONS, ROOF ALTERATIONS AND ALTERATIONS TO EXISTING DORMER. (Pages 127 - 130)**
18. **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. (Pages 131 - 136)**
19. **APP/13/00956: 9 GARDEN HEY ROAD, MEOLS, CH47 5AS - ERECTION OF A SINGLE STOREY REAR EXTENSION, GARAGE CONVERSION AND ALTERATIONS TO EXISTING ROOF TO INCLUDE A HIP TO GABLE AND REAR DORMER (Pages 137 - 140)**
20. **APP/13/00966: LAND ADJACENT TO 13 HALL DRIVE, GREASBY, CH49 1RW - ERECTION OF A DETACHED DWELLING AND GARAGE WITH VEHICULAR ACCESS (Pages 141 - 144)**
21. **APP/13/01024:TRANFOODS MAINTENANCE AND STORAGE, KNOX STREET, BIRKENHEAD, CH41 5HH - INSTALLATION OF A VEHICULAR ACCESS, DROPPED KERB AND ROLLER SHUTTER DOOR (Pages 145 - 148)**
22. **APP/13/01066: 20 MARKET STREET, HOYLAKE, CH47 2AE - ERECTION OF A CONSERVATORY TO COVER THE EXISTING AREA OF THE STREET CAFE AND ENCLOSED REAR AREA TO REAR YARD. (Pages 149 - 152)**
23. **APP/13/01077: 33 ST AUSTELL CLOSE, MORETON, CH46 6FG - ERECTION OF A TWO-STOREY SIDE/REAR EXTENSION, SINGLE STOREY REAR EXTENSION AND FORMATION OF ADDITIONAL PARKING SPACE TO FRONT GARDEN AREA. (Pages 153 - 156)**

24. **APP/13/01089: 57 THINGWALL DRIVE, IRBY, CH61 3XN - CONSTRUCTION OF A NEW PORCH ALONG WITH NEW ROOFING MATERIAL AND RENDERING TO MAIN DWELLING (Pages 157 - 160)**
25. **APP/13/01095: BRICK KILN COTTAGE, 2 HARGRAVE LANE, RABY, CH64 1RX - ERECTION OF A DETACHED GARAGE FOLLOWING DEMOLITION OF OLD STABLE BUILDING (Pages 161 - 164)**
26. **APP/13/01117: PIPERS COTTAGE, 42 DELAVOR ROAD, HESWALL, CH60 4RS - DETACHED GARAGE (Pages 165 - 168)**
27. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/09/2013 AND 20/10/2013 (Pages 169 - 198)**
28. **PLANNING APPEALS DECIDED BETWEEN 01/07/2013 AND 30/09/2013 (Pages 199 - 202)**
29. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**



# Agenda Item 1

## PLANNING COMMITTEE

Thursday, 26 September 2013

<u>Present:</u>	Councillor	B Mooney (Chair)	
	Councillors	D Realey	I Williams
		D Elderton	E Boulton
		S Kelly	W Clements
		A Leech	P Hayes
		J Walsh	S Mountney
<u>Deputies:</u>	Councillors	B Kenny (In place of S Foulkes)	
		C Muspratt (In place of P Brightmore)	

### 99 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 22 August 2013.

**Resolved – That the minutes be received.**

### 100 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 Muspratt declared a personal interest in items 4 and 15 by virtue of her being a ward Councillor.

The Chair declared a personal and prejudicial interest in item 6 by virtue of being acquainted with the applicant.

### 101 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

**OUT/13/00826 : Paddock, KINLOSS ROAD, GREASBY, CH49 3PS - Outline application for development of 4 residential units, and the provision of amenity open space.**

**APP/13/00811 : Land at 37 OLDFIELD DRIVE, HESWALL, CH60 6SS - Erection of a 2 storey residential property together with new access to Oldfield Drive and an attached garage.**

**APP/13/01021: The Cottage, REST HILL ROAD, STORETON, CH63 6HL - Proposed alterations/extensions to existing cottage with associated external works - Amendment to APP/12/00848**

**102 ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

**103 APP/13/01021 : THE COTTAGE, REST HILL ROAD, STORETON, CH63 6HL - PROPOSED ALTERATIONS/EXTENSIONS TO EXISTING COTTAGE WITH ASSOCIATED EXTERNAL WORKS - AMENDMENT TO APP/12/00848**

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

**104 APP/12/01502 : SEAFIELDS, PARK LANE, CH47 8XX - 3 HOLIDAY ECO CHALETS WITH ASSOCIATED PARKING AND SCREENING.**

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

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

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

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

**2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17th January 2013 and listed as follows: 1998-100 dated 13/09/2012 and 1998-101-A dated 02/11/2012**

**3. The areas so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of the completion of the landscaping scheme, shall be replaced**

by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

4. No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the written scheme.

5. Before any construction commences, full details of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include surface materials for the proposed access and car parking areas, verandas, and proposed screens/trellising. The materials shall be chosen so as to minimize the use of resources. The approved materials shall then be used in the construction of the development, and retained as such thereafter.

6. All chalets shall be occupied for holiday purposes only and not as any person's sole or main place of residence.

7. The owners/occupiers of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual chalets on the site, and of their main home addresses. The register shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

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

9. This permission shall enure for the benefit of the occupier(s) of the agricultural holding, numbered 23/513/0192 and known as Seafields only, and shall not be operated separately from that holding. In the event that holding ceases to trade as an agricultural holding, the use of the chalets shall cease.

10. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first use of the development.

11. When the development ceases to be used for the purpose hereby permitted (holiday accommodation), the development in its entirety shall be removed and the land restored to its former condition within a period of no more than six months from the last use.

105 **OUT/13/00551 : UNUSED LAND, VALLEY ROAD, BIDSTON - OUTLINE APPLICATION FOR THE CONSTRUCTION OF INDOOR SKATE PARK WITH ASSOCIATED FACILITIES INCLUDING OFFICES, CAFE, FLEXIBLE LEARNING SPACES, BUSINESS SUPPORT FOR YOUNG ENTREPRENEURS AND CAR PARKING.**

The Chair declared a personal and prejudicial interest in this matter and left the room during its consideration.

Councillor D Realey in the Chair.

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

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

**Resolved (12:0) 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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.**

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

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

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

**3. The premises shall be used only for the purpose of an indoor skateboard park and associated sports and ancillary uses as set out at paragraph 5.1 of the submitted Planning Statement (Doc Ref 3676 001 received by the Local Planning Authority 22nd July 2013) and for no other purposes, including other uses within Use Class D2 of the Town and Country Planning (Use Classes) Order 1987.**

**For the purposes of this condition, "ancillary" is defined as not exceeding 15% of net floor space.**

**4. The premises shall only be open between the hours of 1600 and 2230**

**Monday to Friday and between 1030 and 1900 on Saturdays and Sundays, and shall be closed at other times.**

**5. 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.**

**6. 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.**

**7. Development shall not commence until details of a regime for servicing and deliveries for the development have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented upon first occupation of the site and shall be retained as such thereafter. For the avoidance of doubt, all deliveries and servicing shall only take place between the hours of 07.00 and 22.00 Monday to Saturday. On Sundays and Bank Holidays, deliveries and servicing shall only take place between the hours of 09.00 and 17.00.**

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

**9. Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation of the development hereby approved. The provisions of the Travel Plan shall be implemented and**

operated in accordance with the programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt a travel plan should include, but shall not be limited to:

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

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

- External Lighting;
- CCTV cameras to be installed to the building and car park;
- Roller shuttering/grilles or 6.4mm 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.

11. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. For the avoidance of doubt, the scheme of investigation shall be informed by the detailed design of the building set out at the reserved matters stage, and the geotechnical investigations undertaken.

12. 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.

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.

13. 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 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed building Finished Floor 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.

14. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage in accordance with details previously submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the building.

15. 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.

16. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22 July 2013 and listed as follows: 3676 300 (March 2013)

106 **APP/13/00676 : RING O BELLS HOTEL, VILLAGE ROAD, WEST KIRBY, CH48 7HE - NEW EXTERNAL CHILDREN'S PLAY EQUIPMENT.**

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

A Ward Councillor addressed the meeting.

On a motion by Councillor Realey 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 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 24 June 2013 and listed as follows: drawing numbers 131-01, 131-02, 131-03, 131-04 (dated May 2013)

107 **APP/13/00677 : LAND ADJACENT TO 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ - TO SEVER THE CURTILAGE AND ERECT 1NO. DETACHED DWELLING TOGETHER WITH ASSOCIATED WORKS.**

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

A Petitioner addressed the meeting.

The Applicant addressed the meeting.

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

**Resolved (10:2:1) That the application be refused on the following grounds:**

The development proposed, having regard to its relationship with adjoining properties (notably 18 Lingdale Road), would result in an unneighbourly form of development in that it would lead to the overshadowing and over-bearance of adjoining dwellings by reason of its size, height and siting which the local planning authority considers would be detrimental to the amenities which the occupiers of adjoining dwellings could reasonably expect to enjoy. To allow the development would, therefore, be contrary to Policy HS4 of the Wirral Unitary Development Plan.

108 **APP/13/00748 : AMENITY OPEN SPACE, TOLLEMACHE ROAD, BIRKENHEAD - ERECTION OF 12NO TWO BEDROOM SINGLE STOREY DWELLINGS.**

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

A Ward Councillor addressed the meeting

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

**Resolved (9:4) 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. Development shall commence until 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.

3. The site shall be suitably 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 landscape work to be completed during the first available planting season following completion of the development hereby approved, and shall be maintained thereafter in accordance with the details contained within the approved scheme.

4. Notwithstanding the submitted details, no development shall commence until the Local Planning Authority has approved in writing a full scheme of works to Lansdowne Road adjacent to the development site. For the avoidance of doubt, those works shall include:

- (i) An upgrade of the footway on the development side of Lansdowne Road, from PCC flags to bitmac, including removal of old vehicle crossings, provision of new PCC kerbs and removal of old stone channels;
- (ii) Installation of tactile crossings both sides of Lansdowne Road at Tollemache Rd.

The occupation of any part of the development shall not begin until those works have been completed in full, in accordance with the approved scheme. The development shall be retained as such thereafter.

5. No works or development shall commence until a scheme for the protection of 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 Local Planning Authority. 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 Root Protection Areas 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 Root Protection Areas (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 strict accordance with the approved scheme.

6. Notwithstanding the details shown on the approved drawings 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 commenced. For the avoidance of doubt, the details shall include fencing to the front boundaries of residential dwellings, to address the recommendations of the submitted Design Out Crime Assessment. The fencing shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the September 2013 and listed as follows: 12-070-01, 12-070-20 Rev B, 12-070-21, 12-070-22, 12-070-23, 12-070-024 Rev C (all dated Feb 2013).

8. 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.

9. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

10. No development shall commence until a datum for measuring land levels and full details of existing and proposed ground levels, finished floor levels and the relationship with the highway taken from that datum, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented only in strict accordance with the details agreed and retained as such thereafter.

11. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres at the junction of each access with Lansdowne Road and Warrender Drive have been provided clear of obstruction to visibility at or above a height of 0.6 metres above the carriage way level. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

109 **APP/13/00779 : HILLFIELD, 82 BRIMSTAGE ROAD, BARNSTON, CH60 1XQ - NEW CONSERVATORY TO REAR OF HOUSE.**

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

A Ward Councillor addressed the Committee

On a motion by Councillor Realey 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 the 26 September 2013 and listed as follows: W01 Rev A dated 06/06/2013

3. The glazing in the side elevation facing 84 Brimstage Road shall be obscurely glazed details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved obscure glazing shall be fitted prior to the first use of the conservatory and shall be retained as such at all times thereafter.

110 **APP/13/00811 : LAND AT 37 OLDFIELD DRIVE, HESWALL, CH60 6SS - ERECTION OF A 2 STOREY RESIDENTIAL PROPERTY TOGETHER WITH NEW ACCESS TO OLDFIELD DRIVE AND AN ATTACHED GARAGE.**

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

- 111 **OUT/13/00826 : PADDOCK, KINLOSS ROAD, GREASBY, CH49 3PS - OUTLINE APPLICATION FOR DEVELOPMENT OF 4 RESIDENTIAL UNITS, AND THE PROVISION OF AMENITY OPEN SPACE.**

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

- 112 **APP/13/00827 : MAPLEHOLME, 101 BECKWITH STREET, BIRKENHEAD, CH41 3JP - DEMOLITION OF THE TWO EXISTING VACANT BUILDINGS ON THE SITE AND THE DEVELOPMENT OF 16 TWO-BEDROOM 2 STOREY HOUSES AND 2 TWO-BEDROOM BUNGALOWS WITH ASSOCIATED PRIVATE GARDEN SPACE AND CAR PARKING (18 DWELLINGS IN TOTAL - AMENDED DESCRIPTION).**

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

On a motion by Councillor Kelly and seconded by Councillor Leech 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 9 July and 22 July 2013 and listed as follows: 1444-SI-10 (01.2013), 1444-SI-13 Rev A (05.2013), 1444-EW-01.01 (06.2013), 1444-EW-01.02 Rev A (06.2013), 1444-GA-PL-A (04.2013), 1444-GA-PL-B,E&G (06.2013), 1444-GA-PL-C&D (04.2013), 1444-GA-PL-F (06.2013) and 1444-EW-03 (06.2013).
3. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
4. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

5. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

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

7. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for construction of a new road within the development site and a junction onto Beckwith Street. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified as complete by or on behalf of the local planning authority.

- 113 **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.**

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

A Ward Councillor addressed the Committee.

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

**Resolved (8:5) That the application be refused on the following grounds:**

**The property is of insufficient size to accommodate the proposed development which, if approved, would result in significantly substandard accommodation, contrary to the provisions of Policy HS14(i) of the Wirral Unitary Development Plan.**

- 114 **APP/13/01005 : SAFE HARBOUR NURSING HOME, 1 ABBOTS DRIVE, BEBINGTON, CH63 - TWO STOREY EXTENSION AND LAYOUT OF ALTERNATIVE PARKING PROVISIONS.**

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

- 115 **APP/13/00989 : 90 SIDNEY TERRACE, TRANMERE, CH42 5LX - ERECTION OF A NEW DWELLING IN SAME POSITION OF WHERE 90 SIDNEY TERRACE ONCE STOOD.**

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 the 26th July 2013 and listed as follows: 103\_2013\_01 and 103\_2013\_02 dated 01.07.2013**

- 116 **APP/13/00894 : 34 BIDSTON ROAD, OXTON, CH43 2JZ - SINGLE STOREY REAR AND SIDE EXTENSION. (AMENDED DESCRIPTION).**

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

On a motion by Councillor Clements 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 9th July 2013 and listed as follows: drawing number 102\_2013\_02 (dated 26.06.2013).**

- 117 **APP/13/00927 : 4 WHEATLAND ROAD, BARNSTON, CH60 1XY - RETROSPECTIVE PERMISSION FOR THE CONSTRUCTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, INCLUDING GARAGE TO THE SIDE WITH STORAGE ABOVE, ALTERATIONS TO FRONT AND REAR DORMERS. RE-SUBMISSION OF 12/00897.**

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 condition:

**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).**

118 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 12/08/2013 AND 15/09/2013.**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 12/08/2013 and 15/09/2013.

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

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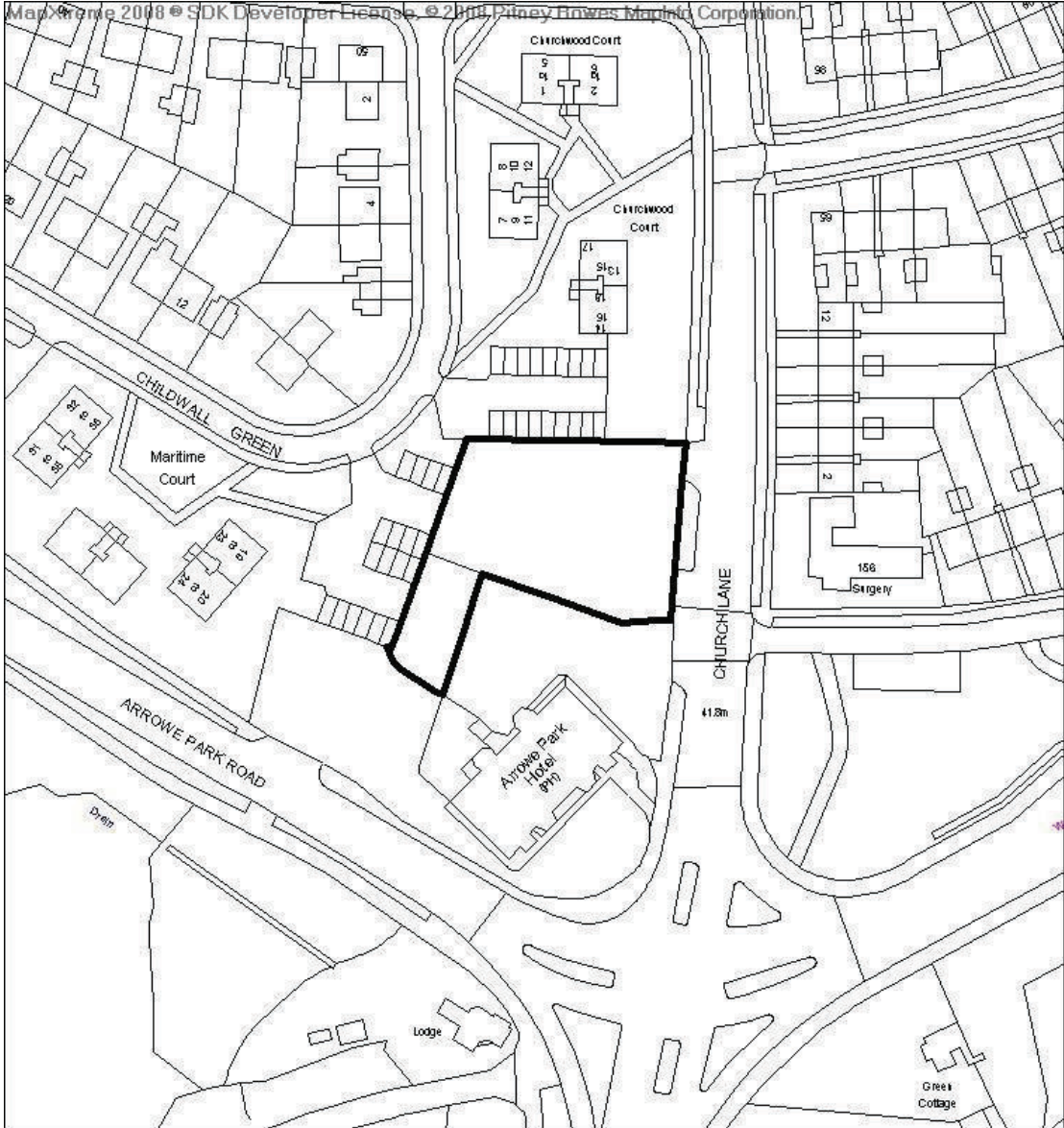
**Planning Committee**

31 October 2013

**Reference:** APP/13/00404      **Area Team:** North Team      **Case Officer:** Ms J Storey      **Ward:** Upton

**Location:** Shell Service Station, CHURCH LANE, WOODCHURCH, CH49 7LR  
**Proposal:** New single storey retail unit  
**Applicant:** Zone First  
**Agent :** Garry Usherwood Associates Limited

**Site Plan:**



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

## Planning History:

Location: Arrowe Park Service Station, Church Lane, Woodchurch, Wirral, L49 7LR  
Application Type: Advertisement Consent  
Proposal: Erection of non-illuminated signage on existing buildings to replace existing signage.  
Application No: ADV/98/06931  
Decision Date: 09/02/1999  
Decision Type: Approve

Location: Arrowe Park Service Station, Church Lane, Woodchurch, Wirral, L49 7LR  
Application Type: Full Planning Permission  
Proposal: Erection of new sales building, petrol pumps and islands, canopy and air/water facilities.  
Application No: APP/98/05687  
Decision Date: 31/07/1998  
Decision Type: Approve

Location: Arrowe Park Service Station, Church Lane, Woodchurch, Wirral, L49 7LR  
Application Type: Advertisement Consent  
Proposal: Erection of illuminated signage.  
Application No: ADV/98/05686  
Decision Date: 31/07/1998  
Decision Type: Approve

Location: Gulf Service Station ,Church Lane ,Woodchurch ,L49 7LR  
Application Type: Full Planning Permission  
Proposal: Change of use of part of garage site to car sales  
Application No: APP/84/25476  
Decision Date: 01/11/1984  
Decision Type: Conditional Approval

## Summary Of Representations and Consultations Received:

### REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to 61 neighbouring properties and a Site Notice was posted. A qualifying petition containing 33 signatures and individual letters of objection have been received from the occupiers of 8 Church Lane, 7 Churchwood Court, 4 Church Lane, 4 Childwal Green, 45 - 47 Fleet Croft, 16 Atherton Drive & 13 Woodchurch Court raising the following objections:

1. delivery times;
2. lights shining into property;
3. existing retail provision within the area no call for any more;
4. will attract gangs of youths;
5. decontamination of the site;
6. impact on Eltham Green Shopping Precinct;
7. increase local congestion;
8. large glazed building out of keeping with existing street scene;
9. increase in noise and general disturbance;
10. proposal does not take up existing capacity; it adds to it;
11. development would reduce the trade to Eltham Green centre increasing the rate of decline;
12. debatable whether an increase in floor space would enhance the area more likely reduce the choice for local residents, Eltham Green is not a source of dissatisfaction for local residents;
13. Existing shops at Arrow Stores an Best One provide all the convenience facilities any local resident could want;
14. Existing supermarkets are accessible by public transport, existing shops inside Arrowe Park hospital, don't need to include within the catchment area;
15. insufficient parking, will mean that users will impact on existing residents parking;

16. building similar to one in Birkenhead - very ugly;
17. Eltham Green is not a failing centre: there are very good convenience stores and a post office, a new store will mean that residents will lose the post office, and force the Arrowe Park Hotel to close, Local residents do support the shops in Eltham Green;
18. there is no noise assessment with the application;
19. no point in another store unless it opens later than the existing stores, the nearest local store is over the road, not 1k away;
20. proposed building is ugly and will affect loss of views which will have an impact of the residential amenities of surrounding occupiers;
21. increase in noise levels from servicing, and refuse vehicles, smells from bins and possible rats;
22. increase in traffic and further congestion; and
23. 8 people are currently employed at the Arrow Store and PO, this shop has put in huge investment into the premises, will put existing people out of work the supermarket will kill the other stores

#### CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - no objection subject to an hours restriction of 7 am - 8pm

Merseyside Cycle Campaign - require two Sheffield Stands to be installed

Mersydale Police Architectural Liaison Officer - No Objection

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

#### Director's Comments:

#### REASONS FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition containing 34 signatures against this proposal has been received. Therefore under the provisions of the Councils Scheme of Delegation for Determining Applications, this application is required to be considered by the Planning Committee.

#### INTRODUCTION

This application proposes the redevelopment of a vacant site for a new retail unit falling within Use Class A1 shops. No end user has been identified. The development would consist of a single storey retail unit with an overall floor-space of 511m<sup>2</sup>. Seven staff parking spaces and bin storage will be provided at the rear of the site and 10 customer parking spaces are proposed at the front. The servicing of the development is proposed to take place at the rear, where the development abuts adjoining lock up garage courts.

#### PRINCIPLE OF DEVELOPMENT

The application site is designated as part of a Primarily Residential Area within the Wirral Unitary Development Plan (UDP). Both local and national planning policy seeks to support and promote the vitality and viability of existing town centres, when retail development is to be considered.

#### SITE AND SURROUNDINGS

The application site comprises of an "L" shaped piece of vacant land that was formally occupied by a petrol filling station. The car park serving the Arrow Park Hotel is located to the immediate south of the site. A further car park for the residents of the adjacent apartment block lies to the north of the site. There is two storey housing, a medical centre and pharmacy on the opposite side of Church Lane.

The site is enclosed by brick boundary walls, while the frontage remains open. Access to the site is from Church Lane. There is an existing separate in/out arrangement that is to be retained.

#### POLICY CONTEXT

##### *The Statutory Development Plan*

The site is designated as a 'Primarily Residential Area' on the Proposals Map in the Wirral Unitary Development Plan (UDP), where the following UDP Policies are directly applicable:

SH01 - Principles for New Retail Development

SH8 – Criteria for Shop Fronts  
Policy SH9 - Criteria for Out-of-Centre and Edge-of-Centre Retail Development  
Policy SH10 - Design and Location of Out-of-Centre and Edge-of-Centre Retail Development  
HS15 - Non Residential Uses in Primarily Residential Areas  
Policy TR9 – Requirements for Off Street Parking  
Policy TR12 – Requirements for Cycle Parking  
Policy P05 - Criteria for the Development of Contaminated Land

Supplementary Planning Document SPD4 Parking Standards and Supplementary Planning Guidance Note SPG43 'Shop Front Design Guide are also relevant.

The general approach of UDP Policy SHO1 is to sustain and enhance the vitality and viability of shopping provision in the Borough. Out-of-centre retail development can only be permitted under UDP Policies SH9 and SH10 if the Local Planning Authority is satisfied that the benefits outweigh the disadvantages when assessed against criteria which:

- seeks to ensure the vitality and viability of existing centres is not undermined,
- considers regeneration or environmental benefits compared with alternative uses
- takes account of accessibility and highway implications
- ensures development is appropriate to character of the area
- prevents nuisance to neighboring uses.

UDP Policy HS15 also seeks to ensure that non-residential uses within Primarily Residential Areas are of a scale compatible with surrounding uses and do not cause nuisance or lack of amenity to surrounding residential uses.

### ***National Policy***

One of the Governments main objectives in planning for sustainable development in the National Planning Policy Framework (NPPF) is for ensuring the vitality and viability of existing centres through the longstanding "town centre's first" approach. Local authorities are required to apply a sequential approach for all out of centre development. The NPPF also seeks to safeguard against unnecessary loss of valued facilities and services.

The NPPF also indicates that planning decisions should aim to avoid noise and significant adverse impacts on health and quality of life.

### ***Sequential Approach***

Paragraph 24 of the NPPF indicates that local planning authorities (LPA's) should require applications for main town centre uses (that are not in an existing centre and are not in accordance with an up-to-date local plan) to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered, with preference to given to accessible sites well-connected to the town centre.

Prenton Town Centre and Upton Suburban Centre are nearest designated centre's, which are located more than 2 kilometres from the application site. The applicant has identified an alternative site at a former petrol filling station in Prenton Town Centre, but contends this is too far beyond the catchment for the proposed development which is intended to serve the immediate local area.

The nearest small shopping centre/parade is located at Eltham Green, just over 100 metres from the site. The applicant contends that due to its appearance and make up, this parade is unlikely to be attractive to new retailers. Units at 39-41 Eltham Green are vacant and being advertised for sale or rent. With combined a floorspace of 127m<sup>2</sup> this is substantially smaller than the proposed unit. The applicant goes on to indicate other small units have been vacant for 3/5 years. The former Kwik Save supermarket is now in use as a children's soft play area.

While, the latest evidence for the emerging Core Strategy Local Plan indicates there is no current need for additional retail floorspace within the Borough, it can be accepted that the proposed store is

only likely serve a local catchment and there are there are no units of a suitable size at Eltham Green capable of accommodating the proposed development. On this basis it would necessary apply a planning condition on the floorspace of the proposed development and to prevent sub-division into smaller units to avoid perpetuating vacancy levels at Eltham Green.

#### Other Considerations

The site is within a residential area and is suitable for new housing. Previous uses have been non-residential and the site is has been vacant and cleared for some time. The proposed development would be constructed on a site that originally contained a petrol filling station, a non residential use. The uses abutting the site are car parking areas serving the Arrowe Park hotel to the immediate south and car parking Courts to the north and west of the site.

The current offer at Eltham Green provides for a children's soft play centre, a NHS Clinic, taxi office, a gym, two hot food takeaways a post office/ news agents, convenience store, a hairdressers and seven vacant units. It is accepted that the centre is a community asset; the provision of a new retail store could offer a different choice for the neighborhood.

This proposal will bring into use a neglected plot of land within a fairly prominent location back into use, thereby improving the physical environment. The nearest residential properties are approximately 20m to the north. The previous approval for the petrol filling station gave consent to operate from 6.30 am - 11.30 pm. It is proposed to limit the hours of operation on this site to 7.00am - 8pm Mon - Sat and 10.00 am to 4pm Sundays and bank holidays which would have a lesser impact of on the residential amenities of nearby occupiers than the former use.

Therefore, on balance, the proposed unit in this particular case could be approved. .

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

The applicants have advised that this is a speculative retail scheme with no end user at this particular stage of the process. The proposed building will be located 7.7m back from the pavement edge. Single storey in height, the proposed building is contemporary in design and constructed in predominately glazing panels to the church Road and Service road elevations. The entrance detailing and the remaining side and rear elevations are to be constructed in facing brick work.

The location of the site does not provide a single architectural detail or design character that would provide a area specific designation for this proposal to identify with or incorporate within the design detail. However, it is considered that the scale, design and use of materials will not be incongruous within the area. The orientation of the adjacent buildings are such that there are no clear front or rear building lines to follow. Nevertheless it is considered that the proposed building is located within the site to ensure both effective provision for privacy and prevent overlooking and to demonstrate respect for the scale height and massing of surrounding buildings. The proposed building is considered to create a good quality stand alone building which will add to the diversity of the area.

The proposal is therefore considered to comply with the advice in both the National Planning Policy Framework and the above Unitary Development Plan Policies.

#### **SEPARATION DISTANCES**

The nearest residential properties are located 20m away. Policies relating to residential separation distances suggest a 14m separation distance between habitable windows and blank elevation. The property immediately opposite the application site contains a doctors surgery and chemist.

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

There are no Highway Implications relating to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.



## CONCLUSION

The proposal to develop this site for retail purposes is considered to be acceptable following assessment against the criteria set out in the National Planning Policy Framework and UDP Policies HS15, Policy SH01, Policy SH9, and Policy SH10 and is not considered to present a significant, detrimental impact on the amenities of surrounding properties or change in the general character of this residential area.

### 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 to develop this site for retail purposes is considered to be acceptable in relation to the criteria set out in the National Planning Policy Framework and UDP Policies HS15, Policy SH01, Policy SH9, and Policy SH10 and is not considered to present a significant, detrimental impact on the amenities of surrounding properties or change in the general character of this residential area.

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

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan.

3. Details of the air-conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site.

**Reason:** To safeguard the amenities of the adjoining occupiers.

4. 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 commencement of works on site.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection.

5. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.  
  
**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with the Policies of the Wirral Unitary Development Plan.
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 to the satisfaction of the Local Planning Authority before the retail unit is opened for trading  
  
**Reason:** To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to accord with Policies of the Wirral Unitary Development Plan.
7. The retail unit hereby permitted shall be closed between the hours of 21.00 and 8.00 Monday to Saturdays, 08.00 to 18.00 on Sundays and Bank Holidays.  
  
**Reason:** In the interest of residential amenity, having regard to UDP Policy SH5
8. No Servicing shall take place between the hours of 19.00 and 07.00 hours Monday to Saturday and at no time on Sundays and Bank Holidays  
  
**Reason:** In the interest of residential amenity, having regard to UDP Policy HS15
9. PRIOR TO THE OCCUPATION OF THE DEVELOPMENT hereby approved a Servicing and Delivery Management Plan shall be submitted for approval in writing to the Local Planning Authority. The Servicing and Delivery Management Plan shall be implemented in full in accordance with the written approval upon first occupation of the development and continued thereafter.  
  
**Reason:** In the interest of highway safety.
10. Delivery and Service vehicles visiting the site for the purpose of loading and unloading of goods shall be no longer than 10m in length for both rigid and articulated.  
  
**Reason:** In the interest of highway safety
11. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT details of the means of vehicular and/or pedestrian access to the site/development shall be submitted to and agreed in writing with the Local Planning Authority. The approved works shall be carried out in full prior to the first occupation of the development.  
  
**Reason:** In the interests of highway safety and to accord with Policies of the in the Wirral Unitary Development Plan.
12. 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 Policies in the in the Wirral Unitary Development Plan 2006
13. The internal layout of the building shall not be altered or modified nor any part of the building sub-divided or otherwise disposed of without the prior approval of the Local

Planning Authority.

**Reason:** To ensure that no separate use commences and that no aspect of the approved use is inappropriately intensified without the approval of the Local Planning Authority.

**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 replacement of street furniture as necessary. Please contact the Council's Highways Maintenance team on 0151 606 2004 prior to the commencement of development for further information

**Further Notes for Committee:**

**Last Comments By:** 17/07/2013 16:50:42  
**Expiry Date:** 05/08/2013



## Planning Committee

31 October 2013

**Reference:**  
**APP/13/00811**

**Area Team:**  
**South Team**

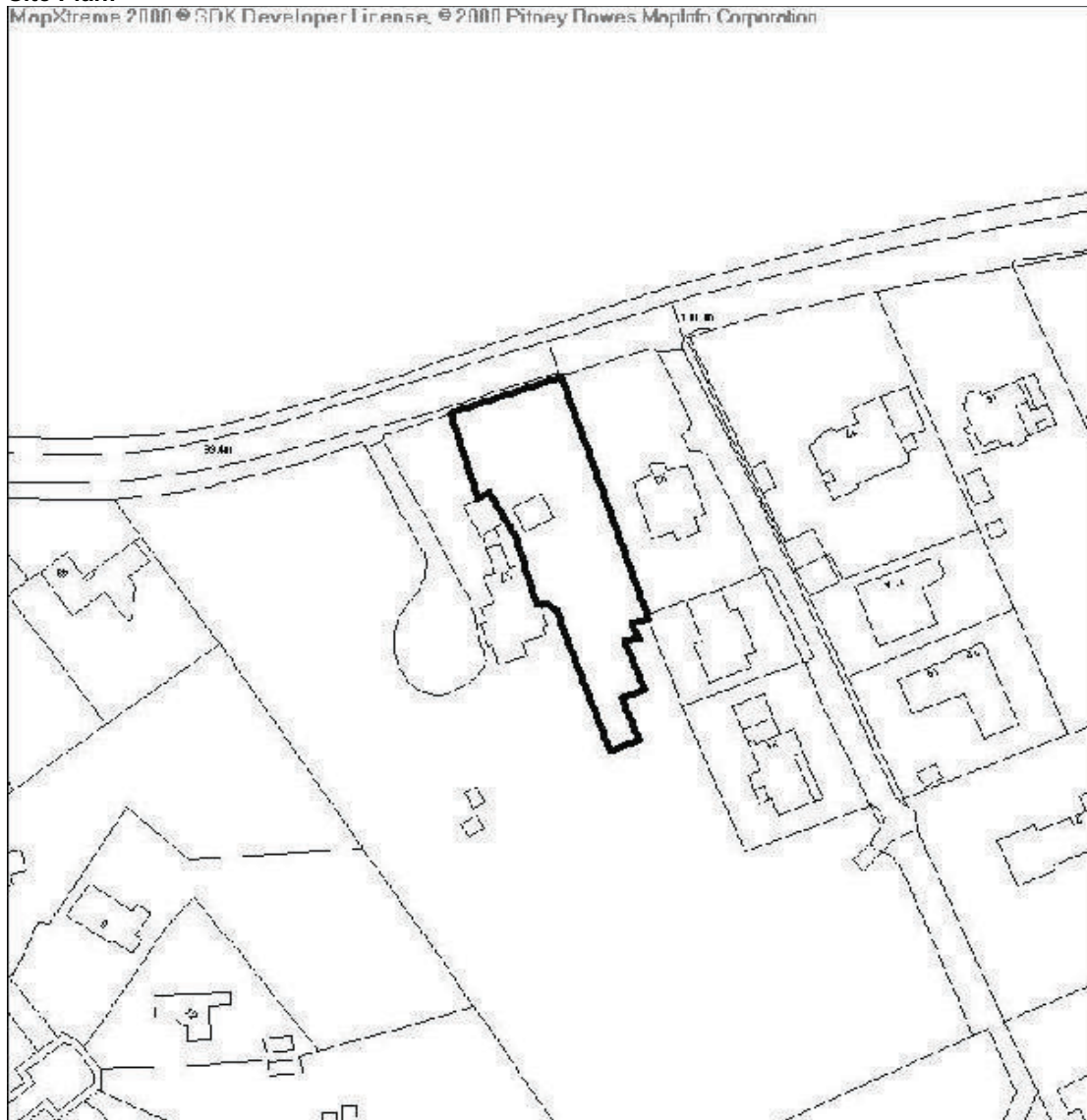
**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Heswall**

**Location:** Land at 37 OLDFIELD DRIVE, HESWALL, CH60 6SS  
**Proposal:** Erection of a 2 storey residential property together with new access to Oldfield Drive and a detached garage (amended description).

**Applicant:** Mr and Mrs Dool  
**Agent :** Architects-Direct.com

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

## **Planning History:**

Location: Denecourt, 37 Oldfield Drive, Heswall, Wirral, CH60 6SS  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey side extension  
Application No: APP/07/06387  
Decision Date: 24/08/2007  
Decision Type: Approve

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

### **REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, five notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 18 objections have been received from the occupiers of 9 The Ridge, 14 Strathallan Close, 8 Medway, 78 Irby Road, 1, 12, 15, 17, 17a 19, 21, 33, 33a, 43 and Carrickness Oldfield Drive and Mr and Mrs Rushbrook at an undisclosed address listing the following grounds:

1. The development is located north of the building line;
2. The development will result in the destruction of trees;
3. The proposed access is onto a public by-way/cycle route and close to a blind T junction - safety issues for users;
4. Not sympathetic development;
5. Insufficient space between properties;
6. Not in keeping with the character of the area;
7. Adverse impact upon wildlife;
8. The development would increase traffic adding to safety concerns;
9. The development would appear squeezed in;
10. The plan of the site is out of date;
11. There is no requirement for larger houses on the Wirral;
12. The development will cause loss of privacy;
13. Visual impact of new house on Oldfield Drive;
14. The development will be overbearing and out of scale;
15. The proposed dwelling is very tall and the projecting single storey projection will have a significant impact upon residential amenity;
16. Increase in noise;
17. The proposal will result in loss of character;
18. Oldfield Drive is a BOAT and as such any development should be in keeping with it;
19. The plans don't show the development in relation to surrounding properties;
20. The new dwelling will be in advance of Oldfield house and therefore visible from either side of Oldfield Drive;
21. The dwelling will appear squeezed in and out of character;
22. The plans show part of 33a's garden as part of their garden. This is incorrect; and
23. The protection of trees should be a condition of any approval

The Heswall Society - concern over the development with regards to size, height, position of the new dwelling within the plot and the loss of trees.

### **CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transportation Divisions) - No Objections

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

Wirral Wildlife - No objection subject to condition protecting the retained trees and protecting badgers during construction

Merseyside Fire and Rescue Service - No objection with the usual non planning related comments.

**Director's Comments:**

Consideration of this application was deferred from Planning Committee on 26th September 2013 to allow for a formal site visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Over 15 individual letters of objection have been received. Under the current scheme of delegation, determination by Planning committee is required.

**INTRODUCTION**

The applications seeks permission for the erection of a new dwelling with a new access and a detached dwelling. The site currently comprises of the side garden of the adjacent property 37 Oldfield Drive.

**PRINCIPLE OF DEVELOPMENT**

The site is located within a Primary Residential Area and is subject to provisions of the National Planning Policy Framework and Policy HS4 (Criteria for New Housing Development) and as such, the proposals would be acceptable in principle.

**SITE AND SURROUNDINGS**

The site comprises of the side garden area of 37 Oldfield Drive. The surrounding area is predominantly residential in character, with open fields forming the green belt on the opposite side of Oldfield Drive. The area has a mix of house types, most of which are large detached properties set back from the road. The side garden where the proposed dwelling will be located is currently screened from 33 Oldfield Drive by a 4-5m high leylandii hedge row and a smaller approximately 2m high hedge at front garden level.

**POLICY CONTEXT**

The proposals are subject principally to the National Planning Policy Framework and to Policy HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan.

The National Planning Policy Framework states that the purpose of planning is help to achieve sustainable development. The NPPF say that planning should "not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance the way in which we live our lives." The NPPF also says that local planning authorities should resist inappropriate development of residential gardens where the development would cause harm to the local area. It is not considered that the proposed development is of such a scale to represent any harm to the local area, given the mix and density of development that already exists within the immediate locality. It is considered that the proposed development is in keeping with the principles and spirit of the NPPF.

Section 38 (6) of the Planning and Compulsory Purchase Act requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the Wirral Unitary Development Plan is relevant and specifically, Policy HS4 which sets out criteria against which applications for new housing development should be assessed. Policy HS4 states that proposals for new housing development within primarily residential areas will be permitted subject to certain criteria, including the proposal being of a scale which relates well to surrounding property, not resulting in a detrimental impact on the character of the area, access and servicing arrangements being satisfactory, the provision of adequate landscaping and boundary treatment and the provision of adequate private garden space. An assessment of these issues is considered below. The reasoned justification for Policy HS4 says that it is important that new housing blends in well with that already built and it is considered that, on balance, these proposals achieve that aim.

**APPEARANCE AND AMENITY ISSUES**

Following an inspection of the site and a review of the neighbours objections it became apparent that the original submission needed to be amended in order to protect nearby neighbouring amenity and to ensure the important trees at the front of the site were retained as much as possible.

The original proposal had a large single storey outrigger at the front that housed containing utility room and integral garage. The house was also set further forward within the plot with the main front

elevation approximately 8.6m from the front boundary.

As the proposed outrigger projected forward of the dwelling by 9.4m at a height of 6.4m, the impact upon the occupiers of the adjacent dwelling- 33 Oldfield Drive was deemed to result in an unneighbourly form of development that resulted in dominance and created an overbearing impact. Following consultation with the applicant the design was amended and the dwelling house pushed further back into the site. The main front elevation of the proposed dwelling is now 10.2m from the front boundary. In addition, the front outrigger has been removed from the scheme to lessen the impact further. The new design has a smaller utility room and porch that will only project 2.3m front the front elevation of the dwelling at 5.1m at its highest point at the apex of the roof. The garage has been separated from the dwelling and located at the opposite side of the site adjacent to the existing garage of 37 Oldfield Drive.

The proposed development is considered to be of a scale which relates well to surrounding properties, in particular with regard to existing house types and the density and form of development within the area. The locality is made up of a mix of detached housing, which vary in design and age. The proposed dwelling would be a 2 storey, 4 bedroom detached property and as such would not result in a detrimental change in the character of the area.

At the time of writing this report 18 objections have been received. The objections are summarised below and responded to accordingly:

1. The development is located north of the building line and therefore visible from either side of Oldfield Drive.

Following consultation with the applicant the building has been moved back within the site so that it is more in line with the neighbouring dwelling 33 Oldfield Drive. In any event, where the maintenance of building lines may once have been rigidly applied, planning has evolved (especially in recent years and with the publication of the National Planning Policy Framework) and more flexible and contextual standards relating to layout and form of new development are encouraged, with building lines per se having diminished importance. The new building is set back from the property frontage by 10.2m and is now in line with the existing garage of 37 Oldfield Drive. The property is well screened from the road by the existing mature trees running along the front boundary and as such the proposal is deemed acceptable.

2. The development will result in the destruction of trees

Following concern raised by local residents a tree preservation order has been imposed upon the cluster of trees at the front of the site. The Tree preservation officer felt it appropriate to protect the trees in order to control the development. A site visit was conducted with the Tree preservation officer and it was agreed with the developer which trees are to be retained and which can be removed in order to make way for the development. Should members be minded to approve the scheme a condition will be imposed for the protection of the retained trees.

3. The proposed access is onto a public by-way/cycle route and close to a blind T-junction - safety issues for users and the development would increase traffic adding to safety concerns. An additional objection refers to Oldfield Drive being a BOAT and as such any development should be in keeping with it.

The Head of Environment and Regulation (Traffic and Transportation Divisions) has been consulted with regards to highway safety and traffic management and has raised no objections to the scheme. A byway open to all traffic ("BOAT") is: "a highway over which the public have a right of way for vehicular and all other kinds of traffic, but which is used by the public mainly for the purpose for which footpaths and bridleways are so used". The Head of Environment and Regulation (Traffic and Transportation Division) has raised no issues with regards to this designation and as such a refusal on this basis could not be sustained by the Local Planning Authority.

4. The scheme is not sympathetic development, there is insufficient space between properties, it is not in keeping with the character of the area, the development would appear squeezed in, adverse visual impact of new house on Oldfield Drive.

A distance of some 10.2 metres is achieved between the front facing gable end of the new property and the edge of the site, fronting onto Oldfield Drive is provided, which provides for sufficient relief between the highway and the new dwelling and as such, the new dwelling would not be incongruously close to the highway to result in a dominating or obtrusive effect on the street scene. The property will still be well screened from the highway as most of the trees running along the front boundary will be retained. The new position of the property within the plot ensures that there is adequate spacing between the new building and the boundary and is considered to maintain the spacious feel of the area. On balance, it is considered that the scale of the new dwelling and its relationship with its surroundings is acceptable.

#### 5. Adverse impact upon wildlife

Wirral Wildlife have been consulted as part of the application and have stated that Badgers use this area as a corridor between setts in upper and lower Heswall and are likely to forage in or move through the site. They have not objected to the proposed development but have requested a condition to protect badgers during the construction phase of the scheme.

6. The plan of the site is out of date and the plans show part of 33a's garden as part of their garden. This is incorrect.

The site plan has been updated at the request of the local planning authority to demonstrate a true reflection of the sites boundary. All surrounding properties have been documented on a site visit conducted by the local planning authority and has been taken into consideration when determining the application with regards to policy HS4 and the NPPF.

7. There is no requirement for larger houses on the Wirral.

The requirement for a new, larger dwelling houses in Heswall is immaterial as the NPPF and current UDP do not prohibit additional dwellings in this location. Refusal on these grounds could therefore not be sustained.

8. The development will cause loss of privacy. A first floor terrace will be located on the north western corner of the property but this is located well away from the surrounding dwellings and will provide an outlook into the front garden of the dwelling.

The amended scheme has been designed to reduce the impact upon residential amenity of the surrounding properties. Should members be minded to approve the scheme a condition can be imposed to fix and obscurely glaze the first floor side windows. This will prevent any potential overlooking.

9. The development will be overbearing and out of scale. The proposal is very tall and the projecting single storey projection will have a significant impact upon residential amenity.

The dwelling is relative in height when compared with the surrounding properties. A contextual street survey shows the height of the dwelling to be marginally smaller in height than that of the neighbouring dwelling 33 Oldfield Drive and under the height of 37 Oldfield Drive. In order to ensure the proposed dwelling is built to an acceptable height a condition will be imposed for all existing and proposed levels to be submitted to and agreed in writing with the Local Planning Authority prior to commencement of development.

Adequate private amenity/garden space is achieved both for 33 Oldfield, with rear garden space separated off at the back and rear and side garden space provided for the new dwelling. This would accord with Policy HS4 (vii) of the Wirral Unitary Development Plan. Given the limitations of the new plot and its relationship with existing properties and its proximity to the New Chester Road, it is considered prudent to remove permitted development rights which would allow for additional extensions and/or additional buildings within the application site and again, this can be achieved by imposing a suitably worded condition.

It is considered that the two properties most likely to be impacted by the new dwelling would be 33

and 37 Oldfield Drive. Considering the relationship of the proposed new dwelling with its immediate neighbour at No.33 Oldfield Drive first; it is unlikely that the proposed bedroom windows at the front and rear of the dwelling would give rise to unacceptable levels of overlooking that would sustain a refusal of planning permission. The bathroom window would in the side elevation can be obscurely glazed and fixed should members be minded to approve the proposed scheme. The new dwelling would sit in line with the front elevation of No.33 Oldfield and as such, will not result in any loss of light or overbearing issues. It is considered that the removal of permitted development rights would serve to protect amenity further in this regard. The private garden space to the rear of 33 Oldfield Drive would not be over looked by the new dwelling and as such existing privacy and amenity levels are retained.

With regards to the relationship of the proposed new dwelling with 37 Oldfield Drive; the proposed property is set forward of the existing dwelling and as such there would be no impact of overlooking as the private amenity space of this property would be restricted to the rear of the newly created site. The exiting side garden would become the new rear garden of the proposed dwelling. As stated above the new side window serving bedroom four can be fixed and obscurely glazed to protect amenity as this is a secondary window.

#### 10. Increase in noise

The erection of a residential dwelling within a residential area can not be refused on an increase of noise caused by a residential development.

#### 11. The plans don't show the development in relation to surrounding properties

The location plan shows the site of the development and as such the proposed site plan can be compared to this plan to ascertain where the proposal will be located in context to the surrounding residential dwellings.

It is considered that the proposed new dwelling would not result in any loss of amenity to neighbouring residents and is therefore acceptable in terms of the criteria set out in policy HS4 of Wirral's UDP and the NPPF.

### **SEPARATION DISTANCES**

Separation distances are achieved. There are no primary habitable room windows directly facing each other as there are no dwellings directly in front or behind the proposed dwelling. There are two windows in the side elevation of 33 Oldfield Drive facing the site, but these windows are secondary as the rooms they serve have additional windows. The main habitable room windows of 37 Oldfield Drive do not face the proposed dwelling.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway implications as a result of approving these proposals. The impact of the development on the local highway network has been assessed by the Head of Environment and Regulation (Traffic and Transportation Divisions) who raises no objections to the scheme. Off-street parking is provided in the form of a drive way and a double garage and as such, the proposals are considered acceptable in terms of highway and traffic implications.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

It is considered that the scale and form of development relates well to surrounding development and would not result in a detrimental change in the character of the area. Adequate access and servicing arrangements will be provided, particularly with regard to off-street parking and vehicular access. Existing and additional landscaping and boundary treatment for the proposed development relate well to its surroundings and would secure the amenity/privacy of existing residents. Separation distances are achieved in keeping with the Council's usual required distances. As such, it is considered that the proposed development accords with both national and local planning policies.



**Summary of Decision:**

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

It is considered that the scale and form of development relates well to surrounding development and would not result in a detrimental change in the character of the area. Adequate access and servicing arrangements will be provided, particularly with regard to off-street parking and vehicular access. Existing and additional landscaping and boundary treatment for the proposed development relate well to its surroundings and would secure the amenity/privacy of existing residents. Separation distances are achieved in keeping with the Council's usual required distances. As such, it is considered that the proposed development accords with both national and local planning policies.

**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 8th August 2013 and listed as follows: AD1250 PL02B, AD1250 PL03B, AD1250 PL04B, AD1250 PL05B, AD1250 PL06B, AD1250 PL07B, AD1250 PL08B and AD1250 PL09

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

3. 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 of the Wirral Unitary Development Plan.

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 of the Wirral Unitary Development Plan.

5. BEFORE THE DEVELOPMENT HEREBY PERMITTED IS FIRST COMMENCED, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance and avoid overlooking having regard to Policy HS4 of the Wirral Unitary Development Plan.

6. Before the development hereby permitted is brought into use the first floor windows in the east and west facing elevations serving the en-suit and dressing room of bedroom four shall be fixed and obscurely glazed with frosted glass and shall be retained as such thereafter.

**Reason:** In the interest of residential amenity having regards to policy HS4 of Wirral's Unitary Development Plan

7. BEFORE ANY CONSTRUCTION COMMENCES, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

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

8. 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 any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

J; 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)

K; 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.

L; 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).

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

N; the timing of the various phases of the works or development in the context of the tree protection measures.

**Reason:** To protect trees which are of significant amenity value to the area having regards to policy GR7 of the Wirral UDP

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

**Reason:** To ensure a satisfactory standard of appearance having regard to policy GR5 of the Wirral UDP and that the proposed development enhances the visual amenity of the locality.

10. In order to protect habitats of special local importance for nature conservation:

- 1) Construction work shall only take place between 8am and 6pm.
- 2) Any holes or trenches left open overnight must have a means of escape provided.
- 3) All construction materials, especially those containing lime, must be stored so that badgers cannot access them, and to the front of the house, not the rear.
- 4) When fencing to the garden is installed, access shall be left for the badgers to move around between gardens.

**Reason:** To protect the presence of Badgers on the site having regards to policy NC5 of Wirral's UDP

**Last Comments By:** 05/08/2013 13:05:09

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

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## Planning Committee

31 October 2013

**Reference:**  
**OUT/13/00826**

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

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

**Ward:**  
**Greasby Frankby  
and Irby**

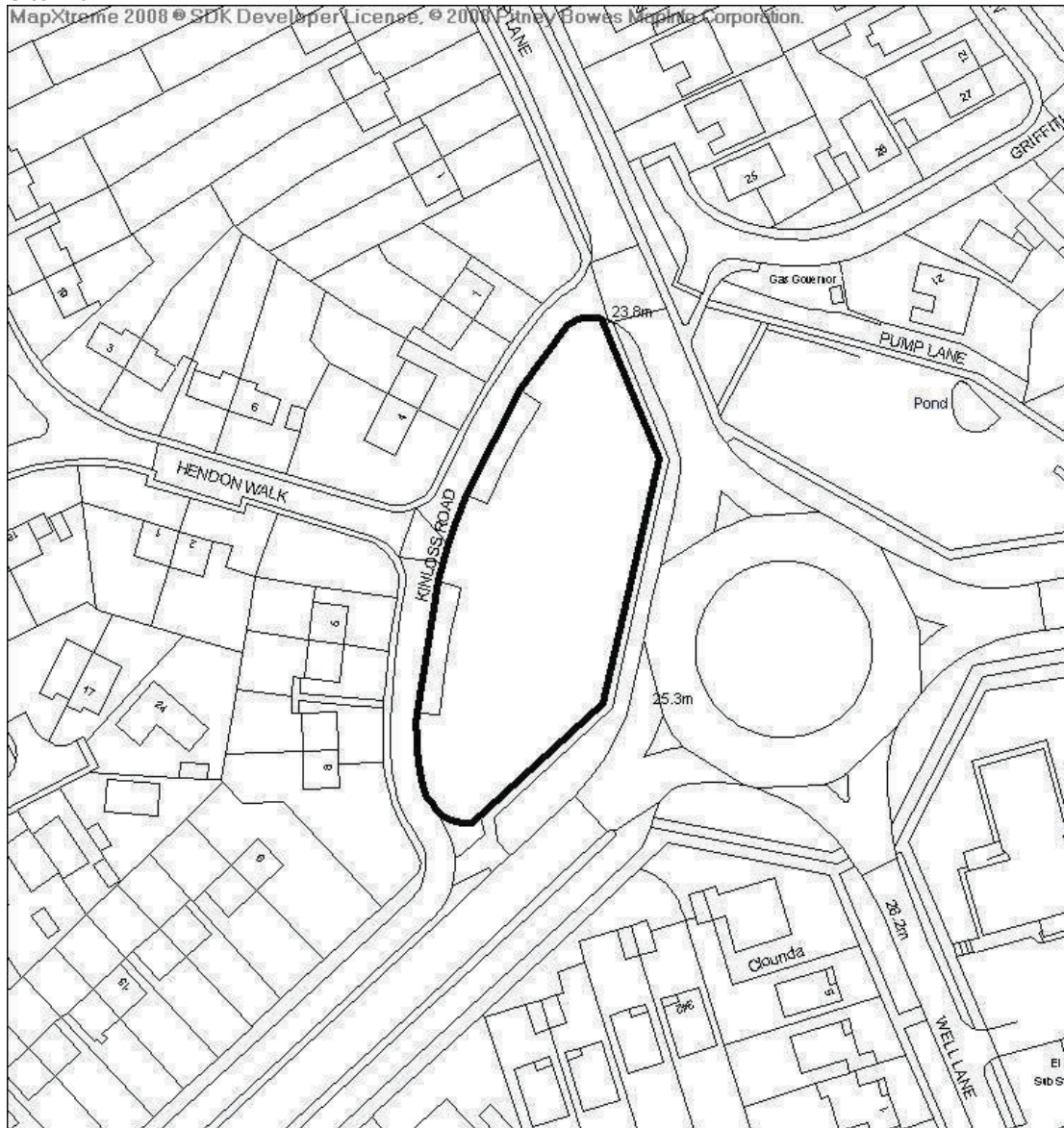
**Location:** Paddock, KINLOSS ROAD, GREASBY, CH49 3PS

**Proposal:** Outline application for development of 4 residential units, and the provision of amenity open space.

**Applicant:** Mrs Glynn

**Agent :** CS-PES Planning Consultant

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

### **Planning History:**

Location:	Land between Kinloss Road and Frankby Road roundabout, Greasby. L49 3PS
Application Type:	Full Planning Permission
Proposal:	Erection of fencing and shed for agricultural use.
Application No:	APP/86/05782
Decision Date:	17/07/1986
Decision Type:	Refuse
Location:	Land east of (opposite) 1-8, Kinloss Road, Greasby. L49 3PS
Application Type:	Full Planning Permission
Proposal:	Erection of 1.5m high post and wire fence.
Application No:	APP/86/06863
Decision Date:	15/01/1987
Decision Type:	Approve
Location:	Land east of Kinloss Road, Greasby. L49 3PS
Application Type:	Full Planning Permission
Proposal:	Erection of a timber vegetable shed/ tool shed.
Application No:	APP/87/06955
Decision Date:	22/12/1987
Decision Type:	Returned invalid

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

#### **REPRESENTATIONS**

Having regard to the Council's adopted Guidance on Publicity for Planning Applications, 22 letters of neighbour notification were issued to adjoining residents and a Site Notice displayed. At the time of writing one representation of support has been received, and 23 representations of objection have been received from the occupiers of 16 properties - no.s 1, 2, 3, 4, 9, and 18 Kinloss Road, no.s 5, 11, 12 and 19, Halton Crescent, 23 and 24 Abingdon Road, 52 Eastway, 15 Chippenham Avenue, 6 Hendon Walk and 14 Cranwell Road. The grounds of opposition can be summarised as follows:

1. Highway safety concerns: the loss of lay-bys on Kinloss Road (or their use by the residents in the proposed development) would lead to on-street parking on Kinloss Road, which is a narrow road and deals with a significant traffic flow from the estate – this would potentially lead to a very dangerous highway situation (for vehicles and pedestrians); the speed and current volume of traffic leaving the roundabout onto Pump Lane gives an existing highway safety problem to residents pulling into or out of Kinloss Road, which is very close to the roundabout and not visible to roundabout users, and to pedestrians crossing Pump Lane – any loss of visibility at this junction (to fencing, planting or buildings) would exacerbate this issue; additional parking on Kinloss Road would cause real difficulty to the safe access of emergency vehicles and delivery vehicles to the estate; congestion on Kinloss would divert traffic through the estate, with impacts to children who play there;
2. Concerns for amenities of occupiers of the proposed bungalows: back garden spaces would be too close to the roundabout, creating safety issues and noise issues.
3. Concerns at the outline nature of the application: the plans would be changed at a later date.
4. Construction impact concerns: noise pollution, construction traffic.
5. Tree loss concerns: all trees planted by 1981 are the subject of a Tree Preservation Order and have to be kept.
6. Concern at loss of green space: a visual amenity resource for the estate and particularly those close to the roundabout, despite poor stewardship by the owner; a recreational resource for children when the length of grass permits; there is local interest in use of the land for an open space purposes, as allotments, for a wildlife friendly 'pocket park' of amenity value; impact to the character of the area through loss of the open land.
7. Concern at loss of historic significance: this is one of the Wirral's few sites remaining with military heritage (as a former RAF estate) and a case for special status should be made recognizing its

significance; the land was an integral part of the RAF estate until 1980.

8. Layout issues: the proposed development would not be low density, and as such would not fit with the surrounding estate (which is approx 8 dwellings/hectare).

In addition, Hoylake and District Civic Society have objected to the proposed development, on the following grounds (summarised):

1. The site is an undeveloped Greenfield site and development would abandon the principle that development should focus on brownfield sites;
2. The site is designated as Green Space under the existing Unitary Development Plan and the emerging Local Development Framework and development would set a precedent for the development of the Borough's existing Green Spaces;
3. The site, with grassland and trees, acts as a buffer zone between Kinloss Road and the roundabout, and compliments the area of open space on Pump Lane. The fact that the RAF left this area open recognised this need for the land to act as a buffer;
4. Impacts to character and visual amenity.

### **CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transportation Divisions) – no objection subject to the requirement for visibility splays to be achieved at each vehicular access (2.4m by 2.4m), or boundary walling/fencing/hedging to be kept no higher than 1m over the length of the visibility splay.

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

Merseyside Fire and Rescue – no objection, observations/information provided regarding water supplies and fire appliances.

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

Consideration of this application was deferred at Planning Committee on 26th September 2013 to allow for a formal site visit.

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

Councillor Clements requested this application be removed from delegation and considered by the Planning Committee following representations she has received from local residents: that the application would lead to loss of what the Unitary Development Plan describes as 'amenity greenspace', and; raising concern at traffic and the amenity of existing properties.

### **PROPOSAL**

The proposed development is for the development of 4 residential dwellings and an area of private undeveloped land, located on a vacant greenfield site adjacent to the Frankby Road/Pump Lane/Well Lane roundabout in Greasby. The application site is currently fenced and supports grassland and a number of young trees and shrubs. The application submitted seeks the grant of permission in Outline, with all matters reserved. Further applications would be required to secure the detail of the development, including the layout, appearance, scale, access arrangements and landscaping of the site. The indicative layout, house type and streetscene details submitted do, however, indicate that the development would consist of four detached two-bedroom bungalows. A landscaped area would comprise approx. 650 square metres of the site, in a strip running through the application site (corresponding to electrical servicing which crosses the site).

### **SITE AND SURROUNDINGS**

The application site is an area of open land which has previously been used as grazing, and as a consequence is referred to in representations as 'the paddock' or 'the donkey field'. The site is broadly semi-circular in shape, does not support any buildings, and includes within it two lay-bys accessible from Kinloss Road. There are a number of trees, predominantly to the eastern edge of the site.

The site is bordered to the west (beyond Kinloss Road) by residential properties which formed part of a former RAF estate and are uniform in design - two-storey, with generous spacing and front and rear garden areas. The roundabout junction is to the east, with Frankby Road and Pump Lane to the south and north.

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

### National Planning Policies

The National Planning Policy Framework ('NPPF')

Joint Waste Local Plan for Merseyside and Halton - formerly adopted with effect from 18 July 2013

### Wirral Unitary Development Plan

Policy HS4 – Criteria for New Housing Development

Policy GR5 – Landscaping and New Development

Policy GR7 – Trees and New Development

### Other

SPD4 – Parking Standards

The application site is designated within the adopted Unitary Development Plan (UDP) for Primarily Residential Purposes. As such, the principle of development is acceptable, subject to consideration of UDP Policy HS4 and any other material considerations.

Policy HS4 establishes a number of criteria that must be met if new housing development is to be permitted, as follows:

- (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.

The policy also sets out that for all proposals whose main elevations are parallel to other residential properties, 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.

The proposal is in outline at this stage, and so conclusions cannot be drawn on matters of detail, however, it is considered that the indicative plans demonstrate that a number of the criteria of the Policy could be met at the reserved matters stage – notably criteria (i), (iv), (v), (vi) and (vii) and the requirements for adequate separation from adjoining properties. The proposal is for a relatively low density proposal, which would achieve a relatively generous spacing, provision of private amenity space, would retain trees at the site, and conditions might be imposed either at the Outline or reserved matters stage to secure landscaping including boundary treatment in compliance with UDP Policies GR5 and GR7. The requirements of UDP Policy GR6 do not apply to development of this scale (provision of public open space is only required in developments in excess of 35 family dwellings), but in this case the applicant has proposed the inclusion of 650 square metres of landscaped amenity space. The proposal is for bungalows at a density of less than 20 per hectare – whilst it is recognized that some adjoining residential areas may achieve even lower densities, the



scale, density and form indicated would be sympathetic – indeed there are bungalows of a similar form and density to the south east of the site (across Frankby Road).

Turning to criteria (iii), no indicative detail has been provided in relation to car parking. Consideration of this issue, including the potential impact of the development to the lay-bys currently located within Kinloss Road, must therefore be given at the reserved matters stage. That said, the spacing of properties indicated does not highlight conflict with this criteria, nor with SPD4 – and the Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development. Highway and Traffic Implications are considered in full below.

Considering criteria (ii) - the character of the area, an indicative view of the site from the roundabout is provided, and the supporting planning statement submitted suggests that at the reserved matters stage landscaping would be enhanced both around the residential properties (hawthorn hedging and wildflower planting to the southern boundary for example), and in the section proposed as public amenity open space (where there would be opportunity for street furniture, diverse flora, and pathways). The bungalows outlined might be designed so as to incorporate some of the features and/or materials of the housing to the north. Concerns had been raised at the impact of fencing on the southern boundary of the site – but permitted development rights might be withdrawn to ensure that appropriately designed boundary treatment is utilized on this public boundary. Given this, the development would not form an alien feature in the outlook from the existing properties at the site, nor from the public viewpoints on Frankby Road. The development would therefore meet criteria (ii).

Paragraph 74 of the NPPF outlines the national guidance on planning for open space, 'open space' being defined as all open space of public value. In this instance the application site is not accessible to the public (its previous uses being for grazing). Its public value is thereby limited to visual amenity. Although a recent assessment shows there is shortage of publicly accessible open space in this area there is no requirement in this particular case for provision under UDP Policy HS4 & GR6.

The proposal to retain an open landscaped area portion would provide open space of some visual value from public vantage points, albeit on a smaller portion of the site. The inclusion within the development proposal of the offer of land as amenity open space forms a material consideration in favour of development. A planning condition would be imposed to secure this aspect, should planning permission be granted. The condition would ensure the delivery and subsequent maintenance of an area of open space in accordance with the application submitted.

NPPF establishes a positive presumption in favour of sustainable development, sustainable development being defined by paragraphs 18 to 219 of the NPPF, taken as a whole. Paragraphs 14, 73-74, and Part 6 of the NPPF are particularly relevant to this development proposal. Part 6 sets out the requirement for Local Planning Authorities to plan for new housing to meet identified needs, and a requirement to provide a 5-year supply of housing land. In terms of housing need and demand, Wirral's 2010 Strategic Housing Market Assessment (SHMA) update sets out a requirement for additional units of market new build housing in the Rural area (in which this site is located) over the period 2009-2029. Using the 'adjusted model' detailed in the SHMA, this equates to a need for 322 market two-bedroom properties (equating to 16.1 per year) over the 20-year period. The site would deliver 4 units of new build housing – in this need and demand context the delivery of market housing to meet an identified need is a material consideration in favour of the development.

Part 6 of the NPPF also sets out that housing applications should also be considered in the context of the presumption in favour of sustainable development. Paragraph 14 sets out the presumption in favour of sustainable development, noting that decisions should approve development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in the NPPF indicate development should be restricted.

Whilst the site is outside the definition of previously developed land set out in the NPPF and the core principles of the framework include the need to encourage the effective use of land by reusing land that has been previously developed, it must be noted that the site is accessibly located within the

urban area, accessible and well provided for by transport infrastructure and local services including shops, the library and public houses. Bus services on Frankby Road and Greasby Road are within easy walking distance, as is a shopping parade on Greasby Road.

The proposal can be considered a sustainable development (as defined by the NPPF paragraphs 18 to 219), and as such there is a presumption in favour of development.

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

In terms of residential amenity, as noted above, the spacing and form of development indicated is such that distances to existing properties are

Considering appearance, as noted above a reserved matters application would confirm the visual appearance of the dwellings.

#### **SEPARATION DISTANCES**

As noted above, the garden spaces to adjacent properties are long, and as such the Council's minimum separation distances are met by the development. The closest properties directly facing the development would be on Kinloss Road itself, where a separation distance of approximately 22m is achieved to the nearest property indicated.

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

It is not considered that there are significant highway issues. The Director of Technical Services (Traffic and Transportation Divisions) has raised no objection to the development, though advising that visibility splays (2.4m by 2.4m) would need to be demonstrated at the junction of the driveway accesses with Kinloss Road. Concerns raised regarding visibility at the junction of Kinloss Road with Pump Lane are acknowledged, however, it is not considered that the development would impact highway safety at this junction. Reserved matters would need to be submitted confirming the number of off-street car park spaces, and the impact of the development to the availability of on-street parking (notably the lay-bys).

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

There are no significant environmental, sustainability or health implications.

#### **CONCLUSION**

The proposed development is not considered to have a detrimental impact to residential amenity or character. The contributions of the development to meeting identified housing needs, and to meet identified deficits of public open space, are material consideration in favour of development. The proposal would accord with the provisions of UDP Policy HS4, with the National Planning Policy Framework (paragraph 74) and Draft Core Strategy Policies.

#### **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 is not considered to have a detrimental impact to residential amenity or character. The contributions of the development to meeting identified housing needs, and to meet identified deficits of public open space, are material consideration, in favour of development. The proposal would accord with the provisions of UDP Policy HS4, with the National Planning Policy Framework and Draft Core Strategy Policies.

**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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.



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

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
  - (a) Layout
  - (b) Scale
  - (c) Appearance
  - (d) Access and
  - (e) Landscaping

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

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

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

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

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

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

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27th Jun 2013, dated May 2013.

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

6. For the avoidance of doubt, in any subsequent application for the approval of reserved matters, the number of residential dwellings shall not exceed 4.

**Reason:** In the interests of residential amenity, and to define the permission, having regard to UDP Policy HS4 and the National Planning Policy Framework.

7. No development shall commence until a datum for measuring land levels and full details of existing and proposed ground levels, finished floor levels and the relationship with the highway taken from that datum, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented only in strict accordance with the details agreed and retained as such thereafter.

**Reason:** In the interests of residential and visual amenity, having regards to UDP Policy HS4.

8. No works or development shall take place until a scheme for the protection of 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 strict accordance with the approved scheme.

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

9. The reserved matters application shall include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for the area of amenity open space indicated on approved drawing 0004/68/MA/04/13 (May 2013). The management plan 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 and GR5 of the Wirral Unitary Development Plan.

10. 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 WM8 of the Waste Local Plan.

11. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first 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 WM9.

**Last Comments By:** 13/08/2013 08:01:39  
**Expiry Date:** 22/08/2013

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## Planning Committee

31 October 2013

**Reference:**  
**APP/13/00828**

**Area Team:**  
**South Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Heswall**

**Location:** Trepassey Residential Home, 26 HILLSIDE ROAD, GAYTON, CH60 0BW

**Proposal:** Extension and refurbishment of existing residential care home and gardens to upgrade and improve accommodation (amended).

**Applicant:** Cheshire Residential Homes Trust

**Agent :** Tweed Nuttall Warburton

### Site Plan:



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**Development Plan Designation:**

Primarily Residential Area  
Density and Design Guidelines Area

**Planning History:**

Location: Trepassey, Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BJ,  
Application Type: Full Planning Permission  
Proposal: Extending bay window to front elevation , new door directly to terrace at side  
and new access ramp.  
Application No: APP/01/07195  
Decision Date: 28/12/2001  
Decision Type: Approve

Location: Trepassey, Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BJ,  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey extension at rear  
Application No: APP/99/05795  
Decision Date: 07/07/1999  
Decision Type: Approve

Location: Trepassey, Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BJ,  
Application Type: Full Planning Permission  
Proposal: Installation of a liftwell up to second floor level, dormer extension to provide  
access corridor and extension to existing external staircase.  
Application No: APP/01/05462  
Decision Date: 21/05/2001  
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BW  
Application Type: Full Planning Permission  
Proposal: Refurbishment of existing outbuildings and erection of an extension to provide  
staff facilities, laundry room and storage.  
Application No: APP/05/06364  
Decision Date: 09/09/2005  
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Heswall, Wirral, CH60 0BW  
Application Type: Full Planning Permission  
Proposal: Demolition and rebuild of existing outbuildings to form facilities for care staff,  
laundry and storage, and covered walkway.  
Application No: APP/05/07328  
Decision Date: 09/12/2005  
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Heswall, Wirral, CH60 0BW  
Application Type: Full Planning Permission  
Proposal: Refurbishments and alteration of existing garage  
Application No: APP/06/06437  
Decision Date: 15/09/2006  
Decision Type: Approve

Location: Trepassey, Hillside Road, Gayton L60 0BH  
Application Type: Full Planning Permission  
Proposal: Erection of first floor dormer extension  
Application No: APP/83/22415  
Decision Date: 28/04/1983  
Decision Type: Conditional Approval

Location: Trepassey, Hillside Road, Gayton. L60 0BJ  
Application Type: Full Planning Permission  
Proposal: Erection of an external fire escape stairway at the rear.  
Application No: APP/87/05441  
Decision Date: 16/04/1987  
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BW  
Application Type: Outline Planning Permission  
Proposal: Erection of a building (outline)  
Application No: OUT/05/05037  
Decision Date: 19/01/2005  
Decision Type: Returned invalid

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

#### **REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. A site notice was also displayed and a Press Notice displayed in the Wirral Globe in the week commencing 24th July 2013. At the time of writing this report 7 objections have been received from the occupiers of 10 and 12 Anthony's Way, 10, 43, 47 Dawstone, 12 and 39b Hillside Road and Mr and Mrs Cooper (No address provided) listing the following grounds:

1. Concern over the level of noise, dust and general disruption;
2. increased traffic during building phase and with extra callers servicing the premises will increase hazard to pedestrians and other vehicles on the road;
3. Increase traffic congestion;
4. Concern over the loss of trees bordering the property;
5. Increased size of Trepassey may not fit into the area or add to the desirability;
6. No Objection subject to construction traffic being barred from Hillside Road;
7. The proposed development will require a complete resurfacing of Hillside road;
8. Occupier of 10 Anthony's Way is in ill health and the construction phase of the scheme will result in poor living conditions;
9. The scheme is too big for the area;
10. The value of the nearby properties will fall as a result of the construction phase of the scheme;
11. The development is on the edge of the conservation area and will cause serious visual damage;
12. The applicants attempts to purchase No.10 show a clear disregard for the spatial attractiveness of the area;
13. Insufficient parking provision for this size of a development;
14. The modern design will not be in keeping with the surrounding properties;
15. The proposal is overdevelopment resulting in a hotel complex;
16. The front extension would read as a large mass imposing itself onto Hillside Road;
17. The development will dominate the existing gardens & views of the site;
18. The development is overbearing and dominant;
19. The owners of Trepassey tried to purchase No.43 Dawstone Road as they are aware of the adverse impact the development would have on the property;
20. The amended plans including the removal of the original LG02 Bedroom will improve the overbearing presence of the extensions at this point and possibly move the ability for overlooking from the terraces and roof garden a little further away however the occupiers of 43 Dawstone Road still feel on display to the occupiers of Trepassey;
21. The re-design of bedroom LG01 and G30 will result in increase in length of overbearing walling to the garden of no. 10 Anthony's Way;
22. The new windows of LG01 and G30 will compound the loss or privacy to the garden of 10 Anthony's Way;
23. There is a new mature tree on the boundary with 43 Dawstone Road. Is this a new tree?;
24. The siting and height of the proposed extension will result in overlooking, dominance and a general loss of privacy;
25. There is an area of flat roof space to the rear of 43 above the southern most bedrooms.



- Would this be usable?;
26. The splayed windows looking south west would introduce a sense of domination/overbearing/loss of privacy;
  27. The development will result in overlooking of 10 Anthony's Way and the siting and location of the extension will result in a detrimental sense of enclosure, dominance and overbearing features; and Conflict of interest from the Heswall Society as the chairman of the Cheshire Residential Homes Trust (owners of Trepassey).

Two e-mails in support of the application have also been received from the occupiers of Moorland Park and Avalon on the grounds of better facilities for residents and the thought and careful consideration given to the needs of the existing and future residents of Trepassey.

A non-qualifying petition of objection containing 11 separate addresses has also been received.

Wirral and Cheshire Badger Group - concern over the development as there is a history of badger activity on the site. If approved a condition for the badgers protection is required.

Merseyside Cycling Campaign - Condition required for cycle parking

### **CONSULTATIONS**

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections subject to a traffic management plan condition.

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

Police Architectural Liaison - No objection subject to a number of suggestions.

Merseyside Environmental Advisory Service - No comment other than drawing our attention to a dawn and dusk survey cross referenced with the tree survey (protection measures)

Natural England - No Objection

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

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

The application is defined as a major development as it is over 1000 square metres and is therefore required to be considered by the planning committee under the Council's adopted scheme of delegation.

### **INTRODUCTION**

The proposed development is for the extension and refurbishment of the existing residential care home and surrounding gardens.

### **PRINCIPLE OF DEVELOPMENT**

The site is located within a Primarily Residential Area as allocated within Wirral's Unitary Development Plan (UDP). The western boundary where it abuts 43 Dawstone Road is within the designated Heswall Lower Village Conservation Area. As such and development will affect the setting of the conservation area. The proposed development is therefore acceptable in principle subject to policy HS8, HS15 and CH2 of the Wirral UDP and the National Planning Policy Framework (NPPF).

### **SITE AND SURROUNDINGS**

As stated above, the site is located within a primarily residential area and borders the Heswall Lower Village Conservation Area.

The existing building (Trepassey) is currently used as a care home and lies to the north of the site with a large sloping garden falling from north to south. The property was built at the beginning of the 1900's and is of some architectural merit, however the existing two storey side extension running along the western boundary is a later addition to the house with a flat roof.

There is an existing sandstone wall running around the perimeter of the site forming the boundary



with Hillside Road, Dawstone Road and along the side boundary with 43 Dawstone Road. The remainder of the boundary with 10 Anthony's Way is made up of shrubs and trees forming a hedge.

To the north of the site is a band of mature trees and shrubs that generally obscures Trepassey from Anthony's Way. There is an existing car park located to the south east of the site that has access from Hillside Road.

The properties surrounding the site vary in age and style, most are relatively substantial properties set within their own grounds.

#### **POLICY CONTEXT**

Trepassey is an established residential care home set within a primarily residential area. Policy HS15 - Non-Residential Uses in Primarily Residential Areas is therefore relevant. The policy states that proposals for built development and changes of use for non-residential uses will only be permitted where the proposal will not be of such scale as to be inappropriate to surrounding development, result in a detrimental change in the character of the area; and, cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Policy HS8 - Nursing Homes/ Residential Care Homes states that the proposal should be of a scale which relates well to surrounding property; it must not result in an over-concentration of residential care or nursing homes in the area, it must not result in a private dwelling having a residential care or nursing home on both sides and the proposal otherwise complying with Policy HS4 and Policy HS5. As the development is for an extension to an established care home, the development is acceptable in principle.

As the site is adjacent to the Conservation Area, Policy CH2 - Development Affecting Conservation Areas is applicable and states that development will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

- (i) the distinctive characteristics of the Area,
- (ii) the general design and layout of the Area, and
- (iii) the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The applicant states within the design and access statement that the proposals are to refurbish and remodel the existing interior accommodation bringing it up to a better standard for both the residents and the staff and also to construct additional dementia friendly accommodation in accordance with current best practice and knowledge of this type of specialist housing which will help to provide a sustainable future at Trepassey, catering for the increasing needs of the elderly in the local community.

This ties in with the principles of the NPPF, paragraph 20 states; "To help achieve economic growth, local planning authorities should plan pro actively to meet the development needs of business and support an economy fit for the 21st century".

Paragraph 137 of the NPPF states; Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The overall design of the development has been driven by the Conservation officer's requirement for the original building to be retained and incorporated into the scheme. It was expressed at an early stage and that a modern design would be more fitting for the development. It is considered that whilst the development is of a large scale the design does not over dominate the original building or have an adverse impact upon the setting of the adjacent Conservation area. The topography of the land and

mature tree screen will ensure that the development is incorporated into the landscape without detriment to Hillside Road or the surrounding properties and the views in and out of the conservation area will not be detrimentally altered.

The proposed development will update an existing facility thereby creating a sustainable development that will secure economic, social and environmental benefits. The applicant has confirmed that there will be the equivalent of 24 full time jobs created as part of the re-development of the care home.

The premises is an established care home set within a residential context. It is considered that the development will improve the urban fabric of the area by enhancing the external appearance of building adjacent to the conservation area and thereby preserve the facility for future generations.

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

The proposed development is for the large scale expansion and refurbishment of the premises in order to upgrade the care home for modern standards. The applicant states the development is required in order to meet the changing care needs of the existing residents and provide additional accommodation for future residents.

The existing property will be retained at the northern end of the site with a new two storey structure extending southwards on the front garden area. As the land currently falls steeply from north to south the new extension will use this fall in the land levels to accommodate the new two storey extension that is below the ground floor level of the existing premises. The roof of the proposed extension will then form a new terraced garden.

The proposed two storey side extension on the western boundary will replace the existing two storey block with a new window configuration that pushes the outlook away from the private garden of 10 Anthony's Way towards the south west.

To the rear of the building there are a number of extensions that will be demolished and replaced with a modern three storey extension additionally on the eastern side of the building the existing glazed loggia will be demolished and a new entrance glazed porch created. The south facing sun lounge will also be replaced by and enlarged lounge area.

The objections received as set out earlier in the report include issues of concern over loss of amenity.

The overall design of the development has been developed in conjunction with the Local Planning Authority in order to ensure that it meets with the requirements of the Unitary Development plan and does not result in detriment to the amenities of the surrounding properties. It is acknowledged that the size of the proposal is considerably larger than that of the existing care house facility however it has been carefully designed to ensure that the impact upon local residents surrounding the site is kept to the minimum. Following consultation with the Local Planning Authority the design of the south west corner of the scheme north of 43 Dawstone Road has been altered to reduce the overall impact of the scheme upon its occupiers. The bedroom windows of bedrooms LG01 and G30 are in excess of 21m from the rear facing windows of 43 Dawstone Road. All bathroom windows facing the site will be obscurely glazed. In addition the main bulk of the building at the boundary has been pushed eastwards with bedroom LG02 being removed from the scheme in order to prevent over dominating 43 Dawstone Road and to move the ground floor terrace further away from the adjacent property. In order to ensure the newly created flat roofs adjacent to the boundary of 43 Dawstone Road are not used by the residents of the care home a condition will be imposed to restrict their use. In any case the plans indicate that they will all be sedum roofs or plated roofs and not for residential use.

The two storey side extension running along the western boundary will replace the existing two storey structure currently on site. Whilst this is larger than the existing it is at an acceptable level so as not to materially harm the amenities of the neighbouring properties. Where previously the windows in the side elevation directly overlooked the neighbouring garden of 10 Anthony's Way, the orientation windows in the new development is to the south thus improving the amenity and privacy of No.10 Anthony's Way whilst still maintaining acceptable separation distances in excess of 21m with 43 Dawstone Road. Further boundary treatment running along the party boundary will also lessen the impact of the proposal on the surrounding properties.

Use of soft boundary treatment will ensure residents will not be able to gain access to the south western corner of the garden terrace area, thus preventing any overlooking into 43 Dawstone Road. It is considered that the clever use of the sites topography and careful design ensures that the proposed development will not have any adverse impact upon surrounding properties and the development will therefore comply with policy HS8 and HS15 of Wirral's Unitary Development Plan.

A full landscaping plan has been submitted as part of the scheme. The applicant has stated that a key aspect of the landscaping proposals is the reinforcement of the existing screening surrounding the site by means of new mixed hedge planting along the western, southern and eastern boundaries and by replacement tree planting at the eastern boundary of the site post construction. Should members be minded to approve the scheme a landscaping condition will be imposed to ensure the appropriate landscaping is carried out.

The level of noise, dust and general disruption, impact upon value of properties are not a planning matters and therefore can not be taken into account when determining the application.

In terms of design and conservation, objections state that the proposal will cause serious visual damage and the modern design will not be in keeping with the surrounding properties. The proposal has been assessed against Policy CH2 and the NPPF and it is considered that proposed development will retain and enhance the best of the buildings existing characteristics through the refurbishment of the existing structure. The proposal will create a sustainable development that will result in the creation of additional jobs and will thereby preserve and enhance the building for future generations. The development is therefore deemed acceptable in terms of the criteria set out in CH2 of Wirral's Unitary Development Plan and the NPPF.

Other objections received state that there is a new mature tree on the boundary with 43 Dawstone Road and question if this is a new tree. All existing trees on site are shown on the site survey. In order to ensure a suitable planting scheme a condition can be imposed for landscaping to be submitted to and agreed in writing with the Local Planning Authority.

Conflict of interest from the Heswall Society as the chairman of the Cheshire Residential Homes Trust (owners of Trepassey) is not a planning matter and therefore cannot be taken into account when determining the application.

Wirral and Cheshire Badger Group have raised concern over the development as there is a history of badger activity on the site. If approved a condition for the badgers protection is required. Should members be minded to approve the scheme a condition for the protection of badgers will be imposed.

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

Objections have been received raising concern over increased traffic during building phase and with extra callers servicing the premises will increase hazard to pedestrians and other vehicles on the road; increased traffic congestion; construction traffic barred from Hillside Road; the proposed development will require a complete resurfacing of Hillside Road and insufficient parking provision for this size of a development.

The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted with regards to the traffic and transportation issues relating to the site. No objections have been raised with regards to the increase in traffic as a result of the development or during the construction phase. The level of parking provision has been reviewed and deemed acceptable therefore there are no valid reasons to refuse the scheme on traffic or transportation grounds. Should members be minded to approve the proposal a condition for a construction traffic management plan to be submitted prior to commencement of development shall be imposed.

#### **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 redevelopment of the care home has been designed in such a way to make maximum use of the site whilst having minimal impact on the amenities of the neighbouring residents. It is considered that the proposed design, scale and siting of the proposal is in keeping with the character of the existing building as well as the adjacent conservation area. The proposal will support the continued use of this established facility and will generate additional jobs in the area. The proposal is therefore in accordance with the advice set out in the National Planning Policy Framework and UDP Policies HS8, HS15 and CH2 and is recommended for approval.

### 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 redevelopment of the care home has been designed in such a way to make maximum use of the site whilst having minimal impact on the amenities of the neighbouring residents. It is considered that the proposed design, scale and siting of the proposal is in keeping with the character of the existing building as well as the adjacent conservation area. The proposal will support the continued use of this established facility and will generate additional jobs in the area. The proposal is therefore in accordance with the advice set out in the National Planning Policy Framework and UDP Policies HS8, HS15 and CH2 and is recommended for approval.

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

### Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1st October 2013 and listed as follows: 1221-AL-101 rev F (Dated 06.06.13), 1221-AL-201 rev F (Dated 06.06.13), 1221-AL-202 rev F (Dated 06.06.13), 1221-AL-203 rev F (Dated 06.06.13), 1221-AL-204 rev G (Dated 06.06.13), 1221-AL-205 rev F (Dated 06.06.13), 1221-AL-206 rev F (Dated 06.06.13), 1221-AL-301 rev F (Dated 10.06.13), 1221-AL-302 rev E (Dated 10.06.13), 1221-AL-303 rev D (Dated 10.06.13), 1221-AL-304 rev D (Dated 10.06.13), 1221-AL-305 rev C (Dated 10.06.13), 1221-AL-306 rev C (Dated 10.06.13), 1221-AL-307 rev B (Dated 10.06.13), 1221-AL-308 rev C (Dated 10.06.13), 13124-PL-500 rev B (Dated 13.06.13) & 13124-PL-600 rev B (Dated 13.06.13)

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

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

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

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

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality having regards to policy GR5 of Wirral's UDP.

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

**Reason:** To ensure a satisfactory appearance and avoid overlooking having regard to Policy HS15 of the Wirral Unitary Development Plan.

6. 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 any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

J; 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)

K; 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.

L; 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).

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

N; the timing of the various phases of the works or development in the context of the tree protection measures.

**Reason:** To protect trees which are of significant amenity value to the area having regards to policy GR7 of the Wirral UDP

7. In order to protect habitats of special local importance for nature conservation:

- 1) Work is only allowed between 8am and 6pm.
- 2) Any holes or trenches left open overnight to have a means of escape provided.
- 3) All materials, especially those containing lime, to be stored so that badgers cannot access them, and to the front of the house, not the rear.
- 4) When fencing to the garden is installed, access left for the badgers to move around between gardens. Badger gates can be installed if necessary. Residents to be reminded that this access cannot be blocked.

**Reason:** To protect the presence of Baggers on the site having regards to policy NC5 of Wirral's UDP

8. Before the development hereby permitted is brought into use the south facing bathroom windows serving bedroom G30 on plan reference 1221-AL-203 rev D (dated 06.06.13) and bedroom LG01 1221-AL-202 rev D (dated 06.06.13) shall be fixed up to a distance of 1.7m from finished floor level and obscurely glazed with frosted glass and shall be retained as such thereafter.

**Reason:** In the interest of residential amenity having regards to policy HS15 of Wirral's Unitary Development Plan

9. Those roofs hereby approved marked; planted roof or sedum roof as indicated on plan references: 1221-AL-202 rev D, 1221-AL-203 rev D and 1221-AL-204 rev D shall not be occupied at any time.

**Reason:** In the interest of residential amenity having regards to policy HS15 of Wirral's Unitary Development plan.

10. No development shall take place until a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the local planning authority. The construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement shall provide for site preparation and construction phases of the development. The method statement shall also include:

- (a) details of the provision of parking facilities for contractors, site personnel & visitors during all stages of development;
- (b) details of loading and unloading of plant & materials;
- (c) details of on-site storage of plant & materials;
- (d) details of a programme of works (including measures for traffic management and times of access to the site by heavy goods vehicles);
- (e) details of boundary hoarding(s) behind any visibility zones; and

(f) details of the provision of wheel-cleaning facilities during the excavation, site preparation and construction stages of the development to prevent the deposit of mud and other materials onto the highway.

**Reason:** In order to minimise the amount of materials originating from the site being deposited on the highway, in the interests of highway safety and visual amenity. To comply with Policy HS15 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 23/10/2013 12:00:31  
**Expiry Date:** 08/10/2013

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## Planning Committee

31 October 2013

**Reference:** APP/13/00843      **Area Team:** North Team      **Case Officer:** Ms J Storey      **Ward:** Hoylake and Meols

**Location:** Nursery and Garden Centre, Carr Farm, BIRKENHEAD ROAD, MEOLS, CH47 9RE

**Proposal:** Partial redevelopment of existing garden centre:demolition of 1,982m<sup>2</sup> of buildings and structures and erection of 1,474m<sup>2</sup> replacement buildings and structures, comprising: proposed relocated restaurant (543m<sup>2</sup>), proposed replacement toilets (75m<sup>2</sup>), proposed replacement wildlife, pets and aquatics building (292m<sup>2</sup>) proposed atrium building (106m<sup>2</sup>), proposed open-sided canopy (327m<sup>2</sup>), proposed walkway (122m<sup>2</sup>), proposed bird hide (9m<sup>2</sup>) alterations to elevations of an existing structure, removal of areas of hard-surfacing, net reduction 230m<sup>2</sup>; alterations to open sales area alterations to car parking layout, provision of cycle parking (15 no.), provision of a petrol interceptor, alterations to service road and service area; creation of a kitchen garden and display gardens; creation of a surface water attenuation pond (708m<sup>2</sup>); replacement sewage treatment plant; installation of photovoltaic cells; landscaping (AMENDED DESCRIPTION)

**Applicant:** J Jones and Partners  
**Agent :** Malcolm Scott Consultants Ltd

### Site Plan:



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**Development Plan:**  
Green Belt

**Planning History:**

Location: Carr Farm, BIRKENHEAD ROAD, MEOLS  
Application Type: Full Planning Permission  
Proposal: Change of use to hand car wash and temporary siting of a container for use as an office and storage for materials for hand car wash business  
Application No: APP/11/00191  
Decision Date: 25/10/2011  
Decision Type: Refuse

Location: Carr Farm, BIRKENHEAD ROAD, MEOLS  
Application Type: Full Planning Permission  
Proposal: Retention of Polytunnel (212m<sup>2</sup>) and covered walkway  
Application No: APP/12/00566  
Decision Date: 24/04/2013  
Decision Type: Approve

Location: Carr Farm, BIRKENHEAD ROAD, MEOLS  
Application Type: Lawful Development Certificate Existing  
Proposal: Lawful development certificate for existing retail uses and buildings  
Application No: LDC/12/00567  
Decision Date: 2012  
Decision Type: Lawful Development

Location: Carr Farm, BIRKENHEAD ROAD, MEOLS, CH47 9RE  
Application Type: Full Planning Permission  
Proposal: Change of use of hard standing from delivery area to a hand car wash area only.  
Application No: APP/12/01429  
Decision Date: 24/01/2013  
Decision Type: Refuse

Location: Nursery and Garden Centre, Carr Farm, BIRKENHEAD ROAD, MEOLS, CH47 9RE  
Application Type: Advertisement Consent  
Proposal: Road side signage  
Application No: ADV/12/01306  
Decision Date: 21/12/2012  
Decision Type: Approve

Location: Carr Farm, Nursery & Garden Centre, Birkenhead Road, Meols, Wirral L47 9RE  
Application Type: Full Planning Permission  
Proposal: Change of use to Workshop & Office and new access  
Application No: APP/97/06577  
Decision Date: 12/12/1997  
Decision Type: Approve

Location: Carr Farm Nursery, & Garden Centre, Birkenhead Road, Meols, Wirral L47 9RE  
Application Type: Lawful Development Certificate Existing  
Proposal: Retention of use of garden centre.  
Application No: LDC/98/05840  
Decision Date: 20/01/1999  
Decision Type: Approve

Location: Garden Centre, Carr Farm, Birkenhead Road, Meols, Wirral, CH47 9RE  
Application Type: Prior Approval of Telecommunications PD  
Proposal: Erection of three additional antennas on a 6 antenna replacement headframe to existing telecommunications column  
Application No: ANT/05/05214  
Decision Date: 11/03/2005  
Decision Type: Approve

Location: Nursery and Garden Centre, Carr Farm, Birkenhead Road, Meols, Wirral, CH47 9RE,  
Application Type: Prior Approval of Telecommunications PD  
Proposal: Installation of 1no T UK telecommunications monopole, 1no T UK 0.3m diameter transmission dish, 3no T UK antennas, and all associated ancillary development.  
Application No: ANT/03/07012  
Decision Date: 05/11/2003  
Decision Type: Approve

Location: Carr Farm, Nursery & Garden Centre, Birkenhead Road, Meols, Wirral, CH47 9RE,  
Application Type: Ground based Telecommunications Mast de  
Proposal: Erection of a 15 metre monopole telecommunications mast.  
Application No: TGM/01/05920  
Decision Date: 20/06/2001  
Decision Type: Refuse

Location: Carr Farm Garden Centre Birkenhead Road Meols  
Application Type: Full Planning Permission  
Proposal: Retention of 15.5m x 19.8m glasshouse 2 and the erection of 7.3m x 19.8m glasshouse 12 for use as a garden centre.  
Application No: APP/99/06465  
Decision Date: 11/03/2003  
Decision Type: Approve

Location: Carr Farm, Nursery & Garden Centre, Birkenhead Road, Meols, Wirral L47 9RE  
Application Type: Full Planning Permission  
Proposal: Retention of 15.5m x 19.8m horticultural glasshouse and retention of a 15.5m x 19.8m glasshouse for garden centre purposes. Erection of a 10.1m x 17.5m glasshouse for garden centre purposes & erection of 7.3m x 22.3m glasshouse for garden centre purposes  
Application No: APP/98/06781  
Decision Date: 06/01/1999  
Decision Type: Withdrawn

Location: Carr Farm Entrance, Birkenhead Road, Meols  
Application Type: Full Planning Permission  
Proposal: Erection of single storey building to be used as a horticultural and produce centre  
Application No: APP/80/15398  
Decision Date: 22/09/1980  
Decision Type: Refuse

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

##### **REPRESENTATIONS**

Having regard to the adopted guidance for publicity on planning applications, 124 letters of Neighbour Notification were issued to adjoining neighbours. A site notice was also displayed at the site and a press notice posted in the Wirral Globe in the week commencing 18th July 2013. At the time of writing, no representations have been received from individual householders.

A response has been received, however from the Campaign for the Protection of Rural England (CPRE), which can be summarised as follows:

Support appropriate, active use of the Green Belt, rather than it becoming a target for inappropriate development, whether a housing estate or golf resort. Concern that the refused car wash is still trading. Proposal to rationalise the site and improve it is to be welcomed given the proposed reduction of covered space, however the history must give cause for concern as to what would ultimately be built. If minded to approve, may we request that there are effective clauses to ensure compliance and to protect the tax payer from funding any infrastructure developments that may become needed.

### **CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transport Division) - No objection

Head of Environment and Regulation (Pollution Control Division) - No objection

Merseyside Environmental Advisory Service - Confirm that the development does not need to be screened in respect of the Habitats Regulation because of its existing use and footprint and lack of suitable habitat within the proposed development. Conditions are recommended to ensure a sensitive approach to lighting to avoid sensitive ecological and other receptors, site waste management during construction including waste audit matters and grey water harvesting, SuDS and energy.

Environment Agency - No objections in principle subject to the application of conditions relating to the submission prior to development of a scheme for the provision and implementation of a surface water scheme. In addition a scheme for the management of overland flow from surcharging of the sites surface water drainage shall be submitted to and approved by the Local Planning Authority.

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

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

The application is defined as Major Development (over 1000 square metres) and the requirement to refer to the Secretary of State under the Town & Country Planning (Consultation) Direction 2009, paragraph 4 and is therefore required to be considered by the Planning Committee under the provisions set out by the Council's adopted Scheme of Delegation for Determining Planning Applications.

### **INTRODUCTION**

The submitted documentation states that the Garden Centre was established in 1982, developing out of a dairy farm and a subsequent farm shop and small nursery.

A Lawful Development Certificate was issued in 2012 for the majority of the application site to be used for retail in association with the Garden Centre. The Certificate also concluded that a number of buildings used in association with the centre were also lawful and included a significant amount of retail use.

There are currently various types of building on the site. These include glass houses, the original stone farmhouse, green and white polythene clad canopies, brick farm buildings which have been constructed in a fairly ad hoc fashion over the years. The applicants have advised that the existing buildings and the way the garden centre operates are outdated and a number of structures are not fit for purpose. The proposal comprises of the partial demolition of the existing garden centre including the demolition of 2,278m<sup>2</sup> of buildings and structures and the erection of 1,474m<sup>2</sup> of replacement buildings and structures, alterations to the car parking layout, service road and service area, the creation of an outdoor events area, creation of a kitchen garden and display gardens, the creation of a surface water attenuation pond, installation of replacement sewerage treatment plant and landscape improvements. The main areas identified by the applicant as part of these proposals that are in need of upgrading and/or replacing are summarised as follows -:

- Existing customer toilets are too small to meet customer demand and are only accessible through the coffee shop eating area.
- Servicing the site, heavy goods vehicles currently drive through the main car park and pedestrian

area, a route is required to loop them around the outside of the site.

- The existing stone barns are currently vacant and partially obscured by plant canopies and lean-to and could be brought into a viable use.
- The open plant sales area is currently split into two areas.
- The restaurant kitchen and storage areas are inadequate.
- A dedicated customer drop off/pick up area at the entrance is required.
- Staff room is located within a portakabin
- Garden centre storage is within sheds and containers which is not secure
- The coffee shop area and seating is insufficient and the roof leaks.
- No display gardens in the garden centre to show displays of plants, shrubs, features and how to design gardens
- The refurbishment of the access road
- Provision of an area for gardening presentations
- Removal old canopies and mezzanine floor
- Replacement of a steel clad barn
- Expansion of the outdoor plant area by 485m<sup>2</sup>
- Wildlife and Aquatic Centre - including a bird hide, attenuation pond

### **PRINCIPLE OF DEVELOPMENT**

The application site is located within Wirral's Green Belt and the application has been assessed against the National Planning Policy Framework and Unitary Development Plan Policies GB4, GB5, GB6 and GB9 (in terms of Green Belt location) and SH01, SH9 and SH10 (in relation to the retail elements of the proposal).

### **SITE AND SURROUNDINGS**

The application site is located on the South side of Birkenhead Road. The site area covers approximately 3.3 ha and comprises of the original farm buildings which are currently used for retail purposes, garden centre buildings, canopies, and an open sales area. The site is split into three distinct areas, the car park and access road which occupy 11,000m<sup>2</sup>, the garden centre retail area 12,000m<sup>2</sup> and the grass and planted areas cover 6,500m<sup>2</sup>.

The garden centre sells a wide range of garden plants, garden sundries and leisure goods. In addition, the applicants have advised that the centre has provided a venue for the annual Historic Vehicle Rally, annual art exhibitions and provides links with local schools who visit the garden centre to learn about horticulture and landscaping

### **POLICY CONTEXT**

#### **Green Belt**

Unless there are very special circumstances, Wirral's UDP Policy GB2 limits development in the Green Belt to -

- agriculture and forestry
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and do not conflict with the purposes of including land within it,
- the limited extensions, alterations or replacement of existing dwellings, subject to Policy GB4 and Policy GB6, including limited affordable housing subject to local community needs;
- the limited infilling or redevelopment of major developed sites identified under proposals GB9

UDP Policy GB2 is consistent with paragraph 89 in the National Planning Policy Framework in that the construction of new buildings within the Green Belt is inappropriate except for specific uses, but adds that exceptions also include the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

This application is for the partial redevelopment of a previously developed site that has a lawful use as a garden centre (*sui generis*) and buildings containing a mix of plants and other goods for sale (A1). The Lawful Use Certificate relates to all existing uses within the boundary line shown on the

approved plan including car parking and landscaped areas. In practical terms the overall garden centre site area has increased by 1,458m<sup>2</sup> but there is a reduction in retail floor space (offset by an increase in the car parking area). In terms of structures, the total floor area of existing structures is 5,916m<sup>2</sup> of which 2,278m<sup>2</sup> will be demolished and an additional 1,474m<sup>2</sup> will be constructed. This will result in a decrease of approximately 800m<sup>2</sup> of built development.

In addition, a number of dilapidated and unattractive buildings that have been constructed in a fairly ad hoc fashion across the site would be removed and their replaced with more modern, lighter structures constructed from sympathetic materials and located adjacent to existing structures. While this may result in a more permanent features, it could be contented that the development could result in visual improvement in this Green Belt location.

### **Retail provision**

The Lawful Development Certificate identifies that the existing buildings do have a lawful retail use. The applicants have provided a schedule of businesses that identify the amount of floor space proposed for the various uses including the retail elements operating on the site and how this compares with the proposed.

The proposed development would facilitate a number of town centre uses including a large extension for a coffee shop/restaurant. This would normally be subject to the town centre tests under NPPF Part 2, which have not been undertaken. However, the existing Lawful Development Certificate provides a fallback situation and the applicant claims that that the garden centre business model is one that is difficult to disaggregate without adversely affecting the financial viability of the business.

The proposed application provides the Local Authority with an opportunity to regulate and control the different uses on the site through planning conditions with the intention of avoiding a further impact on existing centres. In which case it could be accepted that national sequential and impact assessment should not be applied in these particular circumstances as it would be difficult for the applicant to find a new location for the garden centre sales area and cafe as these are intended to support the existing permitted use of the site.

### **Economic Development and Rural Diversification**

- The National Planning Policy Framework advises that in other rural areas planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. This should include the support and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- promote the development and diversification of agricultural and other land-based rural businesses
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

The applicants have advised that the proposed development is required in connection with the existing garden centre, which supports economic growth. The proposed development is required in order to allow the garden centre to maintain and enhance its role as job provider and to help assist rural diversification and economic prosperity.

### **APPEARANCE AND AMENITY ISSUES**

The existing site contains a number of buildings of varying styles and materials. There appears to be very little visual unity which reflects the way that the site has evolved over time. The Garden centre itself is set in a flat landscape bounded by hedging and small clumps of trees.

This application proposes to provide new structures to form the coffee shop, a glazed atrium linking the garden centre to the farm courtyard, new visitors toilets, a replacement aquatic wildlife centre, the re cladding of the steel barn and the relocation of the canopy and walkway.

The glazed atrium will link the garden centre shop and courtyard and will allow light to enter this part of the site, The new building will be an improvement on the existing buildings in terms of their, design, location and use of materials and will include the removal of unsightly buildings with suitable



replacements and expose the courtyard complex which contains attractive sandstone buildings which formed part of the original Farm.

The applicants have advised that as part of their proposal, they intend to plant 1,000 whips within the garden centre boundary.

#### **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 proposal is for a redevelopment and expansion of the existing garden centre and associated businesses but contained within the existing site boundary, albeit with an increase in overflow part parking area. The site is not within or immediately adjacent to the WEBS core count area – the nearest (Gilroy Pond and Hoylake Langfields) being some 2010 metres to the south west. Whilst some of the adjacent fields may contain some limited bird interest during winter under certain conditions, the advice from MEAS is that this development does not need to be screened for Habitats Regulations Assessment because of its existing use and footprint and lack of suitable habitat within the proposed development.

A flood risk assessment accompanies this application and concludes that the development proposals will not be liable to flooding nor will it increase the risk of flooding elsewhere. The proposals will include a large scale rainwater harvesting system which will reduce the rate and volume of discharge to the water course. The proposal includes for a large scale rainwater harvesting system which will reduce the rate and volume of discharge to the water courses. The Environment Agency has noted that the site is within Flood Zone 1 which is considered to be low risk of fluvial and tidal flooding and have raised no objection to the proposal.

The applicants have submitted a habitats survey that subject to the attached conditions should ensure that there will be no adverse impact of this proposal on the ecology on the site

The proposal will include the following measures, a small biomass plant to provide heating, surface water recycling, green waste/ kitchen waste recycling, sorting and recycling for packaging waste, wild flower meadow and tree planting, building orientation and materials.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The partial demolition of the existing garden centre and the construction of replacement buildings and structures on previously developed land are considered to provide appropriate facilities for the continuation of this existing garden centre and as such would not harm the character or detract from the openness of this Green Belt Location.

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

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

The partial demolition of the existing garden centre and the construction of replacement buildings and structures is considered to provide appropriate facilities for the continuation of this existing garden centre and as such would not harm the character or detract from the openness of this Green Belt Location. It is considered that the applicant has satisfactorily demonstrated the very special circumstances required that outweigh any harm, by virtue of inappropriateness, to the openness of the Green Belt.

**Recommended Decision:** Approve Subject to referral to the Secretary of State under the Town and Country Planning (Consultation) Direction 2009

**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 not be commenced until such time as a scheme for the provision and implementation of a surface water scheme has been submitted to, and approved in writing by, the Local Planning Authority.

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.

3. 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 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed building Finished Floor 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.

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

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy GB2 of the Wirral Unitary Development Plan.

5. No trees or hedges to be retained shall be cut down, uprooted or destroyed, or have surgery undertaken, without the written approval of the Local Planning Authority within 5 years from the completion of the development. Any such tree to be removed or dying shall be replaced with trees of a size and species to be agreed with the Local Planning Authority, in writing.

**Reason:** In the interest of visual amenity.

6. Before the development is commenced, a landscaping scheme covering the land subject of this application shall be submitted to and approved in writing by the Local Planning Authority, including

- existing and proposed levels or contours
- proposed and existing services above and below ground
- details of boundary treatment and hard surfaces
- the location, size and species of all trees to be planted
- the location, size, species and density of all shrub and ground cover planting



- a schedule of implementation

**Reason:** In the interest of visual amenity

7. All hard and soft landscaping works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards. The works shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed 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 as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interest of visual amenity

8. Before the development is commenced a scheme of mitigation measures contained within the submitted Phase 1 Habitat Survey, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full in an agreed time scale.

**Reason:** To ensure compliance with The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010

9. Prior to the commencement of development, details of any external lighting shall be submitted to and agreed in writing with the Local Planning Authority.

**Reason:** To ensure that light spill is reduced and does not disturb habitats foraging.

10. No trees are to be removed between March and August inclusively, if this is not possible, an appointed ecologist must be present to oversee all vegetation removal.

**Reason:** To ensure that no offences are committed under The Wildlife and Countryside Act 1981 (as amended)

11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town & Country Planning (General Permitted Development Order 1995, (or any order revoking and re-enacting those Orders with or without modification), the development hereby approved shall only be used as Garden Centre including ancillary café and retail facilities in association with Carr Farm, as shown on plan ref: G1106-81A and for no other purpose within Uses Classes A1, A2, or A3.

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

12. The maximum Garden Centre sales area including any mezzanine floor space shall be no more than a 6,914m<sup>2</sup> comprising:

1. 3,447m<sup>2</sup> in the covered, enclosed area (shown in orange on drawing number G1106-81A) for the sales only of;
  - a) Composts, peats, chemicals and other goods associated with plant/garden care, tools, watering equipment and garden machinery up to the maximum floor area of 3,447m<sup>2</sup>

- b) Plants and houseplants, dried, artificial and cut flowers and goods associated with their care and maintenance up to the maximum floor area of 3,447m<sup>2</sup>
  - c) Garden and conservatory furniture and furnishings, garden lighting and heating, barbecues and barbecue accessories, Christmas trees, decorations, lighting and gifts up to a maximum floor area of 1,000m<sup>2</sup>
  - d) Garden clothing and footwear up to the maximum floor area 150m<sup>2</sup>
  - e) Pets, pet foods, pet cages, fish and accessories including ponds, pet care advice and care products, bird care and feed up to a maximum floor area of 500m<sup>2</sup>
  - f) Other goods falling within Use Class A1, including an exhibition area for crafts up to a maximum floor area of 800m<sup>2</sup>
  - g) Seasonal products up to a maximum floor area of 100m<sup>2</sup>
  - h) Ancillary café up to a maximum floor area of 543m<sup>2</sup>. Notwithstanding the provisions of Use Class A of Part 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, the cafe hereby permitted shall not be utilised for purposes within Use Classes A1 or A2.
2. 1,230m<sup>2</sup> in the covered, open-sided accommodation (shown in blue on drawing number G1106-81A) for the sales only of:
- a) Trees and plants of all kinds, rockery and statuary, ponds, pools, fountains and accessories including cold water fish, compost, peat and other garden care products. Garden and conservatory furniture and furnishings, garden lighting and heating, barbecues and barbecue accessories up to a maximum floor area of 1,230m<sup>2</sup>
  - b) Pets, birds, fish and accessories including aviaries, cages and ponds up to a maximum floor area of 200m<sup>2</sup>
  - c) Garden buildings, greenhouses, conservatories, gazebos, summerhouses, swimming pools, spas with all accessories, landscape and building materials, fencing and timber products up to a maximum floor area of 1,000m<sup>2</sup>
3. 2,237m<sup>2</sup> in the external open areas (shown blue on drawing number G1106-81A): for the sales only of:
- a) Trees and plants of all kinds, rockery and statuary, ponds, pools, fountains and accessories including cold water fish, compost, peat and other garden care products. Garden and conservatory furniture and furnishings, garden lighting and heating, barbecues and barbecue accessories up to a maximum floor area of 2,237m<sup>2</sup>
  - b) Pets, birds, fish and accessories including aviaries, cages and ponds up to a maximum floor area of 200m<sup>2</sup>
  - c) Garden buildings, greenhouses, conservatories, gazebos, summerhouses, swimming pools, spas with all accessories, landscape and building materials, fencing and timber products up to a maximum floor area of 1,000m<sup>2</sup>

- 4) The enclosed courtyard buildings (shown pink on drawing number G1106-81): shall only be used for the sale ancillary goods in association with the Garden centre use falling within Use Class A1. The maximum amount of Use Class A1 retail floor space in each building as identified on drawing number G1106-72D shall not exceed;
- a) Building annotated no 3 - 117m<sup>2</sup>
  - b) Building annotated no 4 - 51m<sup>2</sup>
  - c) Building annotated no 10 - 100m<sup>2</sup>
  - d) Building annotated no 28 - 55m<sup>2</sup>
  - e) Building annotated no 29 - 138m<sup>2</sup>
  - f) Building annotated no 34 – 57m<sup>2</sup>

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

13. Notwithstanding the above in Conditions 11 and 12, no part of the site shall be used for the sale of the following goods or services: carpets, vinyl and floor tiles, electrical goods (other than electric garden tools and machinery, and electrical products for garden features and small items of kitchenware), equestrian products, chemists, medical products, newspapers and magazines, (other than gardening magazines), caravans, vehicles and cycles and parts and accessories, photographic goods, musical instruments, DIY goods and decorators supplies and hardware (other than products for garden construction, improvement and maintenance) and Post Office services.

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

**Last Comments By:** 17/08/2013 10:59:18  
**Expiry Date:** 30/09/2013

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## Planning Committee

31 October 2013

**Reference:**  
**APP/13/00980**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Heswall**

**Location:** The Shieling, 60 PIPERS LANE, HESWALL, CH60 9HN  
**Proposal:** Two Storey detached domestic property  
**Applicant:** Linda Thompson  
**Agent :** Technical Developments Ltd

### Site Plan:



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

**Planning History:**

Location: The Shieling, 60 PIPERS LANE, HESWALL, CH60 9HN  
Application Type: Outline  
Proposal: Two Storey detached domestic property  
Application No: APP/13/00981  
Decision Date: 12/09/2013  
Decision Type: Approved

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

Having regard to the Council Guidance on Publicity for Applications, 13 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition of objection and 10 separate household letters of objections have been received from 37, 47, 49, 56 & 58 Pipers Lane, 1 & 3 Heathside, 11 The Pipers, 98 Oldfield Drive and Coral Ridge listing the following grounds:

1. scale of the development, height, mass, bulk and design.
2. detrimental change in character of the area
3. overdevelopment
4. harmful in terms of overlooking
5. the proposal does not provide appropriate landscaping or information on new ground modeling
6. loss of aspect
7. removal of trees

**CONSULTATIONS:**

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

Wirral Wildlife - There may be a possibility of badgers foraging and conditions may be appropriate in this instance.

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

Councillor Andrew Hodson has requested that the application be taken out of delegated powers due to the proposal having an un-neighbourly impact due to overlooking, disturbance from noise, fumes, lighting arrangements, drainage arrangement and the unacceptable scale, form and appearance. The development is an over development of the site.

A qualifying petition of objection containing 44 separate household signatures has also been received.

**INTRODUCTION**

The proposed application is for the replacement of an existing dwelling. The existing dwelling is a bungalow with living space to the roof, the proposed dwelling is to be a two-storey detached property, the site has been sub-divided, the remainder of the site has the benefit of outline planning consent for one detached dwelling OUT/13/00981.

**PRINCIPLE OF DEVELOPMENT**

The site contains one dwelling and is located within the designated Primarily Residential Area, the principle of development is acceptable.

**SITE AND SURROUNDINGS**

The site currently contains one detached bungalow, with living accommodation within the roof. The application is to sub-divide the site and gain outline planning consent for the replacement of the bungalow with a two-storey dwelling, the side garden benefits from outline consent for a detached dwelling under planning reference OUT/13/00981. The plot itself is located on Pipers Lane that is a mix of dwelling types, there is no uniform design along the street scene or height, the properties to the rear on Heathside are much elevated in comparison to this level of dwellings and this level of dwellings on this side of Pipers Lane is elevated in comparison to the other side of Pipers Lane. For example, from Pipers Lane, the roof of properties to the south are visible from the highway but the



main bulk of the dwellings is lower than street level and the properties to the north are elevated above street level. Pipers lane rises in ground level to the east, the levels are quite gentle and does not create a great difference on terms of the land levels of the dwellings within the street scene.

Whilst there is no set design of house types, the immediate neighbours and the existing property are dormer style bungalows, there is two-storey dwelling at number 54 Pipers Lane and two-storey dwellings from number 64 Pipers Lane to the west.

#### **POLICY CONTEXT**

The development is for a new/replacement dwelling and will be assessed against Wirral's UDP Policy HS4; Proposals for new housing development on allocated sites and within the Primarily Residential Areas will be permitted subject to the proposal being 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 which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation and the provision of adequate individual private garden space.

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.

Having regard to the National Planning Policy; Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

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

The existing dwelling is a bungalow with living accommodation within the roof space, the proposal is to replace the dwelling with a two-storey property.

The proposed dwelling is a true two-storey property with a built height of 9.7m, from the internal floor level the building height is 8.7m, the design of the dwelling is gable ended, this reduces the scale of the building to the side elevations as the roof will slope away from neighbouring properties, the entrance into the dwelling is from the side elevation which runs along the vehicle access point, there is a terrace to the front at ground floor and a balcony to the front elevation at first floor, the balcony includes privacy screens to the side at approximately 1.8m high from internal floor level. The main living room windows are located to the front and rear elevations, the windows to the side are either secondary windows or above 1.7m from the internal floor, the windows that are secondary are shown on plan ref 102 Rev.P1 to be obscurely glazed.

The footprint of the building is different in comparison to the original dwelling, the location of the dwelling is moved further into the plot from number 58 Pipers Lane, from 6m at the front corner to 9m and from 5.5m at the rear corner to 10m.

The houses are at an angle but run in line with one another in terms of the proposed dwelling and number 58 Pipers Lane, the proposed dwelling for example is closer to the boundary at its rear point and number 58 is closer to the boundary at its front corner point.

The front elevation of the dwelling is set approximately 4.6m (this includes the front bay & balcony) forward of the front of number 58 Pipers Lane at a distance of 6m to 7m from the party boundary and 9m from the side of the dwelling. The rear elevation of the proposed dwelling projects 4m out from the rear elevation of the dwelling and between 6m & 7m from the party boundary. The plan shows that

between the proposed dwelling and the existing dwelling there will be access for a vehicle as well as access into the dwelling.

The replacement dwelling is larger in scale than the existing bungalow, the revised siting of the dwelling and the simple design allow the proposed dwelling to not have an adverse impact onto the character of the street scene. Concerns have been raised with regards to the scale of the building and its design, the character of Pipers Lane is varied due to the myriad of design and house types along the road, whilst number 58 is also a bungalow the property to the east, number 54 Pipers Lane is a replacement dwelling and has a height of 8.7m, the properties to the west are also two-storey in height. Therefore the proposed replacement as a two-storey dwelling is not out of character or scale within the existing street scene. The main impact of the replacement dwelling is to the neighbouring bungalow at number 58 Pipers Lane, however the proposed dwelling has been moved away from the boundary and the hipped roof slopes away from number 58, which provides a visual break between the two properties and reduces the impact of the change in scale between the dwellings.

The design and scale of the dwelling is not out of character and takes into account the scale and appearance of existing dwellings within the street scene. The siting of the building is sympathetic to the existing neighbouring properties, the proposal is therefore acceptable having regard to Wirral's UDP Policy HS4 and the National Planning Policy Framework.

#### **SEPARATION DISTANCES**

The current local authority separation distances are 14m window to blank elevation and 21m window to window, this is a minimum distance and greater distances will be required where there are differenced in land levels or where the development adjoins that of different ridge and/or eaves height. In these cases an increased separation distance will be required so that for every metre difference in ridge height or part thereof, the distances in the standard shall be increased by 2m.

The proposed dwelling is two-storey in comparison to the original bungalow, the houses to the rear on Heathside and Oldfield Drive are at a much elevated level to the site and are set at an angle to the proposed dwelling, the dwellings to the rear are set at an in-direct distance of 35m from the proposed rear elevation of number 60 Pipers Lane.

To the opposite side of Pipers Lane, the dwellings are at a much lower level, the first floor of the proposed dwelling will have views over the roof pitch of these dwelling, the outlook between the dwellings is also not direct due to the angle of the dwellings opposite, namely numbers 47 and 49 Pipers Lane. The proposed dwelling, measured from the proposed balcony, is set 35m to the nearest point of the properties opposite, as with the rear elevation of the dwelling the front does not have a direct window to window view.

Having regard to the separation distances, the window to window separation distance, from the front elevation of the proposed dwelling, would be approximately 39m, however the front elevation does not have a direct window to window outlook and is set within the built form of existing dwellings with an indirect separation distance of 35m. The siting of the dwelling in terms of separation distances is adequate and will not have a detrimental impact in terms of outlook and loss of privacy.

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

There are no Highway Implications relating to this proposal.

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

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

#### **CONCLUSION**

The replacement dwelling is appropriate in terms of scale and appearance, the development is not out of character having regard to the street scene and the existing neighbouring properties.

#### **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 siting, scale and appearance of the replacement dwelling is appropriate in this location, having regard to Wirral's UDP Policy HS4 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 25 July 2013 and listed as follows: 11 Rev.P1, 101 Rev.P1, 102 Rev.P1, 103 Rev.P1, 104 Rev.P1, 106 Rev.P1.

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

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

**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.

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

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

5. 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 adjacent development and the highway and that satisfactory gradients are achieved.

6. On insertion, the windows to the first floor side elevations shall contain non-opening obscure glazing to a height of 1.7m from the finished internal floor level and shall be retained as such thereafter.

**Reason:** Having regard to residential amenity.

**Last Comments By:** 02/09/2013 10:28:56  
**Expiry Date:** 19/09/2013

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## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01005**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Bebington**

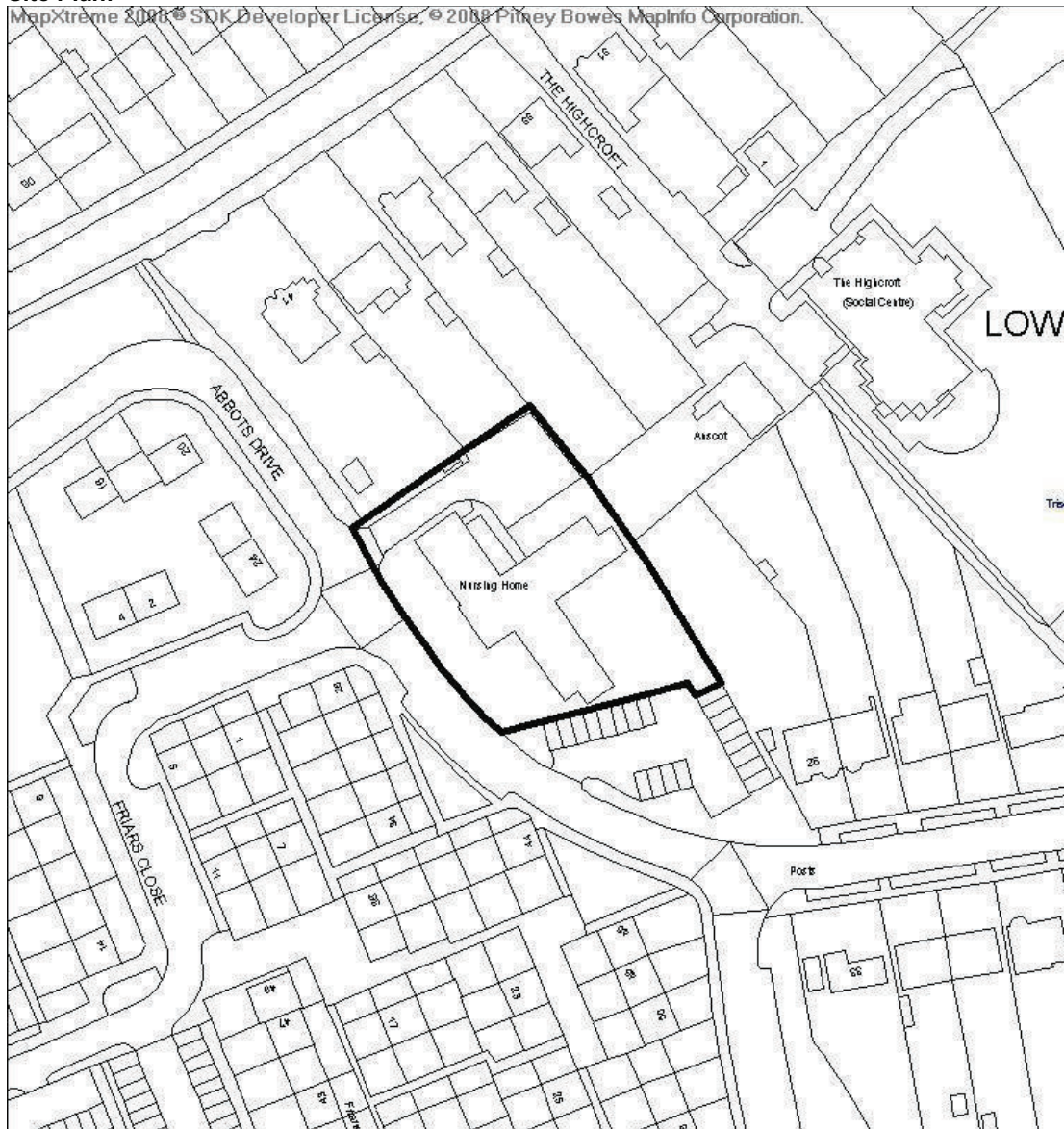
**Location:** Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW

**Proposal:** Two storey extension and layout of alternative parking provisions

**Applicant:** Safe Harbour Nursing Home

**Agent :** Mr D Scanlon

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

Location: Abbots Drive Nursing Home, Abbots Drive, Bebington. L63 3BW.  
Application Type: Full Planning Permission  
Proposal: Installation of two windows.  
Application No: APP/90/06986  
Decision Date: 26/10/1990  
Decision Type: Approve

Location: Safe Harbour Nursing Home, Abbots Drive, Bebington. L63 3BW.  
Application Type: Full Planning Permission  
Proposal: Erection of first and second floor extensions.  
Application No: APP/91/07435  
Decision Date: 26/03/1992  
Decision Type: Withdrawn

Location: Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW  
Application Type: Full Planning Permission  
Proposal: Erection of a ground and first floor extension with new rear access and paving and car parking layout.  
Application No: APP/10/00403  
Decision Date: 15/06/2010  
Decision Type: Approve

Location: Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey extension with revised parking.  
Application No: APP/12/01489  
Decision Date: 06/02/2013  
Decision Type: Refuse

Location: Abbots Drive Nursing Home, Abbots Drive, Bebington. L63 3BW  
Application Type: Full Planning Permission  
Proposal: Erection of bin store.  
Application No: APP/90/07450  
Decision Date: 05/12/1990  
Decision Type: Withdrawn

Location: Safe Harbour Nursing Home, Abbots Drive, Bebington. L63 9BW  
Application Type: Full Planning Permission  
Proposal: Erection of extensions at ground and first floor.  
Application No: APP/92/05694  
Decision Date: 03/07/1992  
Decision Type: Approve

Location: Safe Harbour Nursing Home, Abbots Drive, Bebington. L63 9BW  
Application Type: Full Planning Permission  
Proposal: Erection of extensions at ground and first floor without complying with conditions 03 and 06 attached to planning permission 92/5694/E.  
Application No: APP/94/05044  
Decision Date: 15/03/1994  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 17 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection has been received, listing the following grounds:

1. Reduce light
2. Would have a dominant impact onto the dwelling at The Foxes
3. Construction will be difficult

### **CONSULTATIONS**

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections, the loss of two parking spaces may lead to a minor increase in demand for on street parking but this is unlikely to be significant.

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

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

Consideration of this application was deferred at Planning Committee on 26 September 2013 to allow for a formal site visit.

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

Councillor Jerry Williams has taken the application out of delegated powers due to overlooking to neighbouring properties.

### **INTRODUCTION**

The proposal is for the erection of a two-storey extension to an existing residential care home. The application is a revision of previously refused application APP/12/01489.

### **PRINCIPLE OF DEVELOPMENT**

The principle of development is acceptable.

### **SITE AND SURROUNDINGS**

The existing building is two-storey and red brick finish. The building is located within a residential area and the immediate buildings are a mix of two-storey dwellings and bungalows.

The street scene of Abbots Drive has a very open character with grassed verges running along the edge of the highway.

### **POLICY CONTEXT**

The development is for an extension to an existing residential care home, having regard to the Unitary Development Plan, Policy HS8 states that; Proposals for the development of new residential care or nursing homes, or the conversion of existing buildings to provide residential care or nursing homes will be permitted, subject to the proposal being of a scale which relates well to surrounding property. Supplementary Planning Guidance note 9 supports the unitary development plan and states; A garden area for the enjoyment of residents shall be provided based in a minimum of 10 sq metres for each bed space in the home. All private bedrooms shall have a reasonable prospect and aspect. Extensions to existing residential care homes will be judged on their merits, bearing in mind the type of property involved, its relationship to the site boundaries, and the character and form of development in the area.

The National Planning Policy Framework supports social inclusion within residential areas in order to provide a sense of community. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Planning policies and decisions, should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.

The current application is an amendment to a previously refused scheme, the changes take into account the issues raised previously in relation to the scale of the extension in relation to its proximity to existing neighbouring uses.

## **APPEARANCE AND AMENITY ISSUES**

The proposal is for an extension to an existing care home. The extension will accommodate part of the site that is currently used as parking and an area of lawn and will provide three bedrooms. The proposal only results in a net increase of two bedrooms as an existing bedroom at ground floor will be converted into a staff room, the extension will also include a lounge at ground floor.

The application is a resubmission of a previously refused scheme, the previous application was much larger than this current proposal and was refused due to overdevelopment of the plot. The revised scheme has been subsequently reduced in scale, the extension does not accommodate the majority of the external space to the north east boundary and retains part of the existing car park.

The extension includes windows to the south west elevation that face over the existing courtyard within the site. These windows relate to the proposed bedrooms and the living room, one is high level, fixed and obscurely glazed window to the north east side elevation that serves a corridor and is opposite the residential property at Anscot (The Foxes), The Highcroft. The high level window is within 1m of the boundary with Anscot (The Foxes), The Highcroft and as such a condition is proposed to ensure that the window is fixed and obscurely glazed.

Concerns have been raised with regards to overlooking, the habitable rooms of the proposed extension face into the existing care home site. The boundary of the care home is located approximately 30m from the rear of Anscot (The Foxes), The Highcroft and the rear of 39 and 41 Heath Road and is a sufficient distance to prevent overlooking.

Concerns have been received from the neighbouring property at Anscot (The Foxes) on The Highcroft, with regards to the impact of the extension onto the residential amenity of the dwelling. The extension meets the separation distances set out and whilst parts of the extension will be within 1m of the boundary with this property, the depth of the rear garden at Anscot (The Foxes) is approximately 30m and provides sufficient interface distances between the built development and the rear of this neighbouring dwelling.

The reduced scale of the extension is more appropriate to the scale of the plot and previous expansion of the building. The revised scale allows the retention of the existing car park and does not result in overdevelopment of the site.

The extension is located to the rear of the building and will not have a visual impact onto the street scene. The scale of the extension is appropriate to the site itself and will not have a detrimental impact onto the surrounding neighbouring properties due to the interface distances achieved.

The proposed development is acceptable having regards to Wirral's UDP Policy HS8 and SPG9.

## **SEPARATION DISTANCES**

In terms of the relationship between the proposed extension and the neighbouring residential dwellings, the extension meets the separation distances set out of 21m window to window (habitable room).

## **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

## **CONCLUSION**

The scale and siting of the extension is appropriate in terms of its current setting and will not have a detrimental impact in terms of dominance, overdevelopment or overlooking. The proposal is therefore acceptable having regard to Wirrals UDP Policy HS8 and SPG9.

## **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including

national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The scale and siting of the extension is appropriate in terms of its current setting and will not have a detrimental impact in terms of dominance, overdevelopment or overlooking. The proposal is therefore acceptable having regard to Wirrals UDP Policy HS8 and SPG9.

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

**Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 31 July 2013 and listed as follows: 1 Rev A (06.2013), 2 Rev A (06.2013), 3 Rev A (06.2013).

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

3. On insertion, the window to the north east elevation at first floor shall be fixed and shall be of obscure glazing and shall be retained as such thereafter.

**Reason:** Having regard to the privacy levels of the existing neighbouring properties.

**Last Comments By:** 30/08/2013 15:02:35

**Expiry Date:** 25/09/2013

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## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01021**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Bebington**

**Location:**  
**Proposal:**

The Cottage, REST HILL ROAD, STORETON, CH63 6HL  
Proposed alterations/extensions to existing cottage with associated external works - Amendment to APP/12/00848

**Applicant:**  
**Agent :**

Mr Simon J Thexton  
Mr John Thexton

### Site Plan:

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



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**Development Plan allocation and policies:**  
Green Belt

**Planning History:**

Location: Jermys Cottage, REST HILL ROAD, STORETON, CH63 6HL  
Application Type: Full Planning Permission  
Proposal: Proposed alterations/extensions to existing cottage with association external works.  
Application No: APP/12/00848  
Decision Date: 21/08/2012  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 1 notification was sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

**CONSULTATIONS:**

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

**Director's Comments:**

Consideration of this application was deferred at Planning Committee on 26 September 2013 to allow for a formal site visit.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Jerry Williams has requested the application be taken out of delegated powers due to overdevelopment in the green belt.

**INTRODUCTION**

The proposal is for alterations and extensions to the existing cottage, the proposal is an amendment to a previously approved scheme APP/12/00848. A non-material minor amendment was submitted on APP/12/00848 that permitted the infilling of the open porch, whilst this did not increase the built appearance of the dwelling, the enclosure of the porch increases the extension percentage up to 64% of the original floorspace.

**PRINCIPLE OF DEVELOPMENT**

The site is located within the Green Belt, the principle of extending an existing dwelling in the green belt is acceptable.

**SITE AND SURROUNDINGS**

The property is a sandstone detached building with living accommodation within the roof, the house is one of two properties that are very similar in design and scale facing each other across Rest Hill Road. The land allocation is Green Belt, the property is also located on Archeological land, other than the Green Belt restrictions there are no further restrictions on the property, it is not Listed or within a Conservation Area.

The building is attractive and relates to the house on the opposite side of the road as a design pair, neither property is protected in terms of heritage or conservation however the overall character of the dwelling should be preserved so as not to cause harm to the original aesthetics of the building itself or its setting.

**POLICY CONTEXT**

The National Planning Policy Framework states that Local Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Proposals should respect the character of different areas, and protect the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Developments should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable

resources, for example, by the development of renewable energy.

UDP Policy GB5 Extension of Existing Dwellings in the Green Belt states that the extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

Policy HS11 refers to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties. particular through overlooking, or an adverse effect on the area in general.

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

Works on site have commenced following the previous approval APP/12/0084. As works progressed, it was apparent that part of the extension was not being constructed in accordance with the approved plans. As a result this application has been submitted to allow for further consideration and assessment with a view to rectify the proposal.

The amended part of the proposal when compared to the previous approval relates to the front porch, which will only extend the porch a further 60cm. This element of the proposal extends the front porch area that includes a plant room, utility room and downstairs toilet. The 60cm projection will increase the external footprint from 9.5m to 10.2m. This equates to an increase in floorspace of 69% whereas the previous approvals showed an increase in floorspace of 64%.

The majority of the extension is to the south east with the front elevation of the re-worked house facing north east, the original section of the dwelling is visible from the highway to the north west. The proposal includes changes to the north west elevation with the removal of a previously approved chimney and amended design of the two first floor windows. These windows have been designed to complement the original windows in terms of sill height and sit beneath the eaves, this continues the design of the window through to the hip section of the roof.

The proposed extension includes a first floor level which visually increases the mass of the building as viewed north east and south west, the main visual addition is the roof of the extension. The roof scale and appearance of the extension have taken into account the overall appearance of the building having regard to materials, window alignment and scale.

Whilst the mass of the building is large the orientation of the house on the plot and the controlled footprint in relation to the original footprint, the resultant dwelling does not take up an excessive amount of ground area compared to the original dwelling and is an acceptable redevelopment scheme in this location. The extensions allow the house to be reused at modern living standards without causing harm to the openness of the Green Belt.

The changes proposed to the ground floor element of the extension from what has been approved has a minimal visual impact onto the setting of the house and the openness of the green belt when compared with what has been deemed acceptable. The increase in footprint is to the ground floor. The previous increase over the guidance of 50% increase was permitted due to the dwelling being "green" and environmentally sustainable, the dwelling will include solar panels and an underground rainwater storage unit, part of the ground floor will include a plant room in order to support the energy needs of the dwelling itself.

The proposed extension to the dwelling is acceptable, taking into account the previous approvals on the site, the reuse of a previously dilapidated building and the use of sustainable energy. Taking into account these issues the proposal will not have a detrimental impact onto the openness of the green belt and is therefore acceptable having regard to Wirral's UDP Policy GB5.

#### **SEPARATION DISTANCES**

The dwelling along with Haven Cottage on the other side of Rest Hill Road are quite isolated properties, with the majority of the alterations located to the south east elevation of the plot they are located at the furthest point from this neighbour, Haven Cottage itself is over 30m from the north west elevation of the original building. Having regard to the orientation of the plot and the location of the building in relation to neighbouring properties the proposal meets the separation distances of 21m

window to window.

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

There are no Highway Implications relating to this proposal.

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

The proposed development proposes to use renewable sources of energy which makes the resultant dwelling sustainable.

#### **CONCLUSION**

The proposed extension to the dwelling is acceptable, taking into account the previous approvals on the site, the reuse of a previously dilapidated building and the use of sustainable energy. Taking into account these issues the proposal will not have a detrimental impact onto the openness of the green belt and is therefore acceptable having regard to Wirral's UDP Policies GB5, HS11 and the NPPF.

#### **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 extension to the dwelling is acceptable, taking into account the previous approvals on the site, the reuse of a previously dilapidated building and the use of sustainable energy. Taking into account these issues the proposal will not have a detrimental impact onto the openness of the green belt and is therefore acceptable having regard to Wirral's UDP Policies GB5, HS11 and the NPPF.

**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 8 August 2013 and listed as follows: TD/851 03 Rev.C (03.2012), TD/851 04 Rev.C (03.2012), TD/851 14 Rev.C (03.2012), TD/851 11 Rev.C (03.2012), TD/851 13 Rev.C (03.2012) and TD/851 12 Rev.C (03.2012).

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

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 shall be erected or carried out unless expressly authorised.

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

**Last Comments By:** 18/09/2013 16:19:57

**Expiry Date:** 03/10/2013

## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01061**

**Area Team:**  
**South Team**

**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Bromborough**

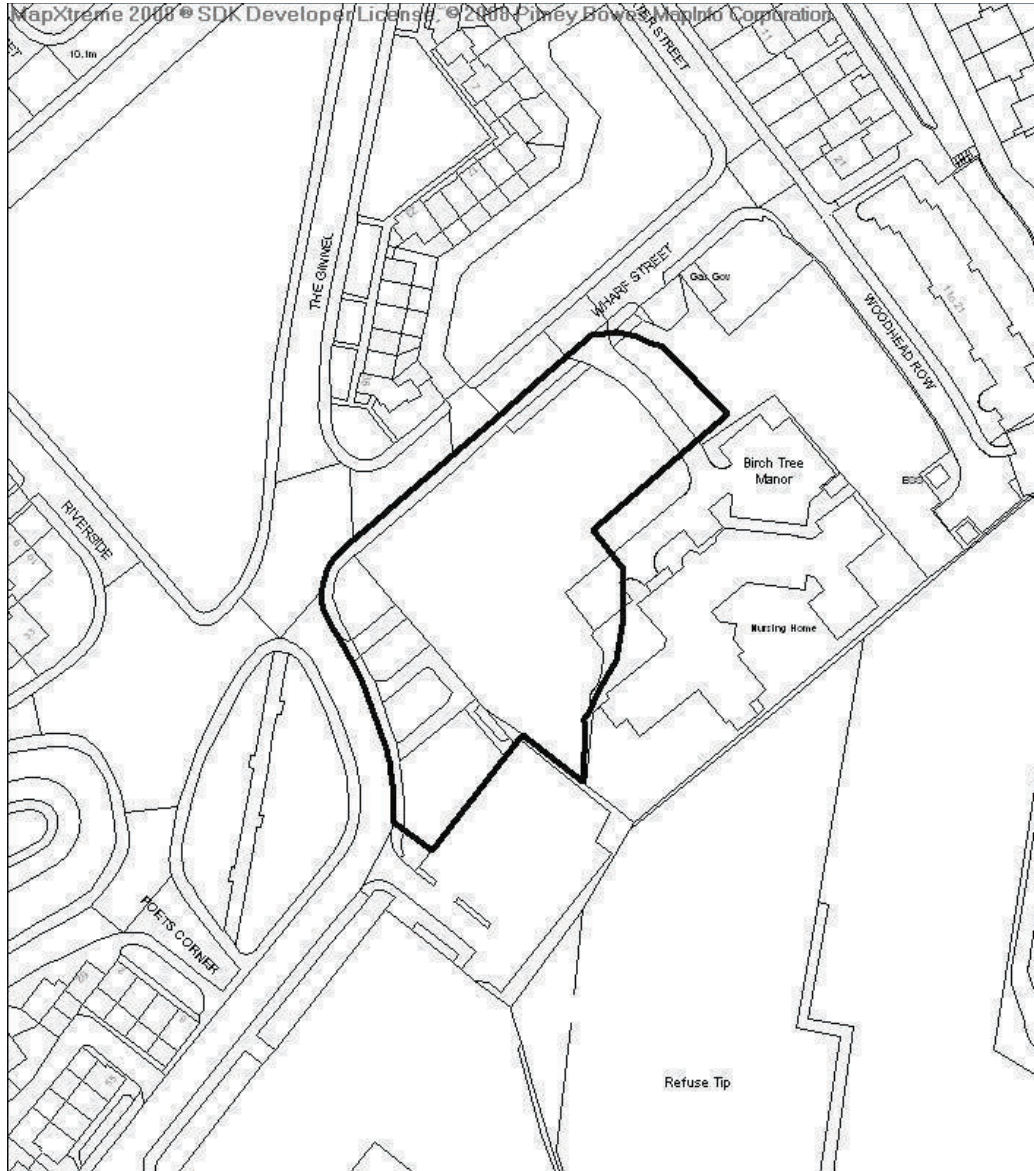
**Location:**  
**Proposal:**

Car Park, WHARF STREET, PORT SUNLIGHT, CH62 5HD  
Erection of 58 apartments (100% affordable housing) and associated infrastructure.

**Applicant:**  
**Agent :**

Seddon Construction Ltd  
Paddock Johnson Partnership

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

Conservation Area

**Planning History:**

Location: Unused Land and Car park, Wharf Street, Port Sunlight, Wirral, CH62 4UZ  
Application Type: Full Planning Permission  
Proposal: Erection of 24 No. Apartments and Variation of Condition 3 of APP/1998/6434/E to Allow Use of 38 No. Close Care Apartments as Residential Apartments  
Application No: APP/04/07203  
Decision Date: 12/01/2005  
Decision Type: Approve

Location: Unused Land south of 35 The Ginnel and west of 306-326 New Chester Road Port Sunlight, Wirral, CH62 4UZ  
Application Type: Full Planning Permission  
Proposal: Erection of 16 town houses and 34 apartments with associated car parking and landscaping  
Application No: APP/03/06503  
Decision Date: 12/01/2005  
Decision Type: Refuse

Location: Vacant land South of, 35 The Ginnel, and West of , 308-324 New Chester Road, Port Sunlight, Wirral, CH62 5HD  
Application Type: Full Planning Permission  
Proposal: Erection of 19 no. town houses 76 apartments with associated car parking and landscaping  
Application No: APP/04/05809  
Decision Date: 12/01/2005  
Decision Type: Refuse

Location: Vacant Offices, 62 Wood Street, Port Sunlight, Wirral, CH62 4UZ  
Application Type: Full Planning Permission  
Proposal: Erection of 48 No apartments with associated car parking and landscaping.  
Application No: APP/04/07201  
Decision Date: 12/01/2005  
Decision Type: Refuse

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight , Wirral L62  
Application Type: Full Planning Permission  
Proposal: Erection of a 62 Bed Nursing Home and 38 Close Care Apartments. ( Amended scheme see App/1998/6434/E )  
Application No: APP/03/06502  
Decision Date: 07/11/2003  
Decision Type: Withdrawn

Location: Vacant land south of 35, The Ginnel and west (rear) of 306-326, New Chester Road  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey nursing home for 45 residents and a single storey elderly mentally infirm home for 30 residents. (Amendment to permission number APP/96/5266/E granted 24/5/96).  
Application No: APP/96/06388  
Decision Date: 15/11/1996  
Decision Type: Approve

Location: Vacant land south of 35, The Ginnel and west of (rear) 306-326, New Chester Road  
Application Type: Full Planning Permission



Proposal: Erection of a two storey general nursing home for 45 residents and a single storey elderly mentally infirm home for 30 residents and erection of garages and car parking.

Application No: APP/96/05266  
Decision Date: 24/05/1996  
Decision Type: Approve

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight, Wirral L62

Application Type: Full Planning Permission

Proposal: Erection of a 60 bed nursing home and 38 close care apartments.

Application No: APP/98/06434  
Decision Date: 23/10/1998  
Decision Type: Approve

Location: Land on south side of Wharf Street, Port Sunlight

Application Type: Full Planning Permission

Proposal: Extension of planning permission APP/2007/6248 for erection of 48 apartments in a three storey development.

Application No: APP/10/00544  
Decision Date: 07/07/2010  
Decision Type: Approve

Location: Land on south side of Wharf Street, Port Sunlight, Wirral, CH62 5HD

Application Type: Conservation Area Consent

Proposal: Erection of forty eight apartments in a three storey development

Application No: CON/07/06294  
Decision Date: 03/07/2007  
Decision Type: Not required

Location: Unused Land and Car park, Wharf Street, Port Sunlight, Wirral, CH62 4UZ

Application Type: Full Planning Permission

Proposal: Amended design, proposals for 38 No. Apartments and removal of Condition 3 of APP/1998/6434/E to Allow Use of 38 No. Close Care Apartments as Residential Apartments

Application No: APP/06/05566  
Decision Date: 25/08/2006  
Decision Type: Approve

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight, Wirral CH62

Application Type: Conservation Area Consent

Proposal: Removal of condition no.9 on planning permission APP/98/6434/E to allow the nursing home and apartments to be occupied by residents before the 20 garages to the north of the application site have been constructed and are available for use

Application No: CON/00/07075  
Decision Date: 24/11/2000  
Decision Type: Not required

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight, Wirral CH62

Application Type: Full Planning Permission

Proposal: Removal of condition no.9 on planning permission APP/98/6434/E to allow the nursing home and apartments to be occupied by residents before the 20 garages to the north of the application site have been constructed and are available for use

Application No: APP/00/07073  
Decision Date: 02/01/2001  
Decision Type: Approve

Location: Land on south side of Wharf Street, Port Sunlight, Wirral, CH62 5HD  
Application Type: Full Planning Permission  
Proposal: Erection of forty eight apartments in a three storey development  
Application No: APP/07/06248  
Decision Date: 05/10/2007  
Decision Type: Approve

Location: Car Park, WHARF STREET, PORT SUNLIGHT  
Application Type: Conservation Area Consent  
Proposal: Construction of 12no, family houses on vacant land at the junction of Water and Wharf Street and associated landscaping works (Amended Plans)  
Application No: CON/10/01106  
Decision Date: 05/10/2011  
Decision Type: Not required

Location: Continental Landscapes, WHARF STREET, PORT SUNLIGHT, CH62 5HD  
Application Type: Full Planning Permission  
Proposal: Construction of 12no. family houses on vacant land at the junction of Water and Wharf Street and associated landscaping works (Amended Plans)  
Application No: APP/10/01105  
Decision Date: 16/11/2011  
Decision Type: Approve

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

##### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, notification letters were sent to 70 neighbouring properties and a Site Notice was also posted. At the time of writing this report, 2 letters of objection have been received from Nos. 17 & 19 Water Street on the following grounds:

1. Based on the number of dwellings already permitted, any increase in the number of units would only add more congestion to this already to be over populated small corner of the village;
2. The area in question has a high rate of traffic, the nursing home and village gardeners depot next to the named site together generate a huge amount of traffic;
3. Furthermore, water pressure ,drains and sewage waste are at a maximum, additional units on top of the agreed will only add to more waste adding more pressure to an already ongoing problem;
4. The idea and notion that the applicant states to local residents that over 55 year olds do not have cars and will not add to the traffic already is some what ludicrous!;
5. If this application amendment is granted it is likely to impact on the also existing approved application for the 12 town houses within very close proximity;
6. No consideration for the impact on residents whom own their properties and have a financial investment in the conservation area;
7. Presenting an amended application and increasing units is not going to add quality of space to units;
8. Can the entrance to the units be moved to the top end of the units next to waste land and more opposite Poets Corner to reduce noise , traffic and possible accidents (The Ginnel is a rat run);
9. What are the materials to be used and will they be overseen - the nursing home brick is unsightly.
10. How can we be guaranteed that materials used in the build will be sympathetic to the area and in keeping with the ethos of this village;
11. The foot print may not change however increasing the number of units to meet the change and demand does not reflect the current housing problem & this application is purely to generate more income. Furthermore the nearest apartments again within the same proximity have empty units on a continuous basis so demand appears not as we are informed & other accommodation within the village aimed at over 55 yrs people are vacant - some are for sale or rent;
12. These proposals are unreasonable and inappropriate,
13. Greed and idealisation from the applicant are the drivers for this application with no respect for the local environment



## **CONSULTATIONS**

Head of Environment and Regulation (Environmental Health Division) - No objection subject to conditions relating to gas monitoring conditions.

Merseytravel - would wish that the Local Authority require the developer to ensure that all traffic likely to be generated by the proposed car parking provision be accommodated within the local highway network, the LA should formulate and implement a travel plan for all residents and users of the development, and that dial a ride vehicles to gain access to the development's entrances /exists

Merseyside Cycle Campaign - Secure, brick built cycle store is required within the grounds of the development.

English Heritage - The application site is located in the Port Sunlight Conservation Area. The proposals are similar in scale and form to a scheme approved in 2010. we have outlined amendments which we believe would further strengthen the proposals. We have requested some amendments to the proposal which have now been submitted and are content for the scheme to proceed on this basis subject to conditions to ensure that the detailing is achieved to an appropriately high standard.

## **Directors Comment's:**

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

This application seeks approval for development proposals of 58 apartments which is defined as major development and is therefore required to be considered by the planning committee under the Councils adopted scheme of delegation for determining planning applications.

### **INTRODUCTION**

Planning Permission was granted in 2007 for the erection of 48 apartments on this site. Further applications to renew this permission have been submitted and approved. The applicants Sanctuary Housing are now looking to provide 58 two bedroomed independent living apartments for rent for the over 55 age group with support and common facilities. The re-design also includes the relocation of the 19 space car park from the front of the site facing the Ginnel to the courtyard at the rear of the proposed apartment block to create 38 in total.

### **PRINCIPLE OF DEVELOPMENT**

The site proposed is located within a Primarily Residential Area within Port Sunlight Conservation Area. Residential development would be considered acceptable in this location subject to the requirements of the National Planning Policy Framework and Unitary Development Plan Policies -

URN1 Development and Urban Regeneration  
CHO1 The Protection of Heritage  
CH2 Development Affecting Conservation Areas  
CH9 Port Sunlight Conservation Area  
HS4 Criteria for New Housing Development  
GR5 Landscape and New Development

### **SITE AND SURROUNDINGS**

The application site is located within Port Sunlight Conservation Area, and fronts onto Wharf Street. The site has previously been developed and historically, a number of garages occupied the site. These have since been demolished and the site is vacant. The topography is generally level in this part of the village.

The land itself is located at the south eastern end of the village is rectangular in shape and is bounded to the south east by a recently constructed residential home. Directly opposite the site is an area of open space and adjacent dwellings at The Ginnel.

The site has remained unused for a number of years and the redevelopment of this site is considered to provide an improvement in terms of the visual amenities in this part of the village and would assist in enhancing this part of the conservation area. Much of the housing within the village is listed as being of special architectural or historic interest.

## **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP, adopted February 2000) and the Joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 9th July 2013. UDP Policies URN1 Development and Urban Regeneration, CHO1 The Protection of Heritage, CH2 Development Affecting Conservation Areas, CH9 Port Sunlight Conservation Area, HS4 Criteria for New Housing Development, GR5 Landscaping and New Development, and supplementary planning documents SPD2 and SPD4 are relevant. These policies and documents 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 is a material consideration in the determination of planning applications. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 constitute the Government's view of what sustainable development means in practice for the planning system. There is a presumption in favour of sustainable development, which should be approved unless any adverse impacts of doing so outweigh the benefits.

Chapter 6 Delivering a wide choice of quality homes, calls for Local Authorities to identify deliverable sites for housing development in order to "boost significantly the supply of housing", whilst identifying who will benefit from a proactive approach to determining the mix of housing which should be based on current and future demographic trends which meet the needs of different groups within the community.

Chapter 7 Good Design requires good design to be a key aspect of all sustainable development, and indivisible from good planning.

Chapter 12 Conserving and Enhancing the Historic Environment outlines the requirement that Local Authorities should take into account the desirability of new development making a positive contribution to the Local Character and distinctiveness as a priority.

### Housing Need

The application has been made on behalf of a registered social landlord, and it is advised that the proposed apartments will be available to the over 55's (elderly accommodation) owned and managed by Sanctuary Housing Group and available as affordable rent. Allocation of the units will be through Wirral homes.

Wirral Borough Council's Strategic Housing Market Assessment 2010 analysed and collated data from across the area including household surveys and available demographic data. The survey encompassed households in accommodation currently unsuitable for their use, those unable to buy or rent in the new market, new households forming and existing households expected to fall into need and the supply of affordable housing through social renting and intermediate tenure.

The SHMA identifies that there is a gross annual shortfall of affordable housing of 2784 throughout the Wirral Area. With current affordable (social and intermediate) housing stock levels, the SHMA suggests an annual requirement of 570 new dwellings per annum should be built in the Borough. To fully meet the current affordable housing need, 53% of all new build development in the area over the next 20 years would need to be affordable dwelling types.

Within the Bromborough ward, there is an established annual housing shortfall of 110 units. The population aged over 65 within Wirral is expected to increase by 24,600 people, comprising a third of the local population by 2033.

The applicants have stated that the proposed apartments will be owned and managed by Sanctuary Affordable Housing. Potential residents will be required to apply through the Local Authorities Choice Based Lettings System, Wirralhomes. The apartments will be available at an affordable housing rent level which is set at 80% of the market rent as required by the Homes and Communities Agency.

### Statement of Community Involvement

The applicants have advised that letters were sent to immediate residents on Water Street, Woodhead Row, The Ginnel, Bolton Road, Poets Corner, Park Road, Riverside and Bath Street.

advising those residents that representatives from Sanctuary Housing Group would be visiting Port Sunlight on the 31st July. Officer's from the Housing Group carried out door to door surveys with those residents and discussed draft proposals. The draft drawings, comments, forms and pre paid envelopes were left with those residents or posted to those residents unavailable to allow comments to be sent back to Sanctuary. Letters were also sent to the Ward Councillors, Local MP and the Port Sunlight Village Trust.

The applicants have advised that in terms of the responses received to their consultation exercise, "many felt that a change of tenure to accommodation for the elderly was a positive change. Although some residents did not agree with any new development in the village at all, they felt that this form of accommodation was more acceptable than the previously approved scheme.

Two comments sheets have been returned to the applicants, one in support and one objecting to the proposal on the grounds that the design is non-descript and that the village does not need further expansion.

### **APPEARANCE AND AMENITY ISSUES**

The application site is located within the Port Sunlight Conservation Area and any new development will be subject to the provision of UDP Policy CH9 Port Sunlight Conservation Area where the main planning objectives in relation to this application are to preserve the planned layout of the village and unifying features, such as the scale, massing and design of buildings, including the use of superblocks, together with their landscape setting.

The surrounding buildings contain extensive decoration and ornamentation, while the internal courtyard elevations are much plainer, almost austere in their appearance. The more recent terraced houses on the opposite corner are typical of the "English Cottage Vernacular". This proposal mirrors and continues the appearance of the Wharf Street frontage. The design is of a traditional nature and respects the density and massing of the adjacent dwellings. It is considered that this scheme would successfully integrate with the surrounding features and special architectural detail. The palette of materials proposed in the construction are commonplace within the vicinity and include hipped rosemary tiled roofs with mildly projecting eaves and projecting gables. The main elevations are white roughcast render, the first floor projecting on timber corbels over a brick base and leaded windows in timber casements.

The proposal includes for apparent entrances to the Wharf Street and The Ginnel elevations which is consistent with the rest of the properties within the village.

The building has been designed to accommodate various options of supported living. This includes provision for planning for the future, i.e. wet rooms replacing showers for wheel chair access. The property will include a communal lounge for resident usage. The provision of a choice of housing will encourage existing residents to stay within the area, thereby assisting in sustaining the existing village.

Following consultation with English Heritage, the original submission has now been amended to take on board their comments. The amended scheme follows the same footprint and configuration as the previously approved scheme for 38 apartments. The "L" shaped block follows the Wharf Street and Wood Street frontages with car parking at the rear of the site and the shared access/service road is designed to serve both the nursing home and the apartments. The amended scheme sets the pitches to the two larger gables back by 45 degrees and projected to provide further depth/layering to the elevation.

The proposal provides concealed parking and service elements which is in keeping with the Port Sunlight Model. The building is to be set back off both frontages to maintain the existing tree planting.

The proposed development is considered to comply with the objectives of CH9 insofar as it retains and preserves the essential elements in the "planned" form, layout and architectural detail of the village. The scheme is considered to impact positively on the Conservation Areas special character and common characteristics of the village, incorporating similar mass and scaling, to the original built features and details present within the immediate setting and surrounding area. It is therefore considered that the proposal is acceptable and complies with the advice contained within UDP Policy CH9.

With regards to UDP Policy HS4, which advises that all new development must be of an acceptable scale when compared to adjacent properties. The proposal combines scale, height and use of materials that complements neighbouring blocks and would not have a detrimental impact on this Conservation Area setting.

The proposal will maintain sufficient space around the building for an acceptable amount of landscaping to be provided.

#### **SEPARATION DISTANCES**

In assessing the impacts of the proposal upon the privacy and amenity of neighbouring residents, the proposed block is two and a half stories in height and will be located 24m away from both the front elevation of the nursing home to the rear of the development and those residential properties on Wharf Street. The development as proposed meets with all necessary separation distances employed by the Authority. It is therefore considered that the proposal will not give concern to overshadowing or loss of light to surrounding occupiers,

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

There are no significant highway implications relating to this proposal. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development, subject to the imposition of a condition to ensure that redundant access points are reinstated to appropriate levels.

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

The historical nature of the site associated with past soap and detergent manufacturing has meant that the site may contain some contamination. It is therefore proposed that a condition be applied for a contamination survey and remediation strategy to be undertaken and approved and carried out prior to the commencement of development. In addition, some gas monitoring of the site has been undertaken. A further condition will be applied to ensure that the agreed gas monitoring regime shall continue

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

It is considered that the proposed development will bring into use a vacant site within Port Sunlight Conservation Area and provide a choice of affordable housing for the over 55 which will assist in sustaining the existing Village. The proposal is well designed and appropriate in scale, character and appearance and will not result in a detrimental change to this part of the Conservation Area or loss of amenity to surrounding occupiers. The development is acceptable having regards to the provisions of the National Planning Policy Framework and the policies contained within Wirral Unitary Development Plan the most notable of which are CHO1, CH2, CH9 and HS4.

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

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

It is considered that the proposed development will bring into use a vacant site within Port Sunlight Conservation Area and provide a choice of affordable housing for the over 55 which will assist in sustaining the existing Village. The proposal is well designed and appropriate in scale, character and appearance and will not result in a detrimental change to this part of the Conservation Area or loss of amenity to surrounding occupiers. The development is acceptable having regards to the provisions of the National Planning Policy Framework and the policies contained within Wirral Unitary Development Plan the most notable of which are CHO1, CH2, CH9 and HS4.

**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. NO DEVELOPMENT SHALL COMMENCE until full details of the proposed facilities for collection and storage of waste, including recyclable materials, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented in full prior to the first use of the development, and retained as such thereafter.

**Reason:** In the interests of integrated sustainable waste management, having regard to the adopted Joint Waste Local Plan, policy WM9.

3. NO DEVELOPMENT SHALL COMMENCE UNTIL samples of the facing, roofing and window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH09 of the Wirral Unitary Development Plan.

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 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 CH09 in the in the Wirral Unitary Development Plan

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

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan.

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

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan

7. Following completion of the remedial works identified in the approved remediation strategy, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority, prior to commencement of use of the development.

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan.

8. In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5 which is subject to the approval in writing of the Local Planning Authority.

Following completion of the remedial works identified in the approved remediation strategy a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5 above.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EP3 of the Wirral Unitary Development Plan.

9. NO DEVELOPMENT SHALL TAKE PLACE until details of landfill gas monitoring of the site, together with a scheme for gas exclusion control relating to the construction of the building and/or the application site, have been submitted to and, in the case of the scheme, approved by the Local Planning Authority in writing. The approved scheme shall be implemented in full before the building is occupied.

**Reason:** In the interest of the safety of the users of the site.

10. NO DEVELOPMENT SHALL TAKE PLACE on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To safeguard any archaeological interest of the site and to accord with Policies of the Wirral Unitary Development Plan.

11. The hard and soft landscaping scheme shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British standards or other recognised standards of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of a species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interest of amenity and conservation and to comply with Wirral's UDP Policy CH09 and GR5.

12. PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local



Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery.

**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.

13. NO DEVELOPMENT SHALL COMMENCE UNTIL details and sections at a scale of 1:5 of the proposed eaves, window reveals, window designs, doors, and junctions between the contrasting materials shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full.

**Reason:** In the interest of visual amenity and conservation and to comply with Wirral UDP Policy CH2

14. The existing redundant access within the Wood Street frontage shall be made up to existing levels, the details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development, including a timetable for completion of the works.

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

15. This approval shall relate to the original submission as amended by drawing no's 13053 - 113B, 13053 - 114B, 13053 - 116B, 13053 - 116B, 13053 - 117A, 13053 - 122B, 13053 - 124C received by the Local Planning Authority on 10th October 2013.

**Reason:** For the avoidance of doubt as to what is approved by this permission.

16. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan (SWMP), 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 SWMP 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 WM8 of the Joint Waste Local Plan.

17. 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 GB2.

**Last Comments By:** 27/09/2013 09:30:12  
**Expiry Date:** 12/11/2013



## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01081**

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

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

**Ward:**  
**Moreton West and  
Saughall Massie**

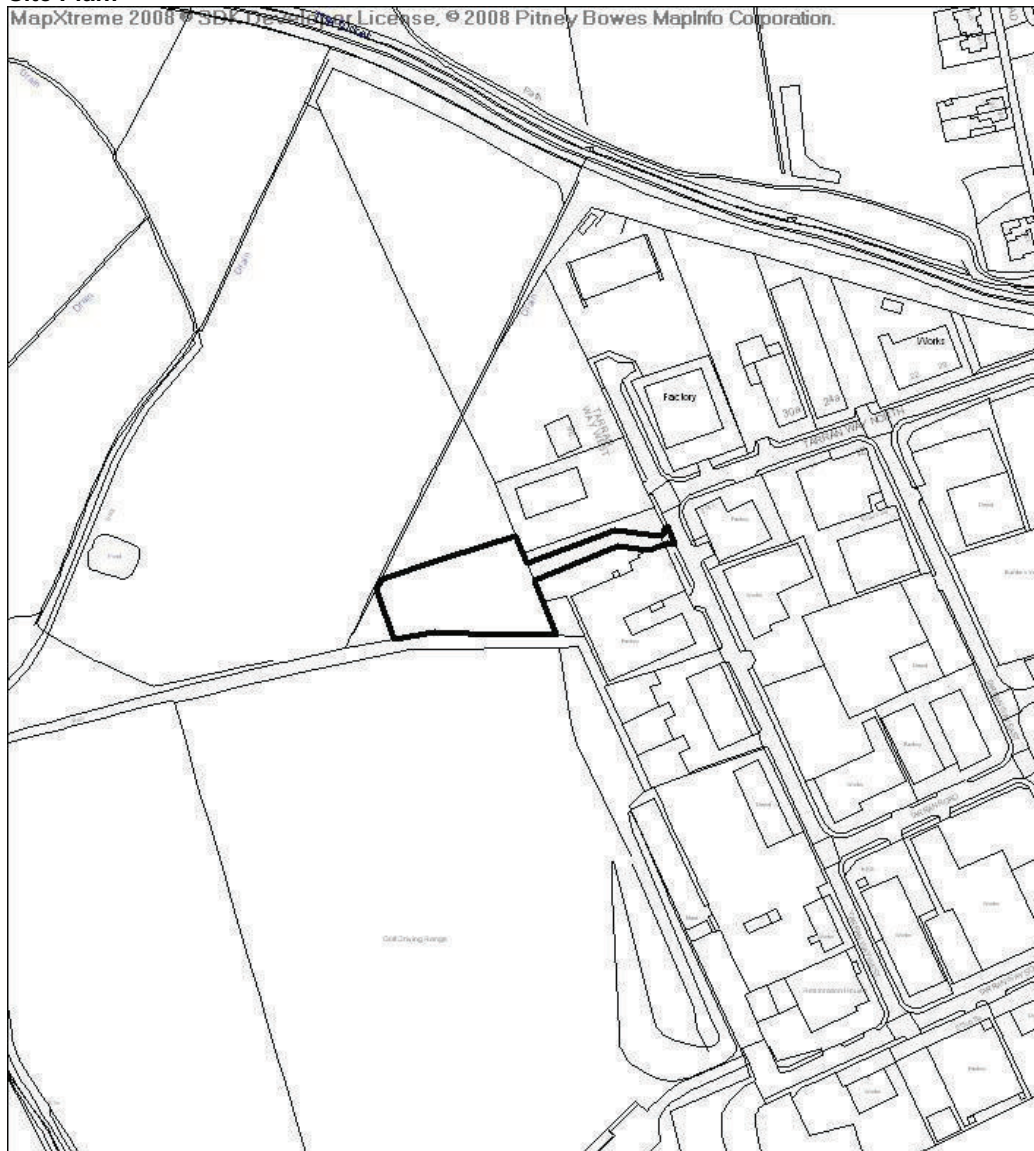
**Location:** Moreton Waste Pumping Station, Land off Tarran Way West, Moreton, CH46 4TT

**Proposal:** Construction of replacement Wastewater pumping station compound, control kiosk and associated works.

**Applicant:** United Utilities

**Agent :** United Utilities plc.

### Site Plan:



**Development Plan Designation:**

Green Belt  
Primarily Industrial Area  
Area Requiring Landscape Renewal

**Planning History:**

None relevant to these proposals

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

Environment Agency - No objection subject to the applicant obtaining the necessary licenses and permits.

Wirral Wildlife - No objection , applicant has identified protected species and obtained the necessary protected species license.

**REPRESENTATIONS**

In accordance with the Council's adopted Guidance on Publicity for Planning Applications, letters were sent to three neighbouring properties and a site notice displayed at the site. At the time of writing no comments have been received.

**Directors Comment's:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application constitutes inappropriate development in the Green Belt that would be contrary to the adopted Development Plan, and as such under the provisions of the Scheme of Delegation for Determining Planning Applications is required to be considered by the Planning Committee.

**INTRODUCTION**

The application is part of wider improvements to water quality in the Leasowe area. The works requiring planning permission consist of the construction of a control kiosk and fenced compound.

**PRINCIPLE OF DEVELOPMENT**

The site is located within the Green Belt, within Flood Zone 3a and close to a Site of Biological Importance designated by the Wirral Unitary Development Plan. The proposal constitutes inappropriate development in the Green Belt which can be acceptable if very special circumstances can be demonstrated and if issues relating to flooding can be satisfactorily resolved.

**SITE AND SURROUNDINGS**

The site consists of a triangle of open land immediately to the west of the Tarran Industrial Estate. The land is located within the adopted Green Belt. To the north of the site is the Meols Field Site of Biological Importance and to the south of the site a golf driving range. The existing pumping station is located some 660 m to the west of the application site.

**POLICY CONTEXT**

The application must be considered against advice given in NPPF in relation to development within the Green Belt and areas at risk of flooding. The relevant Unitary Development Plan policies are; GB2 - Guidelines for Development in the Green Belt, NC5, The Protection of Sites of Local Importance for Nature Conservation and NC6, Sites of Biological Importance.

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.

Policy NC6 identifies sites of Biological Importance and NC5 sets out the criteria for evaluating proposals which may impact on such sites. This includes an assessment of the scale and nature of the development, long term impact on the viability of the protected species and measures which could be taken to minimise damage to species and habitat.

The NPPF advises that a sequential test is applied to development within areas identified as Flood Zones 2 or 3, to consider the availability of other suitable sites within areas at less risk of flooding. 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 has been undertaken which should include mitigation measures.

#### **GREEN BELT, ENVIRONMENTAL, APPEARANCE AND AMENITY ISSUES**

The proposals for a submersible pumping station and associated kiosk and compound are part of the larger Water Quality Programme between OFWAT, the Environment Agency and United Utilities. The project seeks to resolve problems of flooding and water quality issues in the area. The pumping station itself is permitted development and does not require planning permission from the Local Planning Authority, thus the proposals which are to be considered as part of this application are the control kiosk and the fenced compound.

The existing pumping station was built in 1934 and is located considerably further into the open land and Green Belt. The structure is in need of significant repair and is accessed by a long unmade path which frequently floods.

The proposed development, whilst also in the Green Belt, is located closer to the existing built up industrial estate and as such does not require a long access road and involves only one above ground structure ( the control kiosk) which is smaller and less intrusive than the existing pumping station. Thus the visual impact on the openness of the Green Belt is less significant than the existing pumping station. This together with the benefits to flood control in the area would constitute the very special circumstances necessary to overcome the presumption against inappropriate development.

The application is accompanied by a flood risk assessment and an ecological survey. The flood risk assessment concludes that the site will be at risk from fluvial flooding, however this risk currently exists and the proposals will improve the accessibility for occasional operational visits. In addition the removal of the existing pumping station will improve the role of the functional plain. The Environment agency has raised no objection to the proposals.

The ecological survey has identified the presence of Great Crested Newts to the north of the site. Whilst the development is unlikely to have any direct impact on the protected species, the applicant has obtained the necessary licenses from Natural England.

The survey has also brought to light the presence of Japanese Knotweed which can be dealt with by an appropriate condition.

#### **SEPARATION DISTANCES**

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

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

The proposed development will require infrequent operational access and will utilise an existing industrial access.

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

The environmental and sustainability issues are set out in the main body of the report.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed development will have minimal visual impact on the openness of the Green Belt and will result in improvements to water quality and flooding in the locality. This constitutes the very special circumstances necessary to support the development. The proposals will not have an adverse impact on the adjacent Site of Biological Importance. The proposals, therefore meet the requirements of NPPF and the councils UDP policies GB2 and NC5 and NC6.

**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 will have minimal visual impact on the openness of the Green Belt and will result in improvements to water quality and flooding in the locality. This constitutes the very special circumstances necessary to support the development. The proposals will not have an adverse impact on the adjacent site of Biological Importance. The proposals, therefore meet the requirements of NPPF and the councils UDP policies GB2 and NC5 and NC6.

**Recommended Decision:            Approve**

**Recommended Conditions and Reasons:**

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

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

2. Prior to commencement of development, full details of a scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the Japanese Knotweed on a scaled plan.

**Reason:** To eradicate Japanese Knotweed from the development site, to prevent the spread of the plant through development works and to accord with the aims of Policy NC5 in the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th August 2013 and listed as follows: 6435/80029465/00/97/2001, 6435/80029465/00/97/2010 and G3000.003a.

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

4. Prior to commencement of development, full details of the mitigation measures relating to the protection of GCN during construction, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and the mitigation measures shall be carried out in accordance with the approved scheme.

**Reason:** To protect the interests of a protected species which may be present on the site and to accord with Policy NC7 of the Wirral Unitary Development Plan.

**Last Comments By: 22/10/2013 14:09:04**

**Expiry Date: 11/10/2013**

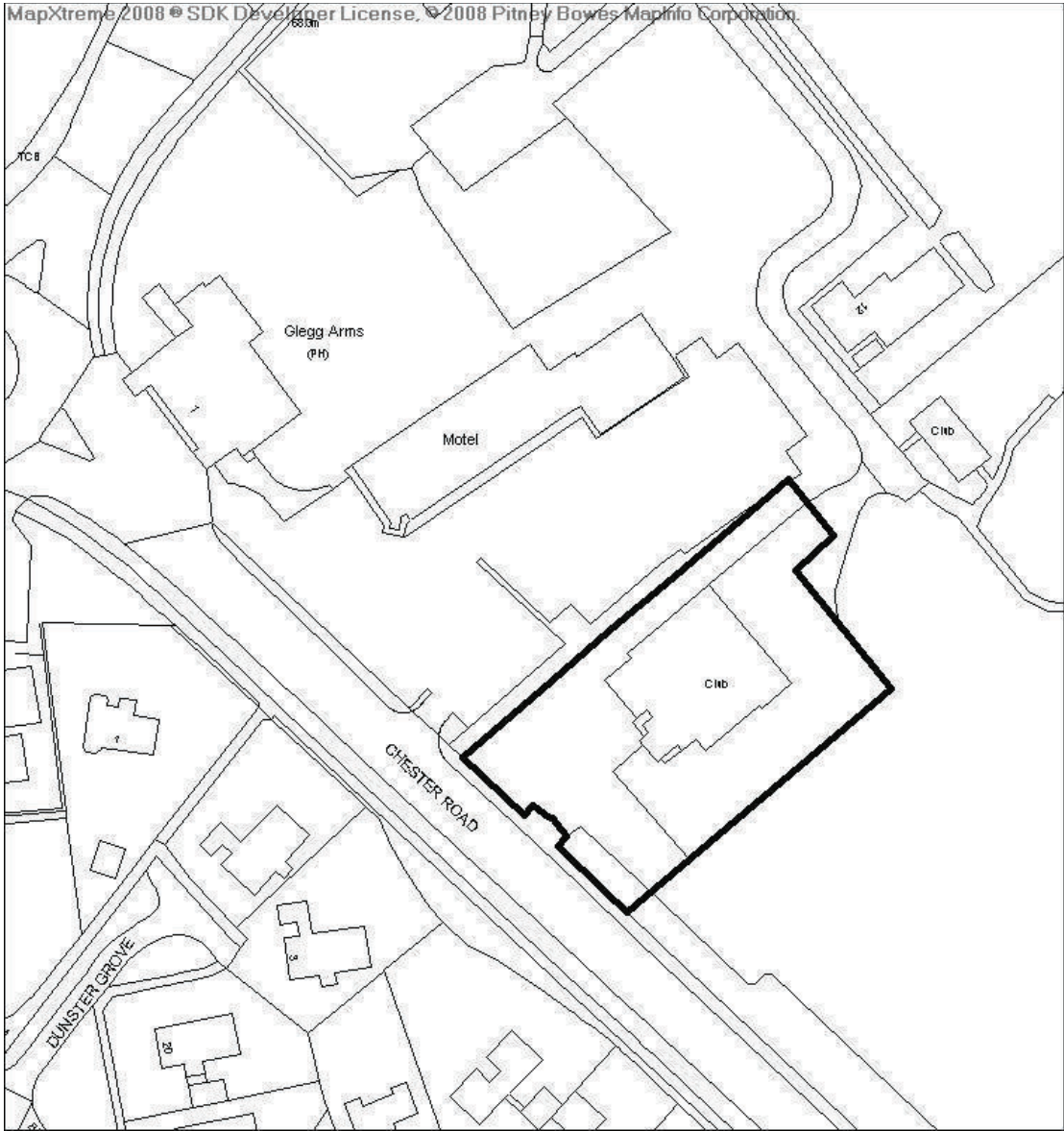
**Planning Committee**

31 October 2013

**Reference:** APP/13/01139      **Area Team:** South Team      **Case Officer:** Mr M Davies      **Ward:** Heswall

**Location:** Heswall Squash Racquets Club, BRIMSTAGE ROAD, BARNSTON, CH60 1XG  
**Proposal:** Development of an extension to the existing building occupied by Heswall Squash Racquets Club, comprising New Sports hall, gym and changing facilities and cafe. Realignment of existing car park  
**Applicant:** Heswall Squash Racquets Club  
**Agent :** N/A

**Site Plan:**



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**Development Plan Designation:**

Green Belt

**Planning History:**

- Location: Heswall Squash Racquets Club, BRIMSTAGE ROAD, BARNSTON, CH60  
1XG  
Application Type: Full Planning Permission  
Proposal: Development of an extension to the existing building occupied by Heswall Squash racquets club comprising new sports hall gym and changing facilities, reception area and cafe. Realignment of existing car park.  
Application No: APP/12/01105  
Decision Date: 12/08/2013  
Decision Type: Withdrawn
- Location: Heswall Squash Racquets Club, Brimstage Road, Barnston, Wirral, CH60  
1XG  
Application Type: Full Planning Permission  
Proposal: Erection of a 17.5 metre high telecommunications monopole, 3 antennas, equipment cabin and meter cabinet within a 2.1 metre high fenced compound  
Application No: APP/04/07922  
Decision Date: 23/02/2005  
Decision Type: Withdrawn
- Location: Heswall Squash Racquets Club, Brimstage Road, Barnston, Wirral, CH60  
1XG  
Application Type: Prior Approval of Telecommunications PD  
Proposal: Erection of a 15 metre high timber clad monopole mast and equipment cabin.  
Application No: ANT/02/05733  
Decision Date: 17/05/2002  
Decision Type: Refuse
- Location: Heswall Squash Racquets Club, Brimstage Road, Barnston, Wirral, L60 1XG  
Application Type: Full Planning Permission  
Proposal: Erection of a 20 metre slimline column and associated control cabin.  
Application No: APP/98/06153  
Decision Date: 22/10/1998  
Decision Type: Withdrawn
- Location: Heswall A.F.C. & Heswall Squash Racquets Club, Brimstage Road, Barnston. L60 1  
Application Type: Full Planning Permission  
Proposal: Erection of an external fire escape.  
Application No: APP/91/06736  
Decision Date: 11/11/1991  
Decision Type: Approve
- Location: Heswall Squash Club, Chester Road ,Gayton,L60 3S  
Application Type: Full Planning Permission  
Proposal: Erection of 2 storey extension to existing squash club  
Application No: APP/83/22757  
Decision Date: 07/07/1983  
Decision Type: Conditional Approval
- Location: Heswall Squash & Racquets Club, Chester Road,Heswall  
Application Type: Full Planning Permission  
Proposal: Extension of Female Changing Room at  
Application No: APP/74/01203  
Decision Date: 22/10/1974  
Decision Type: Conditional Approval

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

### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 29 letters of notification were sent to neighbouring properties. Three Site Notices were also posted at the following locations: (1) opposite the site on Chester Road and adjacent to the rear boundaries of properties in Parklands Drive; (2) on a street lamp between the Premier Inn and the application site on Chester Road and (3) at the junction to the access to the site with Brimstage Road (outside the Busy Nought To Fives Nursery). A Press Notice was also placed in the Wirral Globe giving additional publicity for this application. At the time of writing this report, one letter of representation has been received from 3 Dunster Grove objecting to the proposals on the following grounds:

1. considerable noise being generated by sporting activities;
2. new building will be much closer to the roadside (Chester Road) and consequently, this dwelling;
3. overlooking into property (especially from the viewing gallery proposed inside the new hub); and
4. the new building is not in keeping with the character of the area.

MERSEYSIDE CYCLING CAMPAIGN - would like to express their appreciation at the good standard of cycle parking provision that is proposed as part of this development.

### **CONSULTATIONS**

SPORT ENGLAND - proposals seek to protect sporting facilities as a result of redevelopment, enhance existing facilities through improving their quality and to provide new facilities that are fit for purpose to meet demand. As such, it is considered that these proposals broadly align with their land use planning policies and therefore, would not wish to object to these proposals.

THE HESWALL SOCIETY - concerns raised about this development in the Green Belt, although the Society recognise the benefits that the extended club would offer. Should the application be approved then the Society would like to see additional landscaping (along Chester Road) and some mechanism for reducing/mimising light from the new windows in the evening (which the Society feels would otherwise add to the urbanisation of this stretch of road).

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

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

The application is for development within the Green Belt where there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. To approve the proposed development would, therefore, be contrary to the provisions of the Development Plan and as such, under the provisions of the Scheme of Delegation for Determining Planning Applications is required to be considered by the Planning Committee.

### **INTRODUCTION**

The applications seeks permission for a new multi-sports Sports Hub by means of an extension to the existing Heswall Squash Racquet Club. The extension would be located to the south-west of the existing building, sited between Chester Road and the existing building. The proposals also include some remodelling of the existing squash club building and together with the proposed new Sports Hub would provide for a new gym, new entrance foyer (to include a reception space, meeting place and small cafe) and the new hub will be able to offer a facility that provides for 5-a-side football, badminton, basketball and general fitness training (e.g. aerobics). Car parking provision at the site would be expended by 18 no. spaces. The new facilities are intended to provide for community indoor sport and recreation space.

### **PRINCIPLE OF DEVELOPMENT**

The principle issue relating to the proposed development is the location of the proposals within the Green Belt. Development acceptable within the Green Belt has long been restricted to that appropriate to a rural as opposed to an urban area and there is a general presumption against inappropriate development within the Green Belt, to prevent urban sprawl by keeping land permanently open. The applicants have submitted supporting information that seek to demonstrate

very special circumstances for this proposal and the application will be assessed against UDP Green Belt policies and the National Planning Policy Framework. As the proposals are for additional floor space of 1,148 square metres, the application will need to be referred to the Secretary of State before a final decision can be made.

#### **SITE AND SURROUNDINGS**

The site is located at the southern "gateway" into Heswall (approaching from the direction of Chester and South Wirral). The site is currently occupied by the existing Heswall Squash Racquet Club building, together with associated car parking. Immediately south of the site is located Heswall Golf Club and Gayton Playing Fields beyond. North of the site, sharing a common boundary is the Premier Inn Hotel and the Glegg Arms Public House and the Busy Noughts to Five Nursery. North-east of the site is Heswall Football Club and associated pitches. West of the site, on the opposite side of Chester Road, are a number of residential properties located on Dunster Grove and Parklands Drive (with their rear elevations facing the application site) and further south, residential properties that front onto Chester Road itself (but not directly opposite to the application site). The main urban area of Heswall lies beyond the site to the north.

#### **POLICY CONTEXT**

The principle policy consideration with these proposals is that the development is within the Green Belt, where there is a general presumption against inappropriate development unless very special circumstances can be demonstrated. Both national planning policy contained in the National Planning Policy Framework and local planning policy set out in the Wirral UDP advises that "inappropriate development" is, by definition, harmful to Green Belt policy. Both national and local policies are clear that strong arguments may need to be advanced in terms of the "very special circumstances" why that presumption against inappropriate development should be overridden. In addition to the need to demonstrate very special circumstances, the development must not be considered to damage the visual amenities of the Green Belt by virtue of its siting, materials or design. The proposed development has been assessed having regard to Policy GB2 (Guidelines for Development in the Green Belt) and the National Planning Policy Framework.

The National Planning Policy Framework advises that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It is clear that "very special circumstances" cannot exist unless the potential harm to the Green Belt is clearly outweighed by other considerations. At Paragraph 89 of the National Planning Policy Framework, local planning authorities are advised that the construction of new buildings in the Green Belt should be regarded as being inappropriate. There are a few exceptions to this, including: buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries (as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it); and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Clearly the current proposals do not fall into the first of these exceptions. The proposed building is not for the purposes of agriculture or forestry. Whilst the proposals are for sport and recreational use, these proposals seek permission for indoor use and not outdoor facilities. However, the proposals do involve the extension and alteration of a building within the Green Belt and therefore, it is important to assess whether the proposals are disproportionate to the original building and whether the new build preserves the openness of the Green Belt. In this instance the proposed development would be a significant extension to the building and car parking provision would increase the built footprint at the site. As such it is not considered that the last exception applies - "very special circumstances" must, therefore, be demonstrated if the development is to be supported.

In terms of "very special circumstances" the applicants have advanced a number of arguments in support of their proposals. These include the following:

1. the retention and reinvention/improvement of a unique local asset;
2. the provision of a broader offer of local sports and leisure facilities for the benefit of the local community;
3. a sustainable development that would positively offer opportunities for the needs of Heswall;
4. the provision of facilities for Heswall Football Club, reducing the need to travel to off-site training facilities;
5. the new facilities would contribute significantly towards the standards of health and general



- fitness/well-being for the local population;
6. the proposals will enhance the quality of the site inasmuch as an undistinguished building (currently in some state of disrepair) would be upgraded and extended - if the existing building were to close then it would become vacant and potentially derelict, which would have a negative impact at this important location at one of the main gateways into Heswall; and
  7. the proposals offer an important opportunity for partnership with other local sports providers and an important opportunity for investment, contributing to the local economy

This proposal offers a unique opportunity to provide a broader offer of sporting and leisure facilities for the benefit of the local community. It is proposed to operate the site as a community asset and not solely a Member's-only club. It is proposed to operate the new facility in exactly the same way as the Pay-As-You-Play/Membership facility operated at the West Kirby Concourse. The site and its immediate surroundings are already used in connection with sporting/leisure facilities, namely the existing Squash Racquet Club, Heswall Football Club and the wider Gayton Playing Fields beyond. Supporting information has been submitted with the application that demonstrates (i) why the new Sports Hub cannot be located elsewhere, either within the site or in another part of Heswall; (ii) why the proposed Sports Hub is required to be the size that is proposed and (iii) additional information that demonstrates both a need and support from the local community for the proposed new facility.

Background and demographics information and reports have been submitted with the application that draws on an analysis of the local catchment area, an assessment of local provision and estimates of existent but not yet developed demand. The existing building (used by the Heswall Squash Racquet Club) is in an increasing state of poor repair and the offer that the club is able to currently provide is becoming less economically viable. This current proposal is the minimum necessary to offer the existing club an economically viable and sustainable future whilst also expanding that offer to the local and wider community. This could result in a large building in some state of disrepair eventually closing down and ceasing to operate and giving rise to the potential to leave a large, disused building at this important gateway into Heswall.

A comprehensive and extensive review of alternative sites for the new Sports Hub has been undertaken with details submitted to the Council. Informing the review of alternative sites were criteria that included the size of the hub required for the uses being proposed, whether there were any other vacant sites within the area, access and parking arrangements for alternative sites, local impact (especially in terms of impact on local residents where a sports/leisure facility has not previously existed) and also the financial implications of securing and developing a new site (as opposed to extending and improving this existing facility). The alternative sites that were considered by the applicant included:

1. the vacant public house on Milner Road (discounted due to the proximity of a large number of residential properties and the cost of acquiring the site);
2. A number of vacant retail units such as the former Post Office on Pensby Road, Blockbusters on Pensby Road and the former pharmacy on Telegraph Road (all discounted due to the sites being too small for the proposals being considered);
3. The site of the Royal British Legion on Pensby Road (although the site is considered to be large enough for the proposals, the site is not currently available on the open market);
4. Heswall Hall (currently owned and operated by the Heswall Society who are not looking to vacate the site);
5. Pinewood Tennis Club (discounted for being too small to accommodate the development being proposed together with a number of complex land covenant issues. The site is also located in a residential area with poor access and restricted parking. The site is also not currently vacant) and
6. Heswall Tennis Club (not currently available and unlikely to become available as this is a popular and successful club which has recently undertaken extensive refurbishment of its clubhouse facilities).

The examples of "very special circumstances" put forward by the applicant, perhaps taken by themselves, do not appear compelling. However, a combination of several (if not all) of these may prove more persuasive. It could also be of note that if an argument of no harm, or very little harm, has been identified then this may be added to the very special circumstances in the decision making

process. In the case of these current proposals, the local planning authority considers that a persuasive argument has been put forward that demonstrates an economic need to the development as it represents an opportunity for local and wider benefits (e.g. the potential for limited employment opportunities; the opportunity for improved well-being & general fitness for the local community; the opportunities to work in partnership with other sporting and leisure operators and local schools in the future). The demographic and background reports submitted in support of these proposals would also support the applicants assertion that there is an identified need for this kind of community facility in the area.

The potential for the removal of an undesirable existing building can also be a potent 'very special circumstance' applicable if a gain can be demonstrated from the removal of an existing 'ugly' or undistinguished building can be achieved. The existing building is already beginning to look untidy and requires a significant amount of maintenance. The current sporting/leisure offer is limited to squash, although a small bar/seating area is currently available within the building. The design of the new building, whilst creating a larger footprint, would improve the appearance of the building and, together with additional landscaping proposals to mitigate views from outside of the site, there is an opportunity to create a substantially improved quality of build at this 'gateway' into Heswall that would enhance the visual amenities of this part of street-scene, where the urban landscape meets the more open countryside. It is true that the Sports Hub would be closer to the Chester Road boundary, but the proposals should also be seen against the backdrop of the adjacent Premier Inn Hotel and its associated car parking, the Glegg Arms Public House and the existing football club and children's nursery to the rear of the site, together with the existing squash club building. In this context, it is not considered that the proposals would appear overwhelmingly incongruous in the street-scene and the proposed design together with additional landscaping along this boundary, any impact could be mitigated against.

The arguments put forward by the applicant around the cultural, social and community benefits of the proposed development have also been persuasive. The local planning authority believes that need and benefits to the local community have been successfully put forward and together with the lack of a suitable alternative site, that very special circumstances have also been demonstrated in this regard. The site is currently used for sporting/leisure purposes and indeed, surrounding land is also used for sporting/leisure purposes. The new building will be screened by existing and additional planting. In view of these facts, it is considered that there would be no adverse impact on the character of the area, although it is acknowledged some harm to Green Belt openness will occur. However, having regard to the fact that this site sits right on the boundary of the primarily residential area and having regard to adjoining land uses (as set out above), the design and siting of the proposed new Sports Hub, it is considered that this harm would be minimal and that the need for a facility of community value in this area outweighs that harm in this instance.

In conclusion for Green Belt policies, given that the proposal represents an important regeneration opportunity; that an assessment of alternative sites has been undertaken and that no other more suitable sites exist, that the existing building is undistinguished and that the proposals represent an opportunity to secure a high quality development, that the proposals will assist in aiding national objectives to combat obesity and improve general well-being & fitness, that the extension and refurbishments will result in an increased sporting and leisure offer that will enable the existing business to compete and operate more efficiently, that the proposal will meet local deficiencies and provide residents with a more comprehensive range of sports and leisure facilities and that the proposed development does not undermine the purposes and role of the Green Belt and that the bulk of this part of the Green Belt on the edge of Heswall's urban area would remain undeveloped, very special circumstances have been set out and that impact on the openness of the Green Belt will be minimal.

Paragraph's 24-26 of the National Planning Policy Framework require Local Planning Authorities to apply the sequential test to planning applications for main town centre uses (including leisure uses such as this). In this instance, as noted above, it is considered that a comprehensive and extensive review of alternative sites has been undertaken based on the format and scale of the proposed development and the potential for disaggregation of the proposed facilities from the existing leisure complex. A town centre impact assessment is not required in this instance since the threshold of 2,500 sq m is not exceeded.

The Joint Waste Local Plan for Merseyside and Halton was formally adopted by the Council in July 2013 and forms part of the Statutory Development. Policies WM8 and WM9 are considered relevant to the development proposed, requiring waste prevention and resource management in construction, and consideration of good design and layout for waste management within the development. Conditions would be imposed to ensure the details of such matters are secured prior to the commencement of development.

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

As set out above, it is accepted that there will be a degree of Green Belt harm but that this will be limited in scale and extent, given the proposed siting of the new Sports Hub and its context within the complex of existing buildings, both within the site and adjacent, and that this limited harm has been mitigated by both the design of the proposed Hub and further mitigation can be secured via additional landscaping along key boundaries. Impact on residential amenity has been reduced by the design and layout of the scheme. One letter of objection has been received from a nearby resident in Dunster Grove. That property's rear elevation faces the proposed development but lies on the opposite side of Chester Road, landscaping exists both along that properties boundary, along the application site's boundary and also a number of street trees are planted within the highway verge along Chester Road. The nearest residential property is located in excess of the normal interface distances usually required when considering the relationship between new development and existing development. In this instance, the edge of the application site to edge of the nearest residential garden area is some 24 metres away. The nearest elevation of the new proposed hub to the rear elevation of the nearest dwelling is some 38 metres away, which is a significantly greater distance than the 21 metres that would normally be required.

The scale of the new building is not insignificant but is required to meet the minimum requirements for the sporting mixes being proposed. The external elevations have been designed to allow some relief from the previously proposed "industrial-type" shell with a mix of brickwork, glazing and cladding. The proposals also involve the redevelopment and refurbishment of the existing sports club and the site is located right on the urban edge. Careful consideration has been given to a building that meets the requirements of the sporting mixes being proposed whilst respecting the site's location within the Green Belt and its proximity to residential properties and other land uses. On balance, it is considered that the scale and design of the proposed new hub are acceptable and that the benefits in terms of improving the sporting and leisure offer for this part of the Borough and the opportunity to enhance the visual amenities of the existing "undistinguished" existing building comprehensively outweigh any harm that may have been suggested by the objector to this proposal.

#### **SEPARATION DISTANCES**

There are a number of residential properties located on the opposite side of Chester Road to the application site. However, having regard to the fact that their positioning within their plots (they are off-set at angles to the application site) and the fact that they are sited in excess of the 21 metres normally required where habitable room windows may face onto new development (as set out above), it is considered that the proposed development would not result in any harm to residential amenity.

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

It is unlikely that the proposed development would give rise to any adverse highway or traffic issues. The site is accessed via an existing access off Brimstage Road. On-site car parking is provided within the site, which would be increased by 18 spaces as part of the proposed redevelopment of this site. The site is easily accessible by public transport within walking distance of a number of bus stops on Chester Road, Brimstage Road, Barnston Road and Telegraph Road. The site is also accessible by foot and by rail via Heswall Station. There are no objections to the proposed development on highway safety or traffic grounds.

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

These proposals represent an opportunity to secure a more sustainable building that will secure the long term future of this club and this part of the community. Additional landscaping and a much improved quality of design and build will also assist in improving this corner of Heswall and providing an opportunity to provide a gateway development in this part of the Borough.

#### **HEALTH ISSUES**

The proposals represent an opportunity to improve and increase the sporting and leisure offer

currently available within Heswall and the wider community. The proposals also represent an opportunity to improve the sporting health and general well-being and fitness for the locality.

### **CONCLUSION**

It is considered that for the reasons outlined above, there are a number of strong planning benefits which comprehensively outweigh any harm that may be identified as a result of allowing this development within the Green Belt. The proposals represent a wholesale refurbishment and extension of an existing facility, located right on the urban edge, that would improve the visual amenities of this part of Heswall. It is acknowledged that there will be a degree of harm to the Green Belt but that this has been minimised by the design and siting of the proposed new build together with the fact that the additional mitigation could be achieved with additional landscaping. A number of very special circumstances have been submitted to the Council for its consideration and taken in combination, the local planning authority is satisfied that these very special circumstances weigh in favour of approving the development proposed.

### **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:-

Having assessed the proposals against national and local planning policies set out in the National Planning Policy Framework and the Wirral Unitary Development Plan, it is considered that there are a number of strong planning benefits which comprehensively outweigh any harm that may be identified as a result of allowing this development within the Green Belt. The proposals represent a wholesale refurbishment and extension of an existing facility, located right on the urban edge, that would improve the visual amenities of this part of Heswall. Whilst it is acknowledged that there will be a degree of harm to the Green Belt, the local planning authority is satisfied that this can be minimised by the design and siting of the proposed new build together with the fact that additional mitigation could be achieved with additional landscaping. Given that the proposal represents a regeneration opportunity; that an assessment of alternative sites has been undertaken and that no other more suitable sites exist, that the existing building is undistinguished and that the proposals represent an opportunity to secure a high quality development, that the proposals will assist in aiding national objectives to combat obesity and improve general well-being & fitness, that the extension and refurbishments will result in an increased sporting and leisure offer that will enable the existing business to compete and operate more efficiently, that the proposal will meet local deficiencies and provide residents with a more comprehensive range of sports and leisure facilities and that the proposed development does not undermine the purposes and role of the Green Belt and that the bulk of this part of the Green Belt on the edge of Heswall's urban area would remain undeveloped, taken in combination, the local planning authority is satisfied that these very special circumstances weigh in favour of approving the development proposed.

**Recommended Decision:** Approve subject to comments following referral to the Secretary of State

### **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 TAKE PLACE BEFORE samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 Policy GB2 of the Wirral Unitary Development Plan.

3. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT the following details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details, that is:
- a. a plan showing the location of, and allocating a reference number to, each existing tree on site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
  - b. details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
  - c. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
  - d. details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree, or any tree on land adjacent to the site; and
  - e. details of the specification and position of fencing [and of any measures to be taken] for the protection of any retained tree from damage before or during the course of the development hereby permitted.

**Reason:** To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure the character and amenity of the area are not impaired and to comply with Policy GB2 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

**Reason:** To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

**Reason:** To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees and hedgerows and the amenities of neighbouring properties, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

6. The windows to be created in the south-east facing elevation (fronting onto Chester Road)

shall be in tinted glass (to a level to be agreed with the Local Planning Authority) and shall be non-opening. The windows shall not thereafter be altered in any way without prior written approval of the Local Planning Authority.

**Reason:** To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

7. There shall be no use of the new Sports Hub and other sporting facilities outside the hours of 07:30 and 23:00 Monday to Saturday and between the hours of 08:30 and 22:00 on Sundays and Bank Holidays.

**Reason:** To satisfactorily protect the residential amenities of nearby occupiers, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

8. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details as may be so approved.

**Reason:** To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

9. The development hereby permitted shall be used for the leisure and sporting facilities set out in the application and supporting documents and for no other purpose (including any other purpose in Class D2 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.

**Reason:** In order to protect the character of the area & residential amenities of nearby occupants and to accord with Policy GB2 of the Wirral Unitary Development Plan.

10. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 August 2013 and listed as follows: Drawing Number 8793/01/P1 (dated April 2012); Drawing Number 8793/02/P1 (dated April 2012); Drawing Number 8793/03/P1 (dated April 2012); Drawing Number 8793/04/P1 (dated April 2012) and Drawing Number 8793/05/P1 (dated April 2012)

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

11. NO DEVELOPMENT SHALL COMMENCE until full details of the proposed facilities for collection and storage of waste, including recyclable materials, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented in full prior to the first use of the development, and retained as such thereafter.

**Reason:** In the interests of integrated sustainable waste management, having regard to the adopted Joint Waste Local Plan, policy WM9.

12. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan (SWMP), 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 SWMP 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 WM8 of the Joint Waste Local Plan.



**Further Notes for Committee:**

1. You are advised that the separate written consent of the Local Planning Authority may be required in respect of any proposed illuminated or projecting sign under the Town & Country Planning (Control of Advertisements) Regulations 2007.

**Last Comments By: 06/10/2013 09:18:05**  
**Expiry Date: 29/11/2013**

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## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01144**

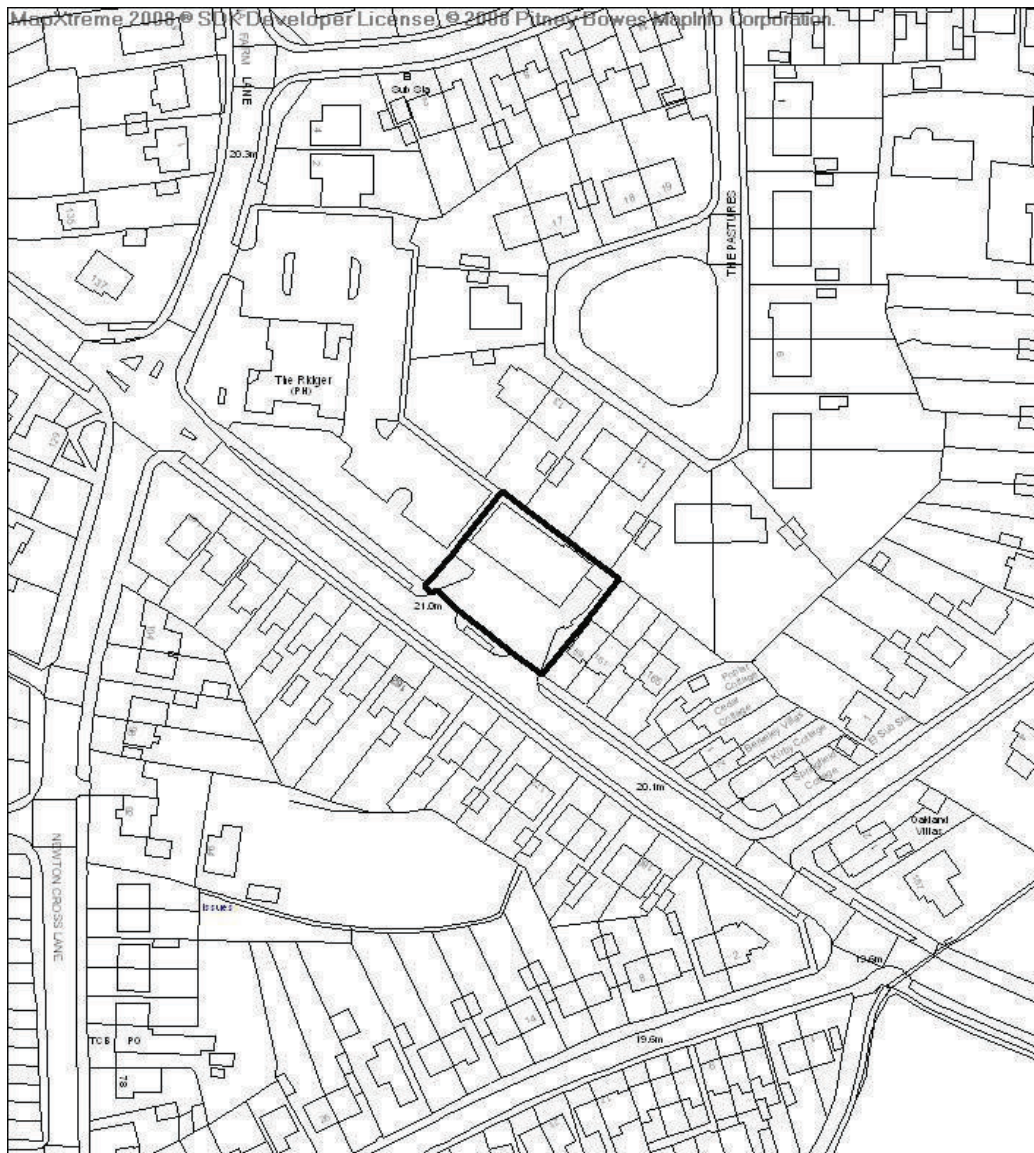
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr J Ashton**

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

**Location:** Co Operative Food Store, FRANKBY ROAD, NEWTON, CH48 9UU  
**Proposal:** The installation of a new ATM and shopfront sections.  
**Applicant:** The Co-operative Group  
**Agent :** Wellsfield Associates

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

- Location: Frankby Service Station, Frankby Road, Newton. L48 9UU  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey front extension and lock-up container.  
Application No: APP/92/05099  
Decision Date: 27/03/1992  
Decision Type: Approve
- Location: Co-operative store, FRANKBY ROAD, NEWTON, CH48 9UU  
Application Type: Full Planning Permission  
Proposal: Retrospective planning approval required for the installment of new external roller shutters.  
Application No: APP/11/00935  
Decision Date: 26/09/2011  
Decision Type: Approve
- Location: Mobil Service Station, Frankby Road, Newton. L48 9UU  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey front extension.  
Application No: APP/94/06423  
Decision Date: 04/11/1994  
Decision Type: Approve
- Location: The Co-operative Store, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Full Planning Permission  
Proposal: Installation of a 24 hr ATM cash machine.  
Application No: APP/08/07008  
Decision Date: 20/02/2009  
Decision Type: Approve
- Location: Mitchell Skoda Dealership, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Full Planning Permission  
Proposal: Change of use from existing car showroom to A1 food retail, associated car parking and landscaping, with erection of fencing and lighting columns.  
Application No: APP/07/07403  
Decision Date: 24/06/2008  
Decision Type: Approve
- Location: Mitchell Skoda Dealership, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Advertisement Consent  
Proposal: Replacement of existing sign over entrance and replace with non illuminated sign  
Application No: ADV/06/06514  
Decision Date: 22/09/2006  
Decision Type: Approve
- Location: Mitchell Skoda Dealership, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Advertisement Consent  
Proposal: Erection of an illuminated fascia sign  
Application No: ADV/05/06988  
Decision Date: 17/10/2005  
Decision Type: Refuse
- Location: Frankby Service Station, Frankby Road, Newton. L48 9UU  
Application Type: Full Planning Permission  
Proposal: Erection of a car wash, perspex side screen and water storage tank.  
Application No: APP/87/06406  
Decision Date: 17/09/1987

Decision Type: Refuse

Location: Frankby Service Station ,Frankby Road ,Newton ,L48 9UU  
Application Type: Full Planning Permission  
Proposal: Minor alterations to building, new pump islands and pumps and new offset fill lines  
Application No: APP/79/13491  
Decision Date: 29/11/1979  
Decision Type: Approve

Location: The Co-operative Store, 149 Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Advertisement Consent  
Proposal: Erection of window advertisements.  
Application No: ADV/09/05191  
Decision Date: 27/03/2009  
Decision Type: Approve

Location: Mobil Garage, Frankby Road,Newton,Wirral,L48 9UU  
Application Type: Full Planning Permission  
Proposal: Extension to garage workshop to form store.  
Application No: APP/82/20943  
Decision Date: 26/08/1982  
Decision Type: Conditional Approval

Location: The Co-operative Store, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Advertisement Consent  
Proposal: Erection of an internal advertisement which is visible from outside the building  
Application No: ADV/08/06803  
Decision Date: 10/12/2008  
Decision Type: Withdrawn

Location: The Co-operative Store, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Full Planning Permission  
Proposal: Minor amendments to Planning Approval APP/2007/7403 including air conditioning units, relocation of lighting columns, cycle parking, parking bays and fence to side of building  
Application No: APP/08/06764  
Decision Date: 13/03/2009  
Decision Type: Approve

Location: Mitchell Skoda Dealership, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Advertisement Consent  
Proposal: Erection of an illuminated fascia sign.  
Application No: ADV/08/06516  
Decision Date: 10/11/2008  
Decision Type: Approve

Location: Mitchell North West Group, Mitsubishi Dealership, Frankby Road, Newton, Wirral, CH48 9UU  
Application Type: Full Planning Permission  
Proposal: Variation of Condition 6 attached to planning permission APP/1999/5235/D .(To increase the number of cars for sale spaces to11 and reduce the number of visitor spaces to 5 ).  
Application No: APP/00/07086  
Decision Date: 16/02/2001  
Decision Type: Approve

Location: Mitchell North West Group, Skoda Dealership, Frankby Road, Newton, Wirral, CH48 9UU,  
Application Type: Full Planning Permission

Proposal: Variation of condition no 6.on planning permission APP/98/6164/D to allow opening of the car sales showroom on four bank holidays per year : Easter Monday, Early May Bank Holiday, Spring and August Bank Holidays .  
Application No: APP/03/05353  
Decision Date: 25/04/2003  
Decision Type: Refuse

Location: Mitchell North West Group, Mitsubishi Dealership, Frankby Road, Newton, Wirral, L48 9UU,  
Application Type: Full Planning Permission  
Proposal: Variation of condition 7 of planning permission APP/98/6164 to increase the number of cars for sale externally to 10.  
Application No: APP/99/05235  
Decision Date: 31/03/1999  
Decision Type: Approve

Location: Mitchell, West Kirby, Frankby Road, Newton, Wirral, L48 9UU  
Application Type: Full Planning Permission  
Proposal: Erection of new showroom and extension to existing car repair bay (Amended Application ) roof height raised at rear and external piers added to elevations.  
Application No: APP/98/06164  
Decision Date: 11/09/1998  
Decision Type: Approve

Location: Former Filling Station, 157 Frankby Road, Newton, Wirral, L48 9UU  
Application Type: Full Planning Permission  
Proposal: Change of use from petrol filling station with workshop and MOT bay to car sales with workshop and MOT bay  
Application No: APP/97/06572  
Decision Date: 14/11/1997  
Decision Type: Approve

Location: Mitchell Mitsubishi, Frankby Road, Newton, Wirral, L48 9UU  
Application Type: Advertisement Consent  
Proposal: Erection of an illuminated fascia sign and an illuminated pylon sign.  
Application No: ADV/98/05633  
Decision Date: 18/06/1998  
Decision Type: Approve

Location: Mitchell, West Kirby, Frankby Road, Newton, Wirral, L48 9UU  
Application Type: Full Planning Permission  
Proposal: Erection of new showroom. and extension to existing car repair bay .  
Application No: APP/98/05274  
Decision Date: 03/04/1998  
Decision Type: Approve

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

##### **REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 13 letters of notification were sent to neighbouring properties and a Site Notice was displayed on the highway.

Five representations were received, which comprised four objections and one comment.

The comment, from the resident of 162 Frankby Road, relates to a neighbour notification error which was subsequently rectified.

Objections from 162 Frankby Road and 164 Frankby Road cite the following concerns:

1. Increased traffic movements
2. Increased demand for parking
3. Increased congestion
4. Increased noise pollution
5. Increased air pollution
6. Increased litter
7. Increased illumination
8. Potential for increased crime and increased fear of crime
9. Potential for increased "out-of-hours" activity

The resident of 159 Frankby Road cites several concerns about the shop that are not directly related to this application and requests a meeting with the developer to discuss these.

### **CONSULTATIONS**

The Head of Environment and Regulation (Traffic and Transportation Division) was consulted and has no objections. Refer to Director's Comments.

The Architectural Liaison Officer for Merseyside Police commented as follows:

"Having looked at the detail of the application I recommend that the following minimum features need to be built into this facility, given its location and purpose:

As a crime prevention measure dedicated CCTV should be directed at the proposed facility to cover users of the ATM and to maximize the identification of offenders following any incident. These are normally flush wall mounted dome units installed above head height with a recording facility inside the premises.

It should be lit in such a way, during the hours of darkness that provides safety and compliments the quality of the images of the CCTV system.

The area in front of the facility should be marked in such a way as to prevent overcrowding when people use the ATM thereby increasing safety and security.

The machine will be installed in curtain walling; I recommend that the proposed bollard installation should be located so as to prevent any potential ram raid opportunities on the machine.

There is a significant risk of Robbery whilst replenishing these machines and given the loading access is from the more public shopping hall part of the supermarket I would recommend a risk assessment is undertaken to sufficiently protect cash-handler operatives, prior to any planning permission being given."

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

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

Cllr Jeff Green requested this application be removed from delegation and considered by the Planning Committee following concerns raised by constituents that the installation of this ATM will adversely affect the residential amenity of neighbours.

### **INTRODUCTION**

The proposal is for the installation of an ATM machine into the front of the existing Class A1 "Co-operative Food" store on Frankby Road (a Class B road), which will include the erection of an adjacent security bollard.

### **PRINCIPLE OF DEVELOPMENT**

The site falls within a primarily residential area, although it sits on a main road between West Kirby and Greasby and adjacent to a public house. The addition of a non-residential use in a primarily residential area, such as this ATM and associated security bollard, is acceptable in principle, subject to meeting the criteria set out in Policy HS15 of the Wirral Unitary Development Plan.



## **SITE AND SURROUNDINGS**

The application site is adjacent to Frankby Road. Frankby Road is predominantly residential in character although its status as a Class B road means that it is also a main route for traffic. The site consists of a medium-sized convenience store, housed in what was formerly a car-sales showroom. Architecturally, the building is quite plain and is of typical design for this type of retail store. The curtilage of the building is hard-surfaced, providing access and parking. The sides and rear of the site are predominantly bordered by high fencing, the frontage being open to the highway. The main materials used in the building are metal and plastic paneling with large areas of window to the front.

## **POLICY CONTEXT**

The proposal will be assessed in accordance with Policy HS15 (Non-Residential Uses in Primarily Residential Areas) of the Unitary Development Plan. Policy HS15 seeks to ensure that non-residential uses in primarily residential areas are:

- Not of an inappropriate scale in relation to surrounding development
- Not detrimental to the character of the area
- Not likely to cause nuisance to neighbouring uses

The proposal will also be assessed against the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The purpose of these policies is to help achieve sustainable development, which is defined as growth that ensures better lives for ourselves without harming the lives of future generations. There is a presumption in favour of sustainable development unless material considerations indicate otherwise.

## **APPEARANCE AND AMENITY ISSUES**

The proposed ATM and associated security bollard are typical and simple in design. The ATM will be inserted into the end window of the shop front; the existing glass will be replaced with an opaque panel surrounding the machine. The bollard will be embedded into the existing surfacing in front of the ATM.

With reference to HS15, the proposal is not of an inappropriate scale in relation to surrounding development and it is not in itself detrimental to the character of the area. However, concerns have been expressed about the potential for nuisance to be caused to neighbouring uses (which are almost exclusively residential); these concerns are addressed below:

The potential for an increase in litter, generated by the use of the ATM, is largely hypothetical and whilst it is inevitable that the introduction of a new activity will likely generate some additional litter, this is not considered to be a reason for refusal.

It is acknowledged that there will be some additional traffic movements associated with the ATM, caused by additional traffic visiting the store premises which would not otherwise do so. This will, to a limited extent, add to any existing congestion and parking requirements. Extra vehicle movements will also add a proportionate amount of noise and air pollution additional to that which is already experienced in the locality. However, the number of such visits is not expected to generate a significant increase relative to the number of visits already associated with the shop. Further, it should be noted that the site sits alongside a Class B road which generates a higher amount of noise and air pollution that would ordinarily be the case in a primarily residential area, where the majority of roads are unclassified.

The nature of an ATM machine in an open-access car park will potentially generate visits to the site when the shop is closed which would not otherwise take place. However, the nature and frequency of these visits is not considered to be significant enough to warrant refusal, when considering that a higher proportion of traffic will be using Frankby Road during these hours than would ordinarily be expected in most primarily residential areas. Furthermore, the existence of the adjacent public house already generates some non-residential activity in the vicinity after the shop has closed.

Concerns expressed about the potential for increased crime (and fear of crime) are acknowledged. It is not, however, considered that this location is significantly more vulnerable to criminal activity than other locations where ATM machines are already in use, including those in primarily residential areas. Further, the provision of a security bollard is designed to deter "ram-raiding". In order to contribute to

prevention of additional crime which might be generated by use of the ATM, four conditions are recommended, including the installation of CCTV, a means of illumination and a painted exclusion zone, which are to be agreed in writing with the Local Planning Authority. The fourth condition concerns the permanent retention of the bollard included in the plans once it has been installed.

Concerns have been expressed about the requirement for additional lighting outside of the store opening hours. The application does not include the provision of additional lighting; however, it is recommended that a means of illumination be agreed with the Local Planning Authority as a contribution to crime prevention. There is an existing planning condition at the site regarding the switching-off of the car park lights outside of shop opening hours. This condition will not be altered by the approval of this application, which is specific to the car park. If attached to the shop elevation, such additional lighting would normally be permitted development, not requiring planning permission. It is not considered that illumination of the ATM and its immediate surrounds will create a significant nuisance for neighbouring uses, when considering the proximity of street lighting columns and the many lights associated with residential uses in the vicinity.

Taking into consideration the above, the proposal accords with the National Planning Policy Framework.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, given the type of development proposed.

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

There are no significant highways implications relating to this proposal.

It has been agreed by the Head of Environment and Regulation (Traffic and Transportation Division), independently of this application, that Access Protection Markings might be considered for those residents requesting this and within a reasonable distance of the store, in order to reduce on-street parking in the vicinity. Such matters cannot, however, reasonably be required in relation to the current development proposal.

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

There are no Environmental/Sustainability issues relating to this proposal.

#### **HEALTH ISSUES**

There are no health implications relating to this proposal.

#### **CONCLUSION**

The proposal is in accordance with Policy HS15 (Non-Residential Uses in Primarily Residential Areas) of the Unitary Development Plan. The proposal also accords with the National Planning Policy Framework. The proposal is not of an inappropriate scale in relation to surrounding development. The proposal is not detrimental to the character of the area. The proposal is not likely to cause significant nuisance to neighbouring uses. The proposal is sustainable development.

#### **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 in accordance with Policy HS15 (Non-Residential Uses in Primarily Residential Areas) of the Unitary Development Plan. The proposal also accords with the National Planning Policy Framework. The proposal is not of an inappropriate scale in relation to surrounding development. The proposal is not detrimental to the character of the area. The proposal is not likely to cause significant additional nuisance to neighbouring uses. The proposal is sustainable development.

**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 10th September 2013 and listed as follows: "2240.02", "2240.03" and "2240.01" (all dated August 2013).

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

3. Before development commences, a scheme showing the details of a painted cash machine privacy area shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** In the interests of crime prevention.

4. Before development commences, a scheme showing the details of CCTV to be installed at the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** In the interests of crime prevention.

5. Before use of the ATM commences, the bollard included in the plans shall be securely installed and retained as such thereafter.

**Reason:** In the interests of crime prevention.

6. Before development commences, a scheme showing the means of illumination shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** In the interests of crime prevention.

**Further Notes for Committee:**

1. The Architectural Liaison Officer for Merseyside Police has commented that "There is a significant risk of robbery whilst replenishing these machines and given the loading access is from the more public shopping hall part of the supermarket I would recommend a risk assessment is undertaken to sufficiently protect cash-handler operatives [...]".

**Last Comments By:** 10/10/2013 15:29:57

**Expiry Date:** 05/11/2013

## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01185**

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

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

**Ward:**  
**Upton**

**Location:**

Vacant Land, NEW HEY ROAD, WOODCHURCH, CH49 5LE

**Proposal:**

Erection of a single storey school with car parking and landscaping

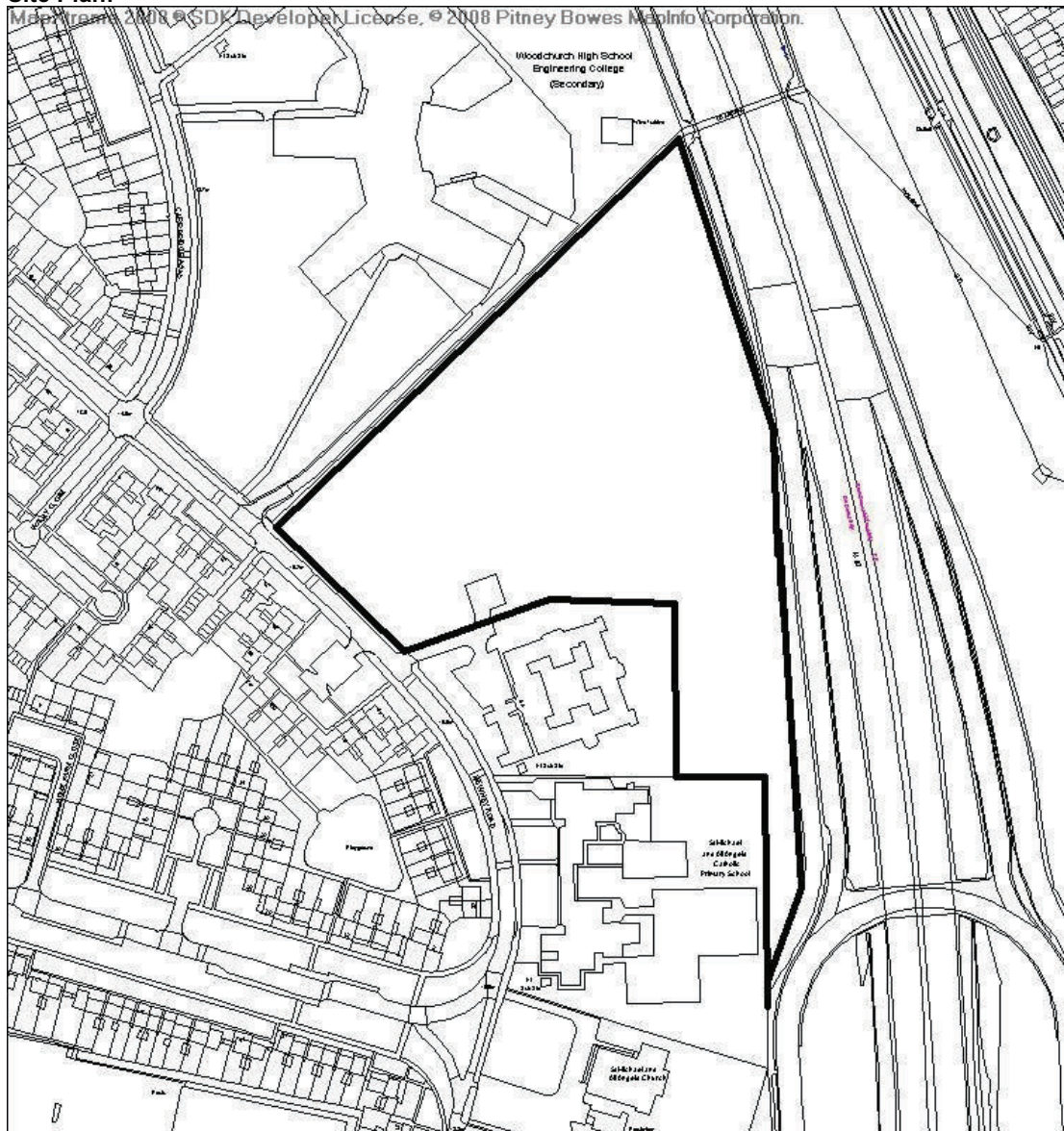
**Applicant:**

Willmott Dixon Construction Ltd.

**Agent :**

Aedas Architects Ltd.

### Site Plan:



### Development Plan allocation and policies:

Green Belt

Primarily Residential Area

Road Corridor subject to Environmental Improvement

**Planning History:**

Location: Woodchurch High School, Carr Bridge Road, Woodchurch, Wirral, CH49 7NQ  
Application Type: Full Planning Permission  
Proposal: Erection of temporary site accommodation and associated site parking  
Application No: APP/08/06678  
Decision Date: 13/03/2009  
Decision Type: Approve

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

In line with the Council's policy for publicity of Planning applications, letters were sent to 14 neighbouring properties. In addition a notice was displayed on site and an advertisement placed in the press. No objections or representations have been received.

**CONSULTATIONS**

Environment Agency - No objections subject to conditions.

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

The application is a major development which is also a departure from the development plan and is therefore required to be considered by Planning Committee under the provisions of the Council's adopted Scheme of Delegation for Determining Planning Applications.

**INTRODUCTION**

The proposed development is for a single storey school building to replace an existing facility elsewhere in the Borough. The proposals include car parking to the south of the building and sports pitches to the rear.

**PRINCIPLE OF DEVELOPMENT**

The application site lies within the adopted green belt and as such the proposals must be considered primarily against Unitary Development Plan policies GB1 and GB2. The proposal constitutes inappropriate development, which can be acceptable if very special circumstances can be demonstrated. The proposals must also be considered against Policy RE13 -Criteria for Sports Facilities in the Green Belt. The proposals represent a departure to the UDP. Given the scale of the development, under the Referrals Direction 2009, the proposals will need to be referred to the Secretary of State before planning permission is granted if the Council be minded to approve the application.

**SITE AND SURROUNDINGS**

The application site consists of an open piece of land measuring 3.7 ha which is bounded by the M53 to the east. The site is generally level with trees and landscaping to the motorway boundary and the remainder of the site grassed. Immediately to the north of the site is the recently built Woodchurch High School, with houses to the south and a nursing home to the south east.

**POLICY CONTEXT**

The application must be considered against advice given in NPPF in relation to development within the green belt. The relevant Unitary development plan policies are; GB1 - Amendments to the green belt boundary and GB2 - Guidelines for Development in the Green Belt

Policy GB1 specifically relates to the inclusion of the M53 corridor in the adopted green belt. Whilst recognising that visually this may not be a particularly high quality landscape, its function of separating townships in the centre of the borough was considered relevant.

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.

Policy RE13 - Criteria for Sports facilities in the Green Belt sets out the criteria for assessing these proposals. Proposals for outdoor sport and recreation will be permitted where:-

- Adequate on site provision is made for access and parking.
- Existing road network can accommodate any increase in traffic.
- Proposals are not obtrusive and do not harm openness of the green belt.
- Proposals do not result in an unacceptable level of noise.

Whilst the use of the site is primarily for school use the impact of wider community use must also be assessed.

### **GREEN BELT, APPEARANCE AND AMENITY ISSUES**

The proposed building is a predominantly single storey school building with a higher sports hall located within the centre of the building footprint. The new school would replace the existing Foxfield SEN school, which is located in Moreton and caters for pupils of secondary school age who have severe, complex and profound learning needs. The new school would provide the opportunity to create a purpose built, state of the art specialist facilities to cater for the needs of pupils. Due to the nature of the school it attracts pupils from a borough-wide catchment area. As such, the proposed site represents a more centralised sustainable location to the whole of Wirral with the space to provide a more effective facility.

The building itself is flat roofed contemporary design which would be finished in a combination of brick, cladding and render. The design of the footprint reflects the design of the adjacent Woodchurch High School with a central hub with wings projecting from it. The low height and massing of the building will help it settle into the landscape and thus minimise its visual intrusion. The school will be located to the front of the site retaining open space for pitches to the rear. The existing landscaped buffer adjoining the motorway will be retained and supplemented whilst landscaping is proposed along the New Hey Road frontage to soften the impact of the building.

Whilst the application site is within the adopted green belt, it is in position between existing developments, particularly the built up frontage of New Hey Road,. The rear half of the site, adjoining the motorway links with adjoining strips of open land and fulfills this function more effectively.

The applicant has stated that co- location of the SEN school with a mainstream secondary school which offers the facilities of Woodchurch High School, is important. This relationship provides unique opportunities integration and for curriculum and social interaction with shared use of facilities. Prior to choosing this site, an options appraisal looked at other sites across the borough. The application site is the only available site which provides sufficient space to build the school with the integration opportunities that proximity to Woodchurch High School offers. This together with the retention of open space along the M53 provides the case for very special circumstances.

Whilst the current use of the site is open land, the planning approval for Woodchurch High School conditioned the use of this land as sports pitches. This was to replace the pitches lost through the new High school building and to satisfy the requirements of Sport England. The proposed development would use a significant amount of the land set aside for pitches but proposes an alternative scheme on remaining land to the rear of the building. The proposals have been submitted following pre-application discussions with Sport England to resolve this matter. Sport England have advised that alternative provision may be acceptable if it meets the exception test. The new proposals include 3, five a side pitches, 1 seven a side pitch, 2 hard surfaced courts and a cycle track. In addition to the primary use by the school, the facilities will be available for wider community use, similar to the sport facilities at Woodchurch High School. The applicant has submitted supporting statements from local groups identifying a need for these particular activities.

The site is located within flood zone 1 where schools are considered appropriate. The development will incorporate a sustainable drainage system ( SuDS).

The proposals represent a departure to The UDP and the NPPF. Given the scale of the development, under the Referrals Direction 2009, the proposals will need to be referred to the National Planning Casework Unit should the Council be minded to approve the proposal.

### **SEPARATION DISTANCES**

The nearest residential properties are located on the opposite side of New Hey Road minimum distance of 30m from the proposed single storey school. The nursing home to the south of the proposed school is over 25m away. There will be no loss of privacy as a result of these distances

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The proposals will create two new vehicular access points off New Hey Road. One will serve the minibus car park and one the staff car park. As many of the pupils will arrive by minibus together with other pupils, It is not anticipated that the additional traffic will put a significantly greater burden on the highway network.

### **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 school will provide a purpose built facility that, together with the opportunities available from linking with the existing High School will represent an important improvement to educational facilities in the Borough. This together with the minimal visual impact of the building and the retention of a buffer of green belt constitute the very special circumstances necessary to support this inappropriate development. The proposals therefore meet the requirements of NPPF and UDP policies GB1 and GB2.

### **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 school will provide a purpose built facility which, together with the opportunities available from linking with the existing High School will represent an important improvement to educational facilities in the Borough. This together with the minimal visual impact of the building and the retention of a buffer of green belt constitute the very special circumstances necessary to support this inappropriate development. The proposals therefore meet the requirements of NPPF and UDP policies GB1 and GB2.

**Recommended Decision:**                      **Approve, subject to comments arising from referral to the Secretary of State**

### **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 (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are



removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

**Reason:** To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, and to comply with Policy GB2 and GR5 of the Wirral Unitary Development Plan.

3. NO DEVELOPMENT SHALL COMMENCE UNTIL full details of materials for all external work, including samples, have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

4. DEVELOPMENT SHALL NOT BE COMMENCED until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with the National Planning Policy Framework

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th September 2013 and listed as follows: FF\_L\_001, 002, 007, 008, 009, 010, 011 and FF\_A\_001, 002, 002a, 002b, 003, 004, 005 and 020.

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

6. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan (SWMP), 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 SWMP 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 WM8 of the Joint Waste Local Plan.

7. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) September 2013/326809.WTD.MCH.002.A.06/Mott MacDonald and the following mitigation measures detailed within the FRA:

1. Location of special educational needs school development solely within Flood Zone 1 (low risk).
2. Limiting the discharge of surface water from the proposed development to the equivalent 'greenfield' run-off rate, based on current site usage, to 11.6 litres/per second (QBAR).
3. Estimated provision of 670 cubic metres of attenuated storage based on a 30-year design standard.
4. An additional estimated 320 cubic metres of attenuated storage based on a 100-year 20% design standard.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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/disposal of surface

water from the site and to reduce the risk of flooding to the proposed development and future occupants.

8. The development hereby permitted shall not be commenced until such time as a surface water regulation scheme has been submitted to, and approved in writing by, the local planning authority.  
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/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users.

9. The development hereby permitted shall not be commenced until such time as a scheme to acceptably deal with overland flood flow routing (from exceedence events) has been submitted to, and approved in writing by, the local planning authority. 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 users.

**Last Comments By:** 03/11/2013 08:47:37  
**Expiry Date:** 16/12/2013



## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01120**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Heswall**

**Location:**  
**Proposal:**

Wynyards, 46 DELAVOR ROAD, HESWALL, CH60 4RS  
Two-storey side extension, internal alterations, roof alterations and alterations to existing dormer.

**Applicant:**  
**Agent :**

Mr D Bradbury  
SDA

### Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

No previous planning history.

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

Having regard to the Council Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

**CONSULTATIONS**

None required for this application.

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

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

**INTRODUCTION**

The proposed development is for a two-storey side extension and a pitched roof to the existing side dormer. The application has been amended since submission, following consultation with the Local Authority. The amendments include alterations to the side extension to reduce the scale and amend the design to be more in keeping with the original property and neighbouring properties.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for an extension to an existing dwelling, the principle of development is acceptable.

**SITE AND SURROUNDINGS**

The existing dwelling is a detached dormer house, the house includes side dormers and a detached garage to the side, and faces a small piece of grassland in front of no.57 Delavor Road. The house next door at number 44 Delavor Road is a bungalow, the alterations would not have a detrimental impact onto this property. The neighbouring house no.48 is a similar two-storey dormer house as number 46, there are high level roof lights to the side elevation of this property.

The area is residential in character, with a mix of house types. The properties are predominantly bungalows, dormer bungalows or dormer style houses, there are some two-storey dwellings in the area. The existing property includes side dormers, there are properties opposite and on Gulls Way that include front dormer windows.

**POLICY CONTEXT**

The proposal is for extensions to an existing dwelling and the property is located within the designated Primarily Residential Area. Having regard to Wirral's UDP Policy HS11: the scale of the extension should be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms, and; not so arranged as to result in significant overlooking of neighbouring residential property. The policy requires that materials used match or complement those of the existing building, design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building and dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof.

**APPEARANCE AND AMENITY ISSUES**

The proposed extension is a two-storey side extension to replace the existing single storey detached outbuilding at the side of the dwelling. The extension has a pitched roof with a gable side, this allows the original gable frontage of the building to remain the dominant feature. The extension includes a front and rear dormer with pitched roof, the scale of the two dormer windows is sympathetic to the character of the house and the neighbouring properties, the front dormer is acceptable feature as it is a common characteristic of existing neighbouring properties.

The original dwelling has a side dormer, the alterations include installing a pitched roof over the original dormer window, from the side elevation the addition has a positive impact onto the appearance of the building.

Due to the design of the original house, the two-storey side extension includes a large expanse of roof, the roof is pitched so as to reduce the overall scale of the extension when viewed from the front and rear elevations. The design was amended to remove a previous gable front/rear to the dwelling with, a gable side, pitched roof and front and rear dormers. The resultant scale of the extension is in keeping with the neighbouring properties and does not have a detrimental impact onto the appearance of the dwelling.

The extensions to the dwelling are sympathetic to the original building, the neighbouring properties and the character of the area. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

#### **SEPARATION DISTANCES**

The extension includes additional front, rear and side windows. The rear window to the en-suite looks out over gardens and does not have a direct view into rear windows, the front dormer looks out over Delavor Road, the properties opposite are over 35m from the front elevation of no.46 Delavor Road. The extension to the side also includes two side windows, due to the extension being close to the party boundary these windows will be conditioned to be fixed and obscurely glazed up to 1.7m from the finished internal floor.

Having regard to the location of the proposed windows, the development meets the separation distances of 21m window to window.

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

There are no highway implications relating to this proposal.

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

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

#### **CONCLUSION**

The development is acceptable in terms of design and scale, the extension is appropriate in this location having regard to Wirral's UDP Policy HS11.

#### **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 extensions to the dwelling are sympathetic to the original building, the neighbouring properties and the character of the area. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

**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 11 October 2013 and listed as follows:  
115\_2013\_01 Revision B (08.10.13) 115\_2013\_02 Revision B (08.10.13).

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

3. On insertion, the windows to the side elevation of the extension hereby approved at first floor to the west facing side elevation, shall be fitted with fixed and obscure glazing (minimum level 3) up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

**Reason:** Having regard to residential amenity.

**Last Comments By:** 02/10/2013 15:16:24

**Expiry Date:** 21/10/2013



## Planning Committee

31 October 2013

**Reference:**  
**APP/13/00740**

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

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

**Ward:**  
**Oxton**

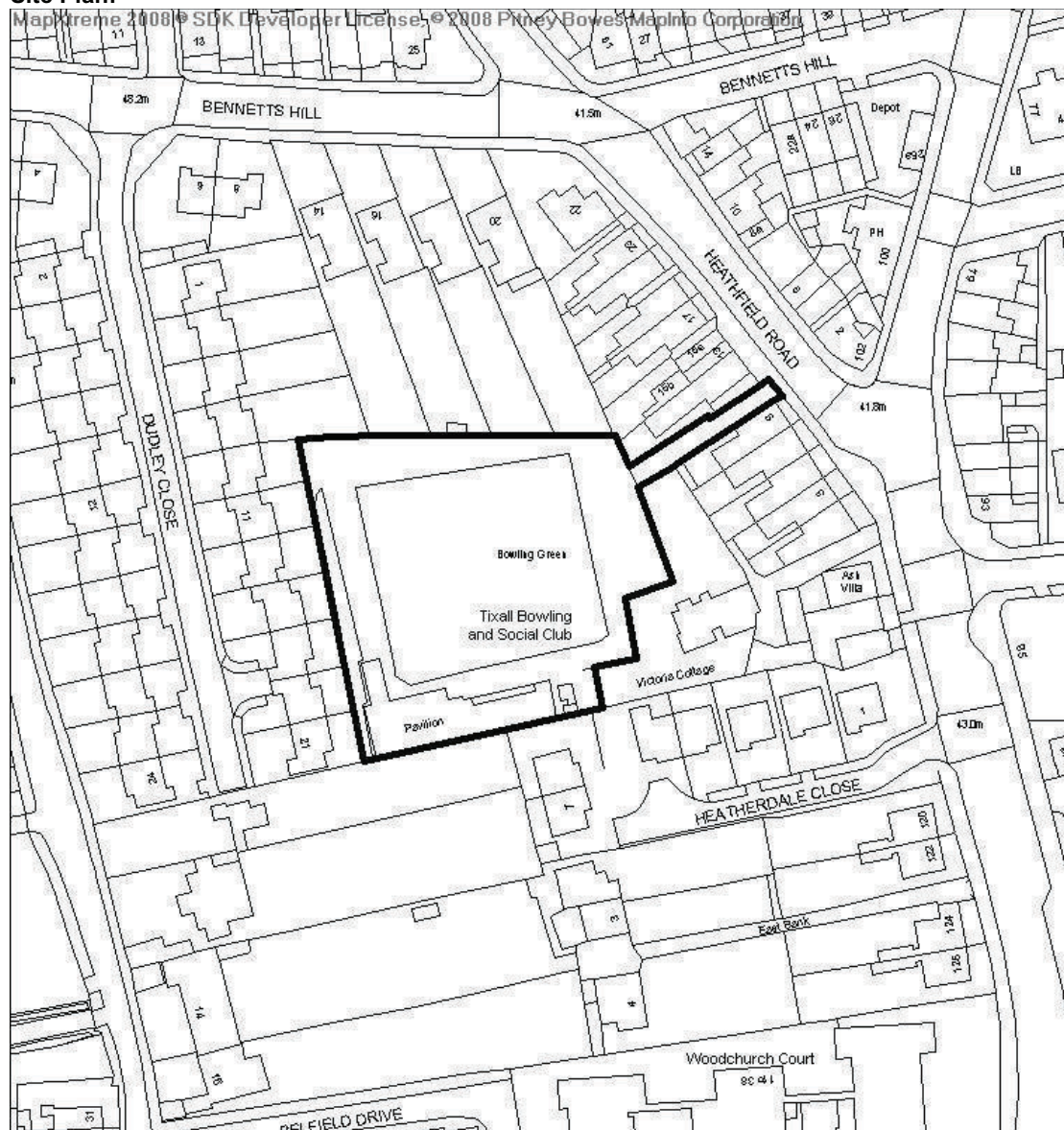
**Location:** The Tixall Bowling and Social Club, HEATHFIELD ROAD, OXTON, CH43 5RT

**Proposal:** Provision of timber cabin, weather shelter and flood lighting to bowling green.

**Applicant:** Mr P Cubbin

**Agent :** SDA

### Site Plan:



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**Development Plan Designations and Policies:**

Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

Location: Tixall Bowling ,11 Heathfield Rd ,Oxton ,L43 5RT  
Application Type: Full Planning Permission  
Proposal: Vehicular access to bowling and social club  
Application No: APP/82/20237  
Decision Date: 22/07/1982  
Decision Type: Refuse

Location: Tixall Bowling Club,11 Heathfield Road,Oxton,Wirral,L43 5RT  
Application Type: Full Planning Permission  
Proposal: Single storey extension.  
Application No: APP/83/23590  
Decision Date: 03/11/1983  
Decision Type: Conditional Approval

Location: Tixall Bowling and Social Club, Heathfield Road, Oxton. L43 5RT  
Application Type: Advertisement Consent  
Proposal: Erection of a non illuminated sign.  
Application No: ADV/90/06608  
Decision Date: 24/08/1990  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 24 notifications were sent to adjoining properties. A Site Notice was also displayed. Five representations has been received following publicity of this application from 3, 7, 11, 13 and 17 Dudley Close, and one letter of comment wishing to remain anonymous, citing the following concerns:

1. The proposal would result in extra traffic parking on Dudley Close, close to dangerous junctions, and there should be residents parking only on Dudley Close and Bennetts Hill;
2. The 5 metre flood lights will cause artificial light pollution and effect young children trying to sleep;
3. Noise levels (external PA system, players and spectators shouting, functions with loud music, at weekends the clubhouse resembles a fun pub) will increase and extend into the winter months and later into the evenings;
4. Unacceptable foul language from members and visitors will increase;
5. Modern lighting rigs do not conform in a Conservation Area;
6. No plans or details on the website;
7. The shelter has already been constructed without permission;
8. Lack of notification;
9. Will lights shine into neighbours gardens;
10. Pipistrelle bats fly over the bowling green;
11. Trees have already been removed on site;
12. Reduced privacy to the rear gardens on Dudley Close;

13. The integrity and possible subsidence of the bank;
14. The potential for a two-storey structure;
15. Change in the character of the area;
16. Loss of a view;
17. Concerns the new cabin could be used for functions through the week late into the night;
18. The glare from the metal roof of the cabin.

### **CONSULTATIONS**

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

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

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

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

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

### **INTRODUCTION**

The application proposes a bowler's cabin and weather shelter to the west boundary, and flood lighting around the bowling green.

### **PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle.

### **SITE AND SURROUNDINGS**

The site comprises a single-storey clubhouse situated in a Primarily Residential Area, adjacent to Oxtou Conservation Area and is surrounded by residential properties. There is mature tree vegetation to the site boundaries. The dwellings to the west of the site, adjacent to where the buildings are proposed, are situated at a higher level.

### **POLICY CONTEXT**

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

Policy HS15 sets out that non-residential proposals in Primarily Residential Areas 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. The NPPF encourages sustainable development, sustainable meaning ensuring better lives for ourselves and future generations, and development meaning growth. The three dimensions of sustainability are the economic, social and environmental roles, none of which should be taken in isolation because they are mutually dependant.

### **APPEARANCE AND AMENITY ISSUES**

The proposal is not to be built on part of the bowling green that is suitable for use for outdoor sport and recreation, as such it will not prejudice the continued use of the site for open air recreation. The proposal is acceptable in scale and design and will not be detrimental to the visual amenity or landscape character of the site. The proposal is not considered to affect the outlook from neighbouring residential properties. The proposal complies with policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

When considering reasonable conditions, given the scale of the proposal it is deemed reasonable to condition hours of operation for the floodlights. There are a mixture of building styles and materials in



the vicinity and it is not considered necessary to condition the materials used in the construction of the extension.

An objection was received concerning the style of the lighting columns not being appropriate in the Conservation Area. The site is not within the designated Conservation Area, and the simple sleek lighting columns are not considered to be detrimental to the character of the area. Objections received by neighbours that cannot form a reason for refusal include the behaviour of members and visitors, the possibility of future extensions, and that works have started on site before planning permission has been granted. Having regard to the Council's Guidance on Publicity for Applications, 24 letters were sent to neighbours and a site notice was displayed, and as such the Local Planning Authority has exceeded legislative requirements to notify neighbours. The plans have been made available on the Council's website.

#### **SEPARATION DISTANCES**

The single-storey buildings are not considered to result in overlooking or loss of privacy to the surrounding properties.

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

An objection was received regarding extra traffic parking on Dudley Close. There are no parking restrictions on this road. The Director of Technical Services, Traffic Management Division had no objection to the proposal in relation to highway safety as all critical road sections are protected by waiting restrictions.

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

Objections have been received regarding trees having already been removed on site. There are no Tree Preservation Orders on the site, and the removal of vegetation cannot be controlled by the Local Planning Authority. Objections were received regarding noise levels extending into the evening. Whilst the floodlights will allow play to continue later into the evening, there are no restrictions on the current hours of use. It is considered reasonable to condition the lights shall be turned off at 21:00 hours. The down position of the lights will prevent light shining directly into neighbour's gardens and housing.

The proposal will enable the continued use of the clubhouse for outdoor sport and recreation. There are no environmental/sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is considered not to prejudice the continued use of the site for open air recreation. The proposal is acceptable in scale and design and will not be detrimental to the character of the site or the amenities of neighbouring properties. The proposal complies with policy HS15 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 considered acceptable in scale and design, will not harm the amenities of neighbouring properties, and complies with policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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

**Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 05 June 2013 and listed as follows: drawing number 68\_2013\_04 (dated 23.05.2013). For clarity, the position of the head of the proposed floodlight shall be in accordance with drawing number 68\_2013\_04.

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

3. The proposed floodlights shall not be illuminated between the hours 21:00 hours until 09:00 hours.

**Reason:** In the interest of residential amenity

**Last Comments By:** 13/08/2013 14:24:49

**Expiry Date:** 31/07/2013

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## Planning Committee

31 October 2013

**Reference:**  
**APP/13/00956**

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

**Case Officer:**  
**Mrs S Williams**

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

**Location:** 9 GARDEN HEY ROAD, MEOLS, CH47 5AS  
**Proposal:** Erection of a single storey rear extension, garage conversion and alterations to existing roof to include a hip to gable and rear dormer  
**Applicant:** Mr P Carney  
**Agent :** SDA Architects & Surveyors

### Site Plan:



**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

Location: 9 GARDEN HEY ROAD, MEOLS, CH47 5AS  
Application Type: Full Planning Permission  
Proposal: Proposed garage conversion with bay window, single storey rear extension and loft conversion with hip to gable alterations and rear dormer window (Amended description)  
Application No: APP/12/00554  
Decision Date: 29/06/2012  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

Having regard to the adopted Guidance on Publicity of Planning Applications, 7 letters were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result one comment was received from the occupier of 22 Ashford Road, raising concern at the style and character of the proposed development and that it would be detrimental to the original properties.

**Directors Comment's:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

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

**INTRODUCTION**

The planning application is for retrospective planning permission for extensions to the roof of an existing semi-detached dwelling. The external works have completed but do not benefit from planning consent, a previous application was approved at the property under reference 12/00554, what has been built is not represented by the approved planning application, subsequently a planning application was submitted for the work that has been undertaken.

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant policies.

**SITE AND SURROUNDINGS**

The site comprises a semi-detached render property in a road of similar design houses. There is a mix of detached and semi-detached properties, most of which have hipped roofs. There are a number of side dormer extensions in Garden Hey Road. The property has an attached garage at the side and a number of bay window features at the front and rear.

**POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to 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. HS11 notes that rear dormers should not occupy the full width of the roof.

SPG11: House Extensions acts as a supporting document in relation to HS11. The Supplementary Guidance notes the following: roof alterations and dormer windows extensions can have a detrimental impact on the character of the area and lead to a substantial loss of privacy and amenity to neighbours. Dormer extensions should be sensitively designed so as to have appropriate visual impact on the appearance of the property or the character of the surrounding area. Proposals that

unacceptably dominate the existing building or appear obtrusive in the street scene will not be permitted.

Side dormers or proposals to create gable end roofs on one side of pairs of semi-detached dwellings where both sides were originally hipped will not be allowed.

Dormer extensions that are located to the rear of the property should be set in by at least 0.5m from the gable of the property and also from the party boundaries, should be lower than the ridge height of the dwelling and should vertically correspond with existing windows and should match their style and proportions. In cases of a rear dormer on a house with a hipped roof the dormer shall not extend beyond the plane of the hip.

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

The current application has been submitted retrospectively as the works have already been undertaken and are externally, substantially complete. The works consist of a rear dormer extension and a hip to gable roof extension. The roof extension wraps around the house and from the rear has the appearance of the flat roof three storey structure, the roof extensions are not subordinate in scale or appearance in comparison to the original dwellinghouse.

Having regard to the current policies, Wirral's UDP Policy HS11 and SPG11, the extensions are so extensive that they dominate the original roof shape and scale of the dwellinghouse, the roof extensions accommodate the whole of the side and rear roof elevations and is obtrusive in appearance.

Whilst the bulk of the extension is not visible as viewed directly in front of the house, the main impact of the extension is from the side and the rear. Whilst the extensions do not visually impact the character of the street scene, the overall scale and bulk of the development is obtrusive and inappropriate in terms of the appearance of the property and the relationship between the dwelling and the neighbouring properties.

The scale and appearance of the roof alterations as a whole have a detrimental visual impact onto the character and appearance of the dwellinghouse, the extensions are obtrusive and are not appropriate in terms of the resultant visual appearance and its relationship with the original dwelling or the neighbouring properties. The development does not comply with Wirral's UDP Policy HS11 or SPG11 - House Extensions.

#### **SEPARATION DISTANCES**

The location of the extensions in relation to the existing neighbouring properties does meet the interface distances set out in SPG11 of 21m window to window and 14m window to blank elevation.

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

There are no highway implications relating to this proposal.

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

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

#### **CONCLUSION**

The roof extensions are not appropriate in terms of scale or appearance having regard to the visual amenity of the original dwelling house or the neighbouring properties.

**Recommended            Refuse**  
**Decision:**

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

1. The scale, size, design and overall appearance of the development is over dominant and obtrusive in terms of visual impact having regard to the character of the original dwelling and the relationship with the neighbouring properties. The development is therefore inappropriate having regard to Wirral's UDP Policy HS11 and Supplementary Planning Guidance note 11 - House Extensions.

**Last Comments By:** 17/09/2013 16:32:04  
**Expiry Date:** 07/10/2013



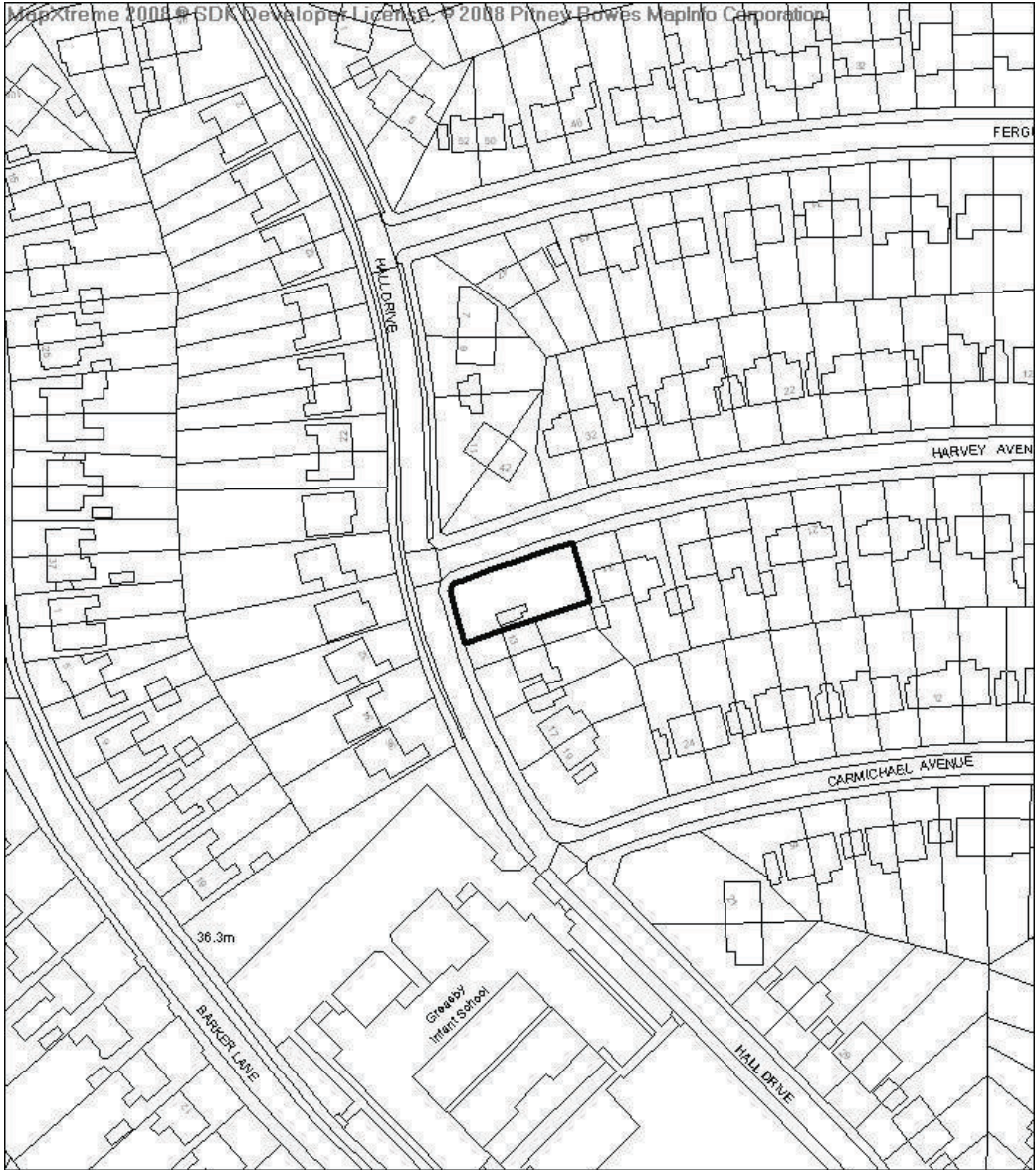
**Planning Committee**

31 October 2013

<b>Reference:</b> <b>APP/13/00966</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Day</b>	<b>Ward:</b> <b>Greasby Frankby and Irby</b>
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<b>Location:</b>	Land adjacent to 13 HALL DRIVE, GREASBY, CH49 1RW
<b>Proposal:</b>	Erection of a detached dwelling and garage with vehicular access
<b>Applicant:</b>	Mrs Jane Clare
<b>Agent :</b>	SDA

**Site Plan:**



**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

Location: Garden north of (adjacent) 13 Hall Drive, Greasby, Wirral. L49 1RW  
Application Type: Outline Planning Permission  
Proposal: Erection of a dwelling (outline).  
Application No: OUT/97/06148  
Decision Date: 12/09/1997  
Decision Type: Refuse

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

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

**REPRESENTATIONS**

In accordance with the Council's adopted Guidance on Publicity for Planning Applications, letters were sent to 8 individual properties and a notice displayed on site. Objections have been received from nos 29, 31, 32 and 42 Harvey Avenue. Grounds of objection relate to:

1. The proposed garage is not set back, will be visually prominent and result in poor visibility and increased accidents;
2. Tree loss;
3. Worsen access for house opposite;
4. Increased noise and disturbance from building work;
5. Garage would be unsightly;
6. Plans are inaccurate;
7. Increased pressure on existing drains which are inadequate.

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

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

**INTRODUCTION**

Erection of a detached two storey house with a detached garage in the rear garden

**PRINCIPLE OF DEVELOPMENT**

The proposals relate to a new dwelling in the side garden of an existing house. The site is located within a Primarily Residential Area and as such proposals for new dwellings will be assessed against advice given in the National Planning Policy Guidance (NPPF) and Policy HS4 of the Wirral Unitary Development Plan.

**SITE AND SURROUNDINGS**

13 Hall Drive is a semi detached house situated on the corner of Hall Drive and Harvey Avenue. The property has a large side garden, which forms the application site. The side garden is characteristic of houses on the eastern side of Hall Drive. The garden is currently occupied by a detached garage and bounded by a low wall and a hedge up to 1.8m .

**POLICY CONTEXT**

The National Planning Policy Framework supports the development of well designed, visually attractive homes in sustainable locations. 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.

**APPEARANCE AND AMENITY ISSUES**

The proposed development relates to the erection of a two storey detached dwelling to the west of the existing property at 13 Hall Drive where the existing detached garage is situated. The existing property (no. 13) retains its vehicular access from Hall Drive, whilst the new dwelling would have a detached garage along the boundary with 31 Harvey Avenue taking access from Harvey Avenue.

An outline application for a detached house (OUT/97/6148) was refused planning permission on the basis of its visual impact on the character of the area. This refusal was subsequently upheld on appeal. The Inspector expressed concern that the proposed dwelling was incongruous and unsympathetic to the well spaced frontage.

The surrounding properties to the eastern side of Hall drive are characterised by large spacious corner plots. Whilst 13 Hall Drive is positioned squarely on the plot with its frontage parallel to Hall Drive, the adjacent corner property is set well back into its plot at an angle, giving a particularly large corner garden. Properties on the opposite side of Hall Drive are generally detached with a variety of architectural styles.

The previous refusal was for a larger property than is currently proposed which occupied a more prominent position in the side garden and was forward of the building line of properties in Harvey Avenue.

The current proposals have been amended since the initial submission and are for a small detached house which reflects the style and scale of other properties in this part of Hall Drive. The development would retain a 7m side garden which is greater than the previous refusal and the same as the adjacent corner plot. In addition the building line of Harvey avenue would be maintained. The location of the garage to the rear garden gives sufficient space for a vehicle to park off the road in front of the garage. This position also enables the retention of the existing boundary wall and hedge which provides a good screen to the plot which mitigates the visual impact of the existing garage and the proposed development. These changes have helped overcome the previous reason for refusal.

The reposition of the proposed garage is likely to involve the removal of a medium sized tree which is positioned in the rear garden adjacent to the boundary with 31 Harvey Avenue. This tree is not protected and its removal will not result in a significant visual loss, having regard to UDP Policy GR7.

#### **SEPARATION DISTANCES**

The proposed dwelling occupies a similar orientation to the existing dwelling, 13 Hall Drive in that, the rear elevation faces the side of 31 Harvey Avenue and the front elevation faces properties on the south side of Hall Drive. The distance from the rear elevation of the proposed house to the side of 31 Harvey Avenue is 15m and from the front elevation to the house opposite on Hall Drive it is 30m. Both distances exceed the Councils separation distances minimising the impact of the new dwelling on existing properties.

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

The proposed dwelling would have a garage and an additional space for off street parking.

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

The proposed dwelling would be located in a sustainable location within a primarily residential area.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed dwelling is smaller than the previous refusal and retains a large side garden. This retains the open character of this corner plot and satisfies the objectives of UDP policy HS4 and the National Planning Policy Framework. The new dwelling will be located in such a position that it will not adversely affect the amenity of existing adjacent properties or the character of the surrounding area.

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

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

The proposed dwelling is smaller than the previous refusal and retains a large side garden. This

retains the open character of this corner plot and satisfies the objectives of UDP policy HS4 and the National Planning Policy Framework. The new dwelling will be located in such a position that it will not adversely affect the amenity of existing adjacent properties or the character of the surrounding area.

**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. The materials shall be used in the subsequent development and retained as such thereafter.

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

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 September 2013 and listed as follows:  
106\_2013\_02 Revision B

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

**Last Comments By:** 03/10/2013 12:26:39  
**Expiry Date:** 16/09/2013

**Planning Committee**

31 October 2013

<b>Reference:</b> <b>APP/13/01024</b>	<b>Area Team:</b> <b>South Team</b>	<b>Case Officer:</b> <b>Mr K Spilsbury</b>	<b>Ward:</b> <b>Birkenhead and Tranmere</b>
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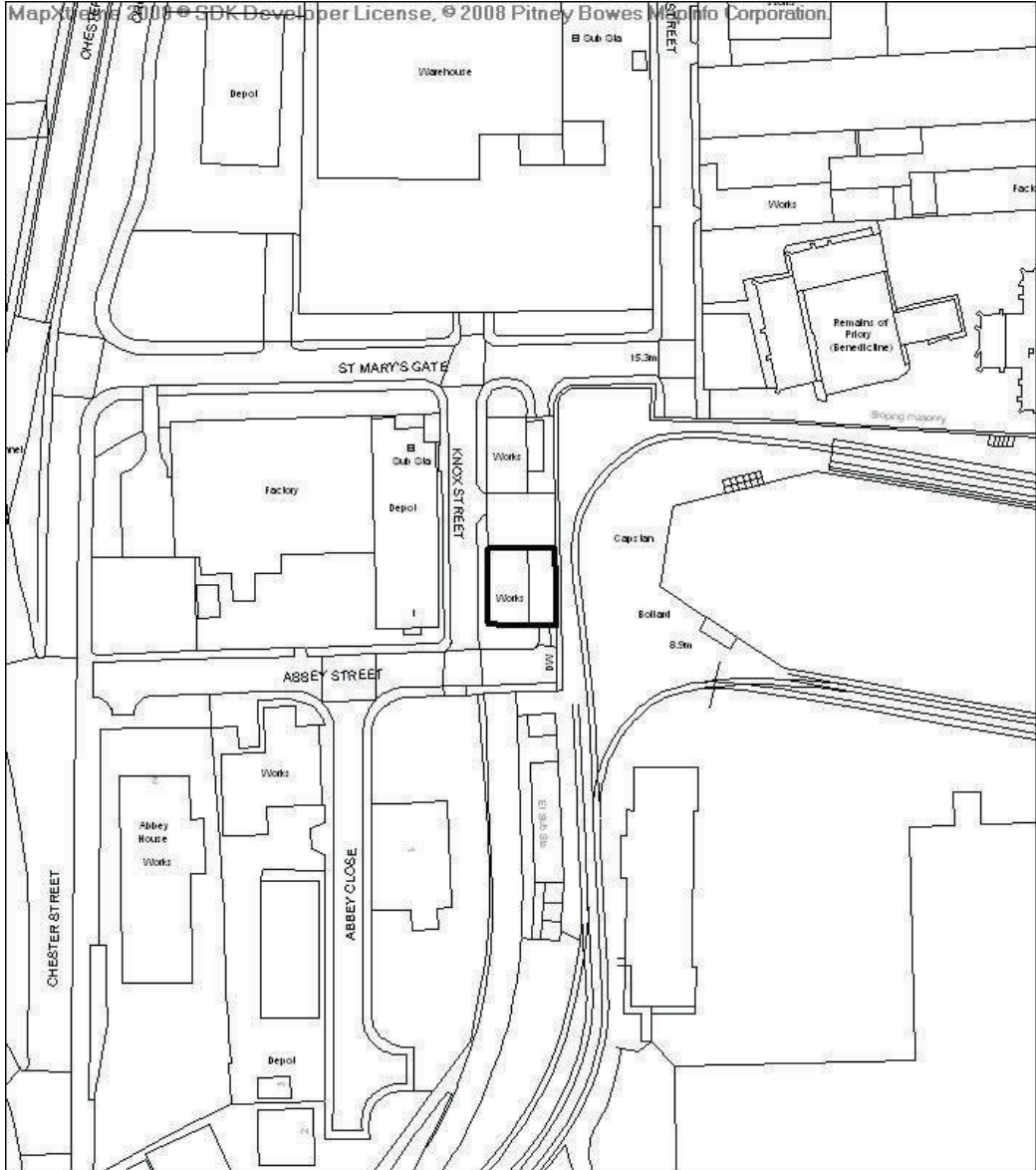
**Location:** Tranfoods Maintenance and Storage, KNOX STREET, BIRKENHEAD, CH41 5HH

**Proposal:** Installation of a vehicular access, dropped kerb and roller shutter door

**Applicant:** Mr Thomas Williams

**Agent :** SDA Architecture & Surveying

**Site Plan:**





**Development Plan Designation:**

Primarily Industrial Area

**Planning History:**

Location: Tranfoods Maintenance and Storage, KNOX STREET, BIRKENHEAD, CH41 5HH

Application Type: Full Planning Permission

Proposal: Installation of a vehicular access, dropped kerb and roller shutter door.

Application No: APP/13/00643

Decision Date: 02/07/2013

Decision Type: Withdrawn

Location: Tranfoods Meat Company, 1 Abbey Street, Birkenhead, Wirral, CH41 5JU

Application Type: Outline Planning Permission

Proposal: Erection of two / three storey extension to existing office meat slicing production area and incorporating additional car parking provision

Application No: OUT/99/07140

Decision Date: 24/03/2000

Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 3 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

**CONSULTATIONS**

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

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

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

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

**INTRODUCTION**

The proposal is for the installation of a vehicular access, dropped kerb and roller shutter door.

**PRINCIPLE OF DEVELOPMENT**

The site is located within the designated industrial area and as such the principle of development is acceptable.

**SITE AND SURROUNDINGS**

The site of development is a small brick built industrial unit located within a primarily industrial area.

The building backs onto the Cammel Laird Dock Yard and is surrounded by similar uses including factories and storage units and distribution centres.

**POLICY CONTEXT**

Policy EM8 - Development within Primarily Industrial Areas Policy states: Within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, subject to Policy EM6 and Policy EM7: uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987; and proposals for the reconstruction, extension or expansion of existing businesses.

The National Planning Policy Framework (NPPF) is also relevant and states that there is a

presumption in favour of sustainable development and the Government is committed to deliver a sustainable development by building a strong competitive economy. It is considered that the introduction of a new improved entrance block accommodating essential facilities for the use of the building will meet the needs of an existing industrial activity in a primarily industrial area without detriment to the surrounding properties.

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

The proposed development will be located on the west facing elevation allowing vehicular access from Knox Street into the unit via a new dropped kerb and roller shutter door.

The new door way will puncture the existing brick wall and will be industrial in character. The scale of the development will be in keeping with that of the existing building and will in non way have an adverse impact upon surrounding uses

The proposal is acceptable in terms of its design and will not have a detrimental impact onto the industrial area as a whole. The proposal is therefore deemed acceptable having regard to Wirral's UDP Policy EM8 and the NPPF.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance as no residential properties will be adversely effected by the scheme.

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

There are no Highway Implications relating to this proposal. The Head of Regeneration (Traffic and Transportation Division) has raised no objection to the proposed development.

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

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

#### **CONCLUSION**

The proposal is acceptable in terms of siting and design. Having regard to the character of the area and the neighbouring sites the development is deemed acceptable. The proposal is therefore acceptable in terms of the criteria set out in UDP policy EM8 and the NPPF.

#### **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 siting and design. Having regard to the character of the area and the neighbouring sites the development is deemed acceptable. The proposal is therefore acceptable in terms of the criteria set out in UDP policy EM8 and the NPPF.

**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 6th August 2013 and listed as follows:  
66\_2013\_02 Rev A (dated 17.07.2013)



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

3. Prior to commencement of development the construction details of the vehicular access hereby approved shall be submitted to and agreed in writing with the Local planning Authority. The approved details shall implemented in full and retained as such thereafter.

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

**Last Comments By:** 17/09/2013 15:04:09  
**Expiry Date:** 01/10/2013

## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01066**

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

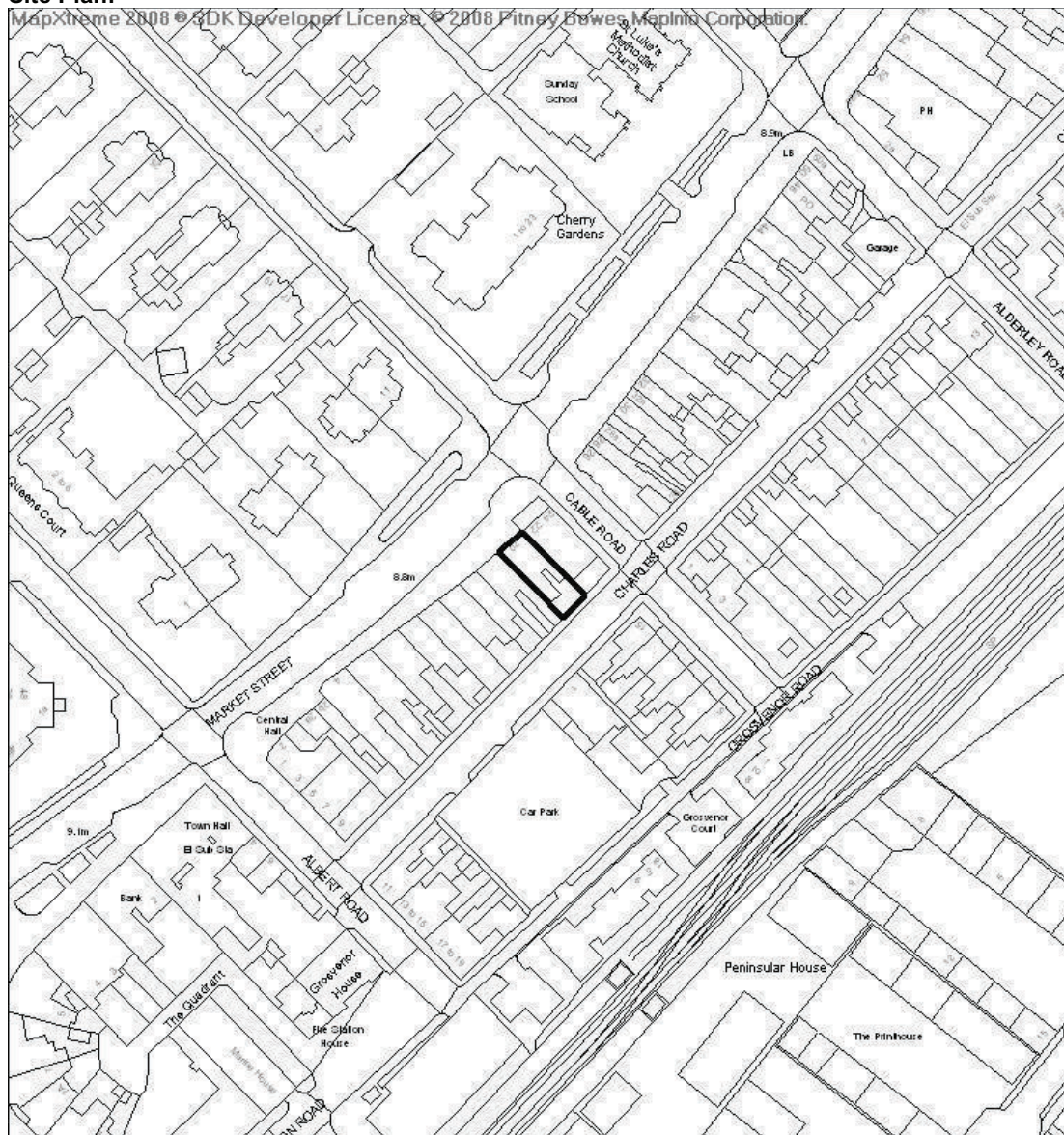
**Case Officer:**  
**Mrs S Lacey**

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

**Location:** 20 MARKET STREET, HOYLAKE, CH47 2AE  
**Proposal:** Erection of a conservatory to cover the existing area of the street cafe and enclosed rear area to rear yard.

**Applicant:** Bej Restaurants  
**Agent :** SDA Architects and Surveyors

### Site Plan:



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**Development Plan Designation:**  
Key Town Centre

**Planning History:**

Location: 20 Market Street, Hoylake, Wirral, CH47 2AE  
Application Type: Full Planning Permission  
Proposal: Change of use from restaurant/café to Chinese take-away with dining area together with a new rear conservatory extension to the dwelling on the site.  
Application No: APP/03/07074  
Decision Date: 04/08/2004  
Decision Type: Approve

Location: 20 Market Street, Hoylake, Wirral, CH47 2AE  
Application Type: Advertisement Consent  
Proposal: Erection of illuminated fascia sign.  
Application No: ADV/03/07310  
Decision Date: 13/01/2004  
Decision Type: Approve

Location: 20A Market Street, Hoylake, Wirral, CH47 2AE  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey rear extension  
Application No: APP/00/06163  
Decision Date: 08/08/2000  
Decision Type: Approve

Location: 20, Market Street, Hoylake. L47 2AE  
Application Type: Full Planning Permission  
Proposal: Erection of new shop front, canopy and single storey rear extension.  
Application No: APP/88/07062  
Decision Date: 30/11/1988  
Decision Type: Approve

Location: Broster, 20, Market Street, Hoylake. L47 2AE  
Application Type: Full Planning Permission  
Proposal: Erection of single storey extension at rear.  
Application No: APP/91/06735  
Decision Date: 08/11/1991  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 8 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections were received.

**CONSULTATIONS:**

Head of Environment and Regulation (Traffic Management Division) - No objection.

Head of Environment and Regulation (Pollution Control Division) - No objection.

**Directors Comment's:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

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

**INTRODUCTION**

The proposal is for the erection of a conservatory to cover the existing area of the street cafe and enclosed area to the rear.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to policy SH1 and SPD3.

**SITE AND SURROUNDINGS**

The site comprises a restaurant with outdoor seating area fronting the property, situated in a row of A1 shops, A3 restaurants and A4 drinking establishments in Hoylake Key Town Centre. There are residential properties opposite the site, within 38 metres of the proposed conservatory.

**POLICY CONTEXT**

Policy SH1 is directly relevant in this instance. SPD3: Hot Food Takeaways, Restaurants, Cafes, and Drinking Establishments and the NPPF offers further guidance to be considered.

**APPEARANCE AND AMENITY ISSUES**

The proposal is to erect a conservatory to enclose an area of pavement currently used as a pavement cafe. The pavement to the front of the premises is relatively wide and can accommodate the structure. The Head of Environment and Regulation (Traffic and Transportation Divisions) has no objection to the proposal and it is not considered to restrict pedestrian flow along the footway or create an obstruction. The adjacent restaurant has the original wrought iron canopy forward of the building line. It is not considered the proposal should replicate this design, and a more modern front extension is considered acceptable.

The proposal will come closer to the residential properties opposite. SPD3 advises that A3 uses should not be approved within 40m of a residential property. In this instance the nearest residential properties would be within 38m. The seating area is considered modest in size, the use of the site for A3 purposes is established, and there is an existing pavement cafe at the site and the adjacent site No.22/24 Market Street. Hours of use should be restricted to minimise noise and disturbance to neighbouring residential properties opposite the site. These factors are considered to present material considerations, and strict adherence to the 40m threshold outlined is not considered necessary in this instance - it is not considered that the proposal would have a significant additional or detrimental impact to residential amenity in this location. Overall the proposal is not considered to be detrimental to neighbouring properties and is recommended for approval.

The rear extension forms a covered canopy over the rear yard, and is not considered harmful in scale, design or outlook to neighbouring properties.

**SEPARATION DISTANCES**

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

**HIGHWAY/TRAFFIC IMPLICATIONS**

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 considered acceptable in scale and is deemed not to undermine the vitality and viability of the Key Town Centre or be detrimental to the character of the area. It complies with Policy SH1 of the adopted Wirral Unitary Development Plan and associated SPD3, and the National Planning Policy Framework.

**Summary of Decision:**

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

considered the following:-

The proposal is considered acceptable in scale and is deemed not to undermine the vitality and viability of the Key Town Centre or be detrimental to the character of the area. It complies with Policy SH1 of the adopted Wirral Unitary Development Plan and associated SPD3, 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 10 September 2013 and listed as follows: drawing numbers 13\_2013\_01 and 13\_2013\_02 (dated 18.01.2013)

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

3. The seating area hereby approved shall not be used except between the hours of 09:00 hours and 23:00 hours

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

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

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy SH1 of the Wirral Unitary Development Plan.

**Last Comments By:** 10/10/2013 11:56:39

**Expiry Date:** 05/11/2013



## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01077**

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

**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Moreton West and  
Saughall Massie**

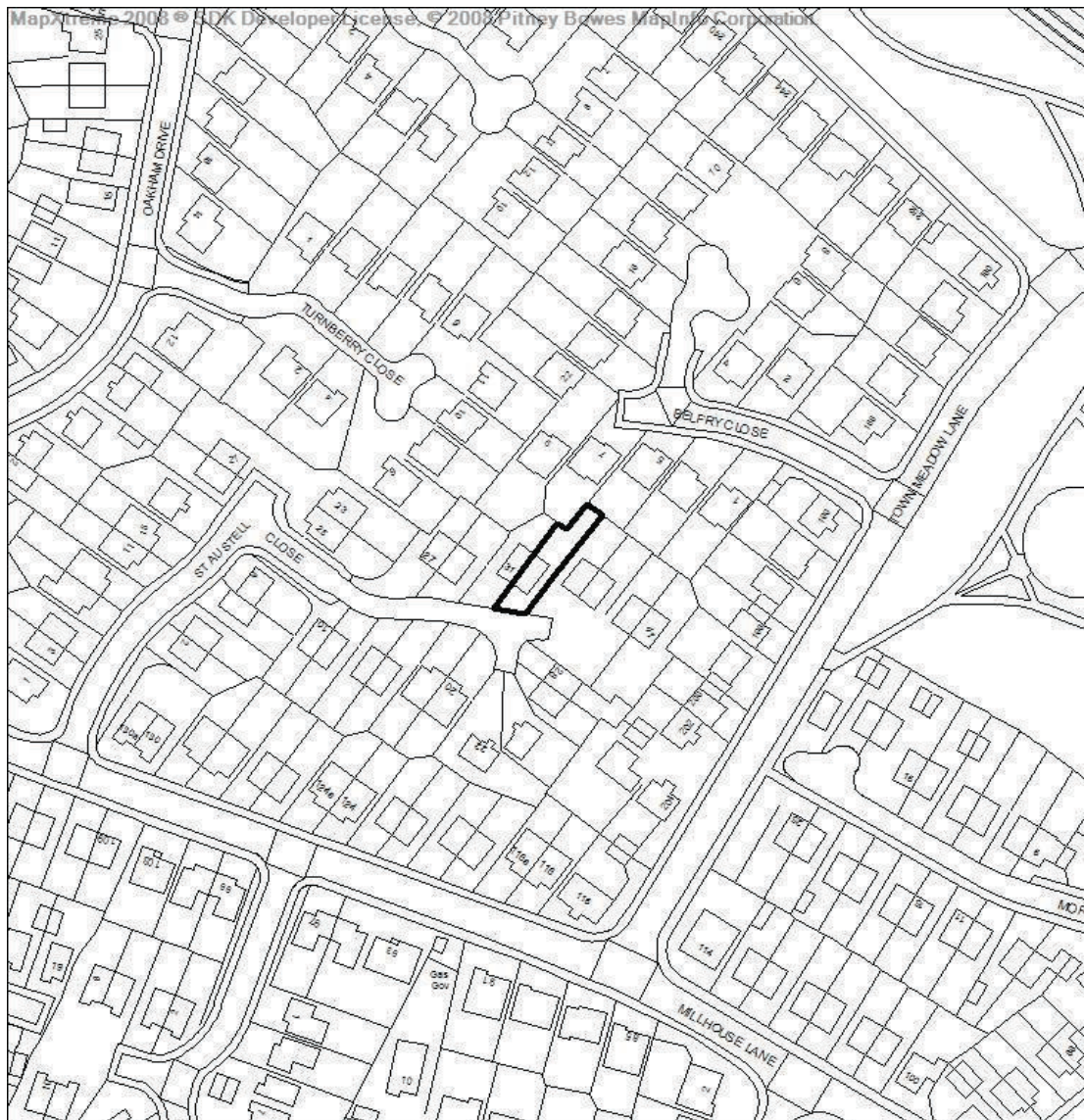
**Location:**  
**Proposal:**

33 ST AUSTELL CLOSE, MORETON, CH46 6FG  
Erection of a two-storey side/rear extension, single storey rear extension and formation of additional parking space to front garden area.

**Applicant:**  
**Agent :**

Mr Tom Kelly  
SDA

**Site Plan:**



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**Development Plan Designation:**

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 Applications, 7 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. At the time of writing this report no representations were received.

**CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transportation Division): no objection.

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

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

**INTRODUCTION**

The proposal seeks planning permission for the erection of a two-storey side/rear extension, single storey rear extension and formation of additional parking space to the front.

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant policies.

**SITE AND SURROUNDINGS**

33 St Austell Close is a modern semi-detached dwellinghouse which is sited within a primarily residential area of similar designed properties. There are several examples of off street parking within the surrounding area.

**POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to 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.

**APPEARANCE AND AMENITY ISSUES**

The proposed two-storey side extension is set back 1.65 metres from the original front elevation of the property, this part of the development achieves a lower ridge height than the original roofline of the dwellinghouse. The proposed rear part of the two-storey extension would extend 3 metres beyond the original rear elevation of the property. This part of the development would be located 4.5 metres off the boundary with the adjoining property, 31 St Austell Close. Due to the staggered rear building line, the rear wall of 35 St Austell Close would protrude approximately 2.55 metres beyond the proposed rear elevation of the application property.

The single storey rear extension would measure 3 metres in depth and would achieve a total height of 3.5 metres. The scale of this proposed extension is minimal and complies with relevant house



extension policy HS11.

There are several examples of off street parking within the area, this will ensure that the proposed hard standing to the front of the property would remain in keeping with the character of the area and should not have an adverse impact on the street scene.

It is considered that the proposal would not cause any harm to the character or appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

#### **SEPARATION DISTANCES**

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

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

There are no highway implications relating to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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

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

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9th September 2013 and listed as follows: drawing number 116\_2013\_01 (dated 05.08.2013).

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

**Last Comments By:** 09/10/2013 14:16:59  
**Expiry Date:** 04/11/2013

## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01089**

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

**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Pensby and  
Thingwall**

**Location:** 57 THINGWALL DRIVE, IRBY, CH61 3XN

**Proposal:** Construction of a new porch along with new roofing material and rendering to main dwelling

**Applicant:** Mr David Thomas

**Agent :** SDA

### Site Plan:



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**Development Plan Designation:**

Primarily Residential Area

**Planning History:**

No relevant planning history

**Summary Of Representations and Consultations Received:**

Having regard to the adopted Guidance on Publicity for Planning Applications, 9 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result no representations were received.

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

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

**INTRODUCTION**

The proposal seeks planning permission for the erection of a porch, to include new roofing material and rendering to the main dwelling.

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant policies.

**SITE AND SURROUNDINGS**

57 Thingwall Drive is a detached bungalow which is sited within a primarily residential area. The immediate surrounding area comprises of traditional semi-detached dwellinghouses and detached bungalows which are located around the perimeter of the cul-de-sac. The application site is located within the far eastern corner of the cul-de-sac and in which the bungalow is set back approximately 20 metres from the highway.

57 Thingwall Drive contains a large car parking area to the front and is partly screened by wooden fencing and vegetation. The boundary with 55 Thingwall Drive consists of dense hedge screening, this property contains two first-floor obscurely glazed windows in the south gable. The neighbouring property, 57a Thingwall Drive is pushed further to the rear than the application property and is screened by wooden fencing and vegetation.

**POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to 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.

**APPEARANCE AND AMENITY ISSUES**

The proposal would include the erection of a front porch and rendering to the main dwellinghouse. The properties within the immediate surrounding area show examples of render or pebble dash. The proposed front extension would measure 2.5 metres in depth and 2.75 metres in width. A pitched roof would be located above the structure, which would reach an overall height of 3.3 metres. The building line within this section of the street scene staggers, this combined with the small scaled proposed front extension and the similar material used to other properties within the area would ensure that the proposal would not appear out of character to the street scene or have an overbearing

impact to occupiers at neighbouring properties.

Overall, it is considered that the proposal would not cause any harm to the character and appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

#### **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 significant highway implications.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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

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

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20th August 2013 and listed as follows: drawing number 105\_20013\_02 (dated 10.07.2013).

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

**Last Comments By:** 02/10/2013 12:27:20

**Expiry Date:** 15/10/2013

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## Planning Committee

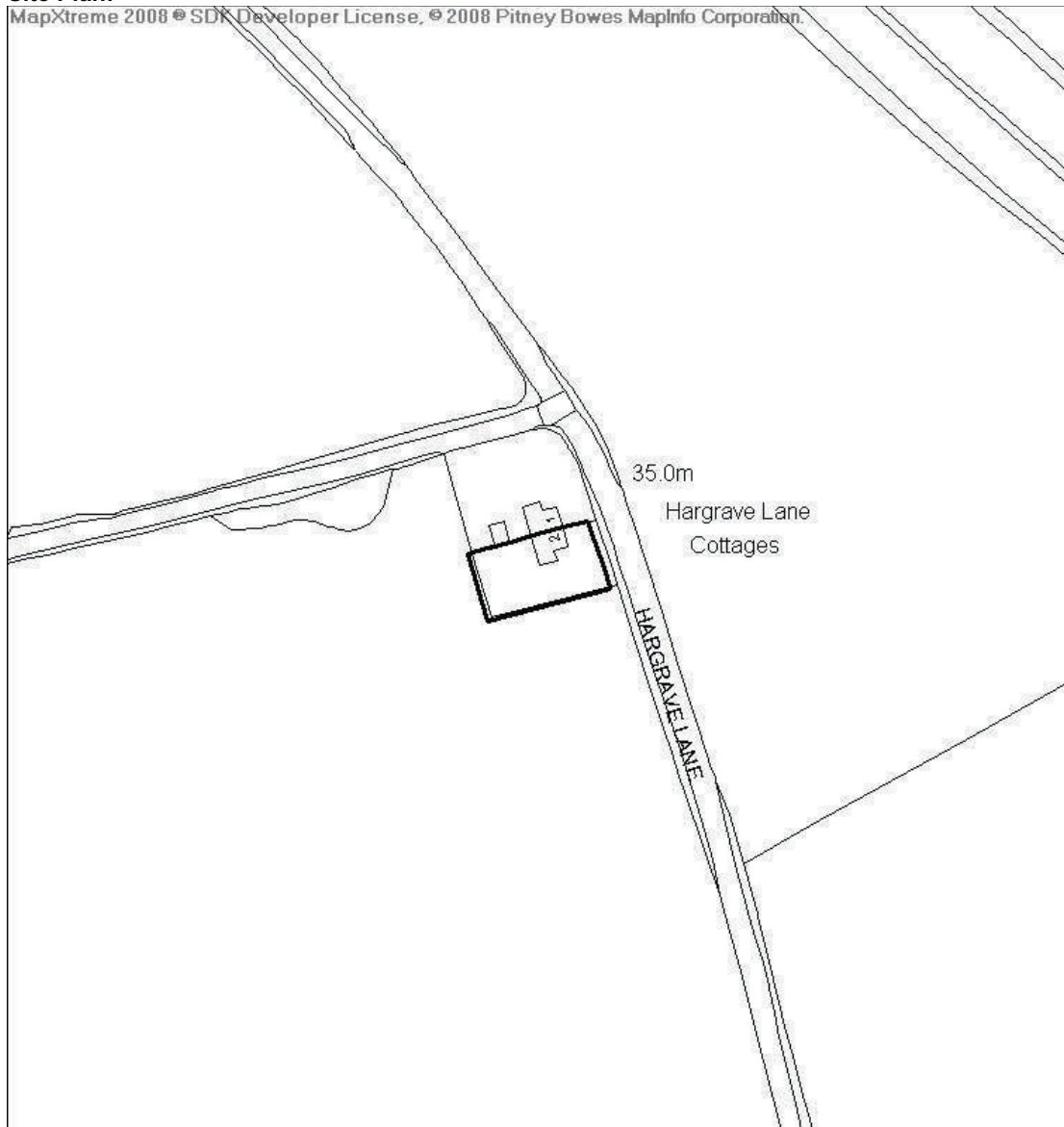
31 October 2013

<b>Reference:</b> <b>APP/13/01095</b>	<b>Area Team:</b> <b>South Team</b>	<b>Case Officer:</b> <b>Mr K Spilsbury</b>	<b>Ward:</b> <b>Clatterbridge</b>
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<b>Location:</b>	Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX
<b>Proposal:</b>	Erection of a detached garage following demolition of old stable building

<b>Applicant:</b>	Mr John Ward
<b>Agent :</b>	SDA

### Site Plan:



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**Development Plan Designation:**  
Green Belt



**Planning History:**

Location: Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX  
Application Type: Full Planning Permission  
Proposal: Double storey side extension with side balcony (Resubmission of application APP/12/00506).

Application No: APP/12/00745  
Decision Date: 27/07/2012  
Decision Type: Approve

Location: Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX  
Application Type: Full Planning Permission  
Proposal: Double storey side extension  
Application No: APP/12/00506  
Decision Date: 08/06/2012  
Decision Type: Withdrawn

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

Having regard to the Council Guidance on Publicity for Applications, 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

**CONSULTATIONS**

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

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

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

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

**INTRODUCTION**

The proposal is for the demolition of the existing stable block building and the erection of a detached garage and workshop.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for a garage within the Green Belt and as such is acceptable in principle subject to Policy GB5 of Wirral's Unitary Development Plan (UDP) and SPG11.

**SITE AND SURROUNDINGS**

The site comprises a semi detached property set within the rural context of Raby.

The dwelling is a two storey cottage style property with a tile roof and a pebble dash facade.

The site is set back from the road and well screened by mature trees and a hedgerow.

There is a large garden to the rear of the site that is well screened by mature trees over 10m in height to the east.

**POLICY CONTEXT**

The proposal relates to a demolition of a stable and erection of a garage/workshop within the Green Belt.

Policy GB5 states: The extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable

floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

The existing stable block measures 4.340m by 13.375m. It is single storey and is currently in a poor state of repair.

The proposed floorspace of the garage workshop is identical to that of the stable block. It will have a timber frame that is in keeping with the existing dwelling and the walls will be rendered to match the property. There will be a small wood store on the north western corner of the building.

Whilst the building will be taller than the existing stable block, the proposed pitched roof design will be more in keeping with the character of the area and there will be no increase in habitable floorspace created.

It is considered that the proposed development is sympathetic in design and will not result in a detrimental impact upon the open character of the area.

SPG11 is also directly relevant in this instance. In its criteria for development of this nature it outlines that the extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties nor be visually overbearing or dominant when viewed from adjoining houses. SPG11 states that it is always important to consider the specific character of the building to be extended and to take into account the context of the property.

The size and scale of the proposed building does not over dominate the existing dwelling and will not result in harm to the open appearance of the Green Belt. The proposal is deemed acceptable in terms of the criteria set out in the UDP and the NPPF.

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

The proposed two storey extension will occupy the land to the south of the property adjacent to the boundary with the open Green Belt land. The extension is sympathetic in design with a hipped roof dormer.

The proposed development is not so extensive as to have an adverse impact upon the surrounding properties or harm to the Green Belt as it will be sited away from the nearest residential property and is also well screened by the large trees running along the boundary of the site..

The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The building is single storey which ensures that there will be no overlooking of adjacent property and is therefore in accordance with SPG11.

In summary, the proposal is not considered to have an adverse impact on neighbouring properties. The proposal is in keeping with the design of the original dwelling and does not harm the open character of the Green Belt. The proposal is acceptable in terms of scale and design and complies with Policy GB5 and SPG11.

#### **SEPARATION DISTANCES**

SPG11 states that 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 is single storey and is located away from the party boundary. It is therefore not considered to result in direct overlooking to neighbouring properties.

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

There are no highway issues relating to this proposal. The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the scheme

#### **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 significantly detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy, it is not detrimental to the character or openness of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy GB5 - Extension of Existing Dwellings in the Green Belt of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

### **Summary of Decision:**

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

The proposal is not considered to have a significantly detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy, it is not detrimental to the character or openness of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy GB5 - Extension of Existing Dwellings in the Green Belt of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd September 2013 and listed as follows: 63\_2013\_01 (dated 05.04.2013)

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

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

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy GB5 of the Wirral Unitary Development Plan.

**Last Comments By:** 02/10/2013 14:57:50  
**Expiry Date:** 29/10/2013

**Planning Committee**

31 October 2013

**Reference:**  
**APP/13/01117**

**Area Team:**  
**South Team**

**Case Officer:**  
**Ms C Berry**

**Ward:**  
**Heswall**

**Location:** Pipers Cottage, 42 DELAVOR ROAD, HESWALL, CH60 4RS  
**Proposal:** Detached garage  
**Applicant:** Mr G McCormack  
**Agent :** SDA

**Site Plan:**



**Development Plan Designation:**  
Primarily Residential Area

### **Planning History:**

Location: Pipers Cottage, 42 Delavor Road, Heswall, Wirral, CH60 4RS  
Application Type: Full Planning Permission  
Proposal: Remodelling of dwelling, including alterations to the roof, erection of a two-storey side extension with a single storey side extension and a single storey front extension  
Application No: APP/06/05067  
Decision Date: 23/03/2006  
Decision Type: Approve

Location: Pipers Cottage, 42 Delavor Road, Heswall, Wirral, CH60 4RS  
Application Type: Full Planning Permission  
Proposal: Removal of sandstone wall & replacement with blockwork wall, removal of existing outbuilding and erection of outbuilding and a gate through wall  
Application No: APP/09/05290  
Decision Date: 08/05/2009  
Decision Type: Approve

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

#### **REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 12 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report no objections have been received.

#### **CONSULTATIONS**

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

#### **Directors Comment's:**

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

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

#### **INTRODUCTION**

Erection of a detached double garage.

#### **PRINCIPLE OF DEVELOPMENT**

The principle of a detached garage is acceptable having regard to Policy HS11 of Wirral's Unitary Development Plan and the provisions of the National Planning Policy Framework.

#### **SITE AND SURROUNDINGS**

The site comprises a detached two storey house and is located on the corner of Delavor Road and Pipers Lane. The site is enclosed by a low sandstone wall with fence above and has approximately 1.8 metre high entrance gates fronting onto Delavor Road. There are trees on the front boundary within the corner of the plot fronting the junction of Delavor Road and Pipers Lane, some of which will be removed to allow for the siting of the garage. There is extensive landscaping on the side boundary that faces onto Pipers Lane. The area is predominantly residential in character with a mix of properties in terms of design and scale. There is a row of garages to the north of the site fronting Bush Way and the site plan indicates that one of the garages is owned by the applicant (the site edged red includes this area of land).

#### **POLICY CONTEXT**

Policy HS11 is directly relevant in this instance and states that proposals should not result in any harm to the character of the street scene or any loss of amenity to the occupiers of adjacent properties. The National Planning Policy Framework supports sustainable development which encompasses good design and states that developments should improve the character and quality of an area.

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

The property has been previously extended and has an integral garage to the side. The proposed garage would be sited at the front of the site in the corner fronting the junction of Delavor Road and Pipers Lane. It would project forward of the principle elevation of the house and forward of the general building line along both Delavor Road and Pipers Lane. It would form a prominent feature due to its large footprint, measuring 6.3 metres by 5.4 metres with a height of 3.8 metres. In addition, two well established trees would be removed to allow for the siting of the garage, which would expose the building further to the detriment of the character of the street scene.

The proposed garage would detract from the character of the area and have a detrimental impact on the street scene due to its size and siting. This is contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

The agent was given the opportunity to withdraw the application but has chosen to proceed despite the recommendation of refusal.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance.

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

There are no highway implications relating to this proposal.

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

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 form a visually obtrusive feature by reason of its siting, scale and design which the Local Planning Authority considers would be detrimental to the general character of the street scene. The proposal is therefore contrary to Policy HS11 of the 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 proposed development would form a visually obtrusive feature by reason of its siting, scale and design which the Local Planning Authority considers would be detrimental to the general character of the streetscene. The proposal is therefore contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

**Recommended                  Refuse**  
**Decision:**

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

1. The proposed development would form a visually obtrusive feature by reason of its siting, scale and design which the Local Planning Authority considers would be detrimental to the general character of the streetscene. The proposal is therefore contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

**Last Comments By: 03/10/2013 09:38:08**  
**Expiry Date: 21/10/2013**

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**Planning Applications Decided Under  
Delegated Powers Between  
16/09/2013 and 20/10/2013**

**Application No.:** APP/12/01435                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 18/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Day  
**Applicant:** Mr J Courtney                      **Agent:** Design Planning Developments  
**Location:** Red Fox Farm, HILL BARK ROAD, FRANKBY, CH48 1NJ  
**Proposal:** Proposed domestic dwelling

**Application No.:** APP/13/00180                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                      **Decision Level:** Delegated  
**Decision Date:** 18/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Halpern                      **Agent:** DV Architects  
**Location:** Texaco Filling Station, TOWNFIELD CLOSE, NOCTORUM, CH43 9JW  
**Proposal:** Demolition of existing petrol station and erection of a single storey building comprising 6 units (Class A1 non-food) creating 731m<sup>2</sup> of gross area in total. The existing car parking on the adjacent site will be used and re-configured to integrate disabled car parking and cycle storage. Two existing vehicular accesses are to be removed to create a continuous public footpath in front of the proposed building. The creation of a pedestrian crossing across Townfield Close.

**Application No.:** APP/13/00201                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 16/09/2013                      **Decision:** Withdrawn  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr N While                      **Agent:** Mr N Roberts  
**Location:** 42 NORTH PARADE, HOYLAKE, CH47 3AJ  
**Proposal:** Erection of single storey rear extensions

**Application No.:** OUT/13/00262                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 17/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**                      **Agent:** Hughes Architectural  
**Location:** Woodland, SEVEN ACRES LANE, THINGWALL  
**Proposal:** Erection of four detached dwellings with integral garages with integral garages (outline with all matters reserved)

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**Application No.:** APP/13/00286                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                              **Decision Level:** Delegated  
**Decision Date:** 07/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:**  
**Location:** Clatterbridge Hospital, MOUNT ROAD, CLATTERBRIDGE  
**Proposal:** Erection of a 1500mm diameter, 12m high exhaust flue with associated plant machinery, palisade fencing and new roller shutter door to boiler house.

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**Application No.:** OUT/13/00343                      **Application Type:** Outline Planning Permission  
**Ward:** Liscard                                      **Decision Level:** Delegated  
**Decision Date:** 16/09/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr J Roddick                              **Agent:** Design Planning Developments  
**Location:** Former Vacant Building, 108 & 108A KING STREET, EGREMONT  
**Proposal:** Outline application for the erection of a block of 7 flats

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**Application No.:** OUT/13/00494                      **Application Type:** Outline Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Paul Keegan Associates  
**Location:** 4 SPRINGFIELD AVENUE, NEWTON, CH48 9UZ  
**Proposal:** Demolition of property and construction of 10No 5bed detached houses (all matters reserved)

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**Application No.:** LBC/13/00526                      **Application Type:** Listed Building Consent  
**Ward:** Bromborough                              **Decision Level:** Delegated  
**Decision Date:** 13/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr K Dilworth                              **Agent:** Niall Patterson Associates  
**Location:** 73 GREENDALE ROAD, PORT SUNLIGHT, CH62 4XD  
**Proposal:** Replacement of timber window sashes affected by rot with approved double glazing sections, and reinstatement of two rear kitchen windows to original details.

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**Application No.:** APP/13/00584                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 09/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Wood                                      **Agent:** Matthews & Goodman  
**Location:** Land at Garswood Close, LEASOWE ROAD, LEASOWE, CH46 3RB  
**Proposal:** Erection of 2 no. 2 bedroom flats in a two storey building (AMENDED PLANS RECEIVED)

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**Application No.:** APP/13/00625                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** EC Harris LLP  
**Location:** Arrow Park Newsagents & Post Office 43 FLEETCROFT ROAD, WOODCHURCH, CH49 5LZ  
**Proposal:** Installation of a new Bank of Ireland ATM on shopfront.

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**Application No.:** ADV/13/00626                      **Application Type:** Advertisement Consent  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 09/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** EC Harris LLP  
**Location:** 43 FLEETCROFT ROAD, WOODCHURCH, CH49 5LZ  
**Proposal:** Proposed illuminated advertisements on proposed installation of a new Bank of Ireland ATM on shopfront

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**Application No.:** APP/13/00700                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 09/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mrs Helen Wall                              **Agent:**  
**Location:** Port Sunlight Garden Centre, THE CAUSEWAY, PORT SUNLIGHT, CH62 5DY  
**Proposal:** Variation of condition 3 of the approved planning permission (APP/13/00300) to increase opening hours in the café to be open between 9:00 to 22:00 daily: Monday to Sunday.

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**Application No.:** APP/13/00708                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                              **Decision Level:** Delegated  
**Decision Date:** 20/09/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Falconer Chester Hall Ltd  
**Location:** Lakeside Orthodontics, 38 SALISBURY AVENUE, WEST KIRBY, CH48 0QP  
**Proposal:** Ground floor single storey side extension, external alterations and internal reconfiguration.

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**Application No.:** APP/13/00746                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:**    **Agent:** Space Bdc  
**Location:** The Shippons, THINGWALL ROAD, IRBY, CH61 3UA  
**Proposal:** Proposed raising of the rear lean-to-roof with a small infill extension and a single storey, flat roofed extension to the kitchen. Erection of Pergola with enclosed beer garden.

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<b>Application No.:</b>	APP/13/00752	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Seacombe	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	PWE Design
<b>Location:</b>	Bird In Hand, 25 OAKDALE ROAD, SEACOMBE, CH44 7HN		
<b>Proposal:</b>	Demolition of Vacant Public House 'Bird in Hand' to form 5 no. 2 Bedroom Terrace Bungalows		
<b>Application No.:</b>	APP/13/00781	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr & Mrs Littler	<b>Agent:</b>	INSITE ARCHITECTURE
<b>Location:</b>	38A FORD ROAD, UPTON, CH49 0TF		
<b>Proposal:</b>	Erection of a first floor extension to existing dwelling		
<b>Application No.:</b>	LBC/13/00804	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>		<b>Agent:</b>	Space BDC
<b>Location:</b>	The Shippons, THINGWALL ROAD, IRBY, CH61 3UA		
<b>Proposal:</b>	Proposed raising of the rear lean-to roof with a small infill extension and a single storey, flat roofed extension to the kitchen. Erection of a Pergola within enclosed beer garden.		
<b>Application No.:</b>	APP/13/00805	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>	Mr Allen	<b>Agent:</b>	martin fletcher architects
<b>Location:</b>	Land adjacent to 17 STANLEY ROAD, HOYLAKES, CH47 1HN		
<b>Proposal:</b>	Proposed erection of two storey detached dwelling with integral garage and access - application including alterations to approved application (application ref:13/0008), consisting alteration to the position of the property on the site, alterations to the rear balcony, the insertion of doors to the rear, a reduction in chimney heights and roof lights to the rear elevation.		
<b>Application No.:</b>	APP/13/00812	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mr K Durkin	<b>Agent:</b>	Mr I Jackson
<b>Location:</b>	4 OAK AVENUE, UPTON, CH49 4NL		
<b>Proposal:</b>	Erection of a garage		

<b>Application No.:</b>	APP/13/00816	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Miss S Taylor	<b>Agent:</b>	
<b>Location:</b>	39 CROSS LANE, BEBINGTON, CH63 3AH		
<b>Proposal:</b>	Erection of a 2 storey side and single storey front extension		
<b>Application No.:</b>	APP/13/00820	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr B O'Toole	<b>Agent:</b>	
<b>Location:</b>	6 PRESTBURY CLOSE, PRENTON, CH43 0UB		
<b>Proposal:</b>	Proposed single storey extension to side.		
<b>Application No.:</b>	APP/13/00825	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs Luc	<b>Agent:</b>	Mr Colin Medicott
<b>Location:</b>	211A TEEHEY LANE, HIGHER BEBINGTON, CH63 2JE		
<b>Proposal:</b>	5.5 metre wide x 4 metre projection single storey conservatory		
<b>Application No.:</b>	APP/13/00861	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	20/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	IMD & Associates
<b>Location:</b>	Prenton Park Hotel, 796 BOROUGH ROAD, TRANMERE, CH42 9JG		
<b>Proposal:</b>	Redeveloped beer garden with covered area, with a pedestrian access gate onto Borough Road (Amended Description).		
<b>Application No.:</b>	APP/13/00869	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	Cliff Elliot
<b>Location:</b>	6-8 CLIFTON CRESCENT, BIRKENHEAD, CH41 2QH		
<b>Proposal:</b>	Change of use from a hair salon to a hot food takeaway		

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**Application No.:** APP/13/00872                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 19/09/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:**    **Agent:** C W Jones  
**Location:** Devaney Medical Centre, 40 BALLS ROAD, OXTON, CH43 5RE  
**Proposal:** Change of use of part of premises to a pharmacy and external alterations including new shutters, new doorway and closing up of existing doorway (AMENDED DESCRIPTION).

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**Application No.:** APP/13/00884                      **Application Type:** Full Planning Permission  
**Ward:** Seacombe    **Decision Level:** Delegated  
**Decision Date:** 17/09/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:**  
**Location:** Ocean Park, DOCK ROAD, SEACOMBE  
**Proposal:** Installation of Flo Gas Tank to The Front Of Unit 12, Ocean Park

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**Application No.:** APP/13/00888                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:**  
**Location:** 316 WOODCHURCH ROAD, PRENTON  
**Proposal:** Retrospective permission for the change of use from a petrol station to a hand car wash and retention of valeting bay (amended description)

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**Application No.:** APP/13/00892                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 20/09/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** AFL Architects  
**Location:** Clatterbridge Hospital, MOUNT ROAD, CLATTERBRIDGE  
**Proposal:** Erection of a two storey operating theatre.

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**Application No.:** APP/13/00893                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby    **Decision Level:** Delegated  
**Decision Date:** 26/09/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mrs A Benbow    **Agent:**  
**Location:** 143 ARROWE ROAD, GREASBY, CH49 1RZ  
**Proposal:** New vehicular access to create a driveway

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<b>Application No.:</b>	APP/13/00897	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr & Mrs Doughty	<b>Agent:</b>	
<b>Location:</b>	37 BROADHEATH AVENUE, BIDSTON, CH43 7NP		
<b>Proposal:</b>	Retention of boundary fence to the rear and alteration to rear land levels (amended description)		
<b>Application No.:</b>	APP/13/00900	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/09/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	EC Harris LLP
<b>Location:</b>	28 HOYLAKE ROAD, BIDSTON, CH41 7BX		
<b>Proposal:</b>	Installation of a new Bank of Ireland ATM through the shopfront glazing		
<b>Application No.:</b>	ADV/13/00901	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	19/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	EC Harris LLP
<b>Location:</b>	28 HOYLAKE ROAD, BIDSTON, CH41 7BX		
<b>Proposal:</b>	Installation of an illuminated ATM advertisement sign.		
<b>Application No.:</b>	APP/13/00902	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr Peter Corbett	<b>Agent:</b>	David Ainsley
<b>Location:</b>	3 VILLAGE ROAD, OXTON, CH43 5SR		
<b>Proposal:</b>	Conversion of 2 storey outrigger to provide a day room at ground floor and a bedroom to the first floor, along with a single storey extension. New handrails to the front and rear doors.		
<b>Application No.:</b>	LBC/13/00903	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr Peter Corbett	<b>Agent:</b>	David Ainsley
<b>Location:</b>	3 VILLAGE ROAD, OXTON, CH43 5SR		
<b>Proposal:</b>	Conversion of 2 storey outrigger to provide a day room at ground floor and a bedroom to the first floor, along with a single storey extension. New handrails to the front and rear doors.		



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**Application No.:** APP/13/00904                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 17/09/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Terra Architectural Limited  
**Location:** 9-14 ST JOHNS PAVEMENT, BIRKENHEAD, CH41 2YB  
**Proposal:** Installation of a new roof top plant area, including 2No. condensing units

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**Application No.:** APP/13/00905                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 08/10/2013                      **Decision:** Withdrawn  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr P McNulty                      **Agent:**  
**Location:** 1 TOLEMAN AVENUE, BEBINGTON, CH63 7QA  
**Proposal:** Erection of a 3 storey dwelling.

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**Application No.:** APP/13/00911                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 16/09/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Terra Architectural Limited  
**Location:** 25C WELTON ROAD, BROMBOROUGH, CH62 3PN  
**Proposal:** Installation of a new plant equipment area to the rear of the unit including 1No. air handling unit, 5No. condensing units, associated pipes and ductwork and palisade fencing.

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**Application No.:** APP/13/00920                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr & Mrs Cottrell                      **Agent:** DnA Group  
**Location:** Hill Bark Farm, HILL BARK ROAD, FRANKBY, CH48 1NP  
**Proposal:** Conversion of hay loft to provide family guest accommodation, stables and tack room, including insertion of dormer and velux windows, and glazed doors to west elevation (AMENDED DESCRIPTION)

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**Application No.:** LBC/13/00921                      **Application Type:** Listed Building Consent  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr & Mrs Cottrell                      **Agent:** DnA Group  
**Location:** Hill Bark Farm, HILL BARK ROAD, FRANKBY, CH48 1NP  
**Proposal:** New sun lounge to side elevation, and conversion of hay loft to provide family guest accomodation, stables and tack room (AMENDED DESCRIPTION)

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**Application No.:** APP/13/00924                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 19/09/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr F Mulvaney    **Agent:**  
**Location:** Holmfield, 7 OAKLEA ROAD, IRBY, CH61 3US  
**Proposal:** Demolition of existing bungalow & erection of a new dormer bungalow with a garage

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**Application No.:** APP/13/00926                      **Application Type:** Full Planning Permission  
**Ward:** Oxton    **Decision Level:** Delegated  
**Decision Date:** 19/09/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr D Holmes    **Agent:**  
**Location:** 3A Poplar Road, Oxton, CH43 5TB  
**Proposal:** Erection of a two storey side and single storey rear extension

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**Application No.:** APP/13/00929                      **Application Type:** Full Planning Permission  
**Ward:** Cloughton    **Decision Level:** Delegated  
**Decision Date:** 25/09/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr & Mrs Carey    **Agent:** N Robinson Design LTD  
**Location:** 42 PARK ROAD WEST, CLAUGHTON, CH43 8SE  
**Proposal:** Erection of a single storey rear conservatory

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**Application No.:** LBC/13/00935                      **Application Type:** Listed Building Consent  
**Ward:** Bromborough    **Decision Level:** Delegated  
**Decision Date:** 16/09/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr Thomson    **Agent:** Paddock Johnson Partnership  
**Location:** 12 LANCASTER CLOSE, PORT SUNLIGHT, CH62 5HP  
**Proposal:** New satellite dish to the rear.

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**Application No.:** APP/13/00947                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough    **Decision Level:** Delegated  
**Decision Date:** 24/09/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Napper Architects  
**Location:** Virgin Media Limited Unit 4 SKIDDAW ROAD, BROMBOROUGH, CH62 3RB  
**Proposal:** Introduction of three new louvers to the south elevation, one to the west and one to the east to serve replacement air conditioning chiller units located within the building.

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<b>Application No.:</b>	APP/13/00950	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr lowrey	<b>Agent:</b>	
<b>Location:</b>	22 TEEHEY LANE, HIGHER BEBINGTON, CH63 2JQ		
<b>Proposal:</b>	Erection of a two storey side extension and amendments to existing garage.		
<b>Application No.:</b>	APP/13/00954	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Ms Battye	<b>Agent:</b>	Building Design Solutions Ltd
<b>Location:</b>	157 BERESFORD ROAD, OXTON, CH43 2JD		
<b>Proposal:</b>	Construction of basement well to the existing front elevation to include splayed bay structure and insertion window openings		
<b>Application No.:</b>	APP/13/00957	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Seacombe	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/09/2013	<b>Decision:</b>	Withdrawn
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>	Mr R Wildman	<b>Agent:</b>	
<b>Location:</b>	McKennas Building, DOCK ROAD, POULTON		
<b>Proposal:</b>	Change of use of ground and first floor from a B1 use with showroom, to A1 (furniture showroom).		
<b>Application No.:</b>	APP/13/00961	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	Mason & Partners
<b>Location:</b>	Blockbuster Video Express 794 BOROUGH ROAD, TRANMERE, CH42 9JG		
<b>Proposal:</b>	Internal alterations to create 1 large open plan unit with associated external shop front alterations and plant area at roof level.		
<b>Application No.:</b>	APP/13/00962	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Dr M Williams	<b>Agent:</b>	Neil Braithwaite Architect
<b>Location:</b>	Tanglewood, 8 ANTHONYS WAY, GAYTON, CH60 0BP		
<b>Proposal:</b>	Single storey extension to rear of dwelling with walkway and decking area.		

<b>Application No.:</b>	APP/13/00963	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Lovelock Mitchell Architects
<b>Location:</b>	Cedar Cottage, 10 CROFT DRIVE WEST, CALDY, CH48 2JG		
<b>Proposal:</b>	Construction of 2no. new dwellings on land adjacent Cedar Cottage, 10 Croft Drive West, Caldby		
<b>Application No.:</b>	APP/13/00969	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/09/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs A Brown	<b>Agent:</b>	Weightman & Bullen Architects
<b>Location:</b>	19 BARCOMBE ROAD, BARNSTON, CH60 1UY		
<b>Proposal:</b>	Retrospective application for hip to gable extension and rear dormer roof extension.		
<b>Application No.:</b>	APP/13/00970	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mrs Hughes	<b>Agent:</b>	beecon designs limited
<b>Location:</b>	20 GREENHEYS ROAD, IRBY, CH61 2XR		
<b>Proposal:</b>	Side extension to extend garage and create morning room		
<b>Application No.:</b>	APP/13/00971	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr James Robertson	<b>Agent:</b>	The Kenefick Jones Partnership Ltd
<b>Location:</b>	79 BERESFORD ROAD, OXTON		
<b>Proposal:</b>	Conversion of basement to an apartment		
<b>Application No.:</b>	APP/13/00972	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	20/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Miss Hall	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	8 DEVONSHIRE ROAD, UPTON, CH49 6NW		
<b>Proposal:</b>	Two storey side and single storey rear extensions		

<b>Application No.:</b>	APP/13/00973	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr Jim Hardman	<b>Agent:</b>	
<b>Location:</b>	70 BIRKENHEAD ROAD, MEOLS, CH47 0LA		
<b>Proposal:</b>	Erection of new dormer bungalow to rear of property fronting Bertram Drive		
<b>Application No.:</b>	APP/13/00974	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>	Mr Dale	<b>Agent:</b>	Imagine Design Studio
<b>Location:</b>	8 BENTY FARM GROVE, IRBY, CH61 3YB		
<b>Proposal:</b>	Alter existing Conservatory into a Lounge extension with Log Burner and chimney		
<b>Application No.:</b>	APP/13/00982	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mrs W Grumett	<b>Agent:</b>	
<b>Location:</b>	34 Far Meadow Lane Irby Wirral, CH61 4XW		
<b>Proposal:</b>	Single storey PVC conservatory and ground floor bathroom extension to side		
<b>Application No.:</b>	ADV/13/00985	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	19/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms C Berry		
<b>Applicant:</b>		<b>Agent:</b>	CLA
<b>Location:</b>	1 MAY ROAD, HESWALL, CH60 5RA		
<b>Proposal:</b>	2no Fascia signs on corner of building		
<b>Application No.:</b>	APP/13/00986	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	20/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	G H Design LTD
<b>Location:</b>	6, 8 and 10 GRISEDALE ROAD, BROMBOROUGH, CH62 3QA		
<b>Proposal:</b>	Proposed external extraction plant to be sited on the rear elevation of unit 6		

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**Application No.:** APP/13/00988                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 18/09/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Mike Jones                      **Agent:**  
**Location:** 61 LANG LANE, WEST KIRBY, CH48 5HJ  
**Proposal:** Ground floor extension to side and rear with bedroom extension above to side, and decking with railings to rear

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**Application No.:** APP/13/00990                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                      **Decision Level:** Delegated  
**Decision Date:** 20/09/2013                      **Decision:** Refuse  
**Case Officer:** Mr N Williams  
**Applicant:** Mr & Mrs Adams                      **Agent:** David Backhouse Architects  
**Location:** Morgen, NOCTORUM ROAD, NOCTORUM, CH43 9UG  
**Proposal:** Erection of detached house following the demolition of existing house

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**Application No.:** APP/13/00991                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 20/09/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Frank Dollard                      **Agent:** Edward Welch Associates  
**Location:** Carmel, 2 Croft Drive CALDY, CH48 2LE  
**Proposal:** Construction of first floor bay window to front

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**Application No.:** APP/13/00993                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr Charles Hollywood                      **Agent:**  
**Location:** 11 COWLEY CLOSE, UPTON, CH49 4GR  
**Proposal:** Rear conservatory

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**Application No.:** APP/13/00994                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 17/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr David Skillen                      **Agent:**  
**Location:** 1 Heron Road Meols Wirral CH47 9RU  
**Proposal:** Dropped Kerb and vehicular access

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**Application No.:** APP/13/00996                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 23/09/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr John Curwen                                      **Agent:**  
**Location:** 7 BARNES GREEN, SPITAL, CH63 9LU  
**Proposal:** To relocate the existing 1.8m, east boundary fence (along Barnes Green) from its current position by 1.9 metres to a new position adjacent to inside edge of the Barnes Green footpath.

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**Application No.:** APP/13/00997                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 01/10/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr Graham Hardy                                      **Agent:** Mr Charlie Chu  
**Location:** 34 OLD GREASBY ROAD, UPTON, CH49 6LT  
**Proposal:** Single storey side extension for kitchen and garage.

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**Application No.:** APP/13/00999                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 25/09/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:** 4mation architecture ltd  
**Location:** 292 LAIRD STREET, BIRKENHEAD, CH41 8EW  
**Proposal:** Proposed change of use of part of ground floor to 2 No self-contained apartments and change of use of upper floor apartment into 2 No. self-contained apartments

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**Application No.:** APP/13/01004                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 23/09/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Wand Projects Limited  
**Location:** Woodchurch Primary School, CHURCH LANE, WOODCHURCH, CH49 7LS  
**Proposal:** Remodelling of existing infants entrance, providing new canopy over, repositioning steps and new disabled access and stairlift.

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**Application No.:** OUT/13/01006                      **Application Type:** Outline Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 27/09/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr J Holden    **Agent:** SHACK Architecture ltd  
**Location:** High Hedges, 18 SEVEN ACRES LANE, THINGWALL, CH61 7XY  
**Proposal:** Outline application for a single detached dormer bungalow on the land adjacent to 18 Seven Acres Lane Thingwall with all matters reserved other than access

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<b>Application No.:</b>	APP/13/01009	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs McCarthy	<b>Agent:</b>	Ms A Whiting
<b>Location:</b>	9 CHILTERN ROAD, PRENTON, CH42 6SQ		
<b>Proposal:</b>	To erect a white pvcu conservatory at the rear of the property		
<b>Application No.:</b>	APP/13/01010	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Stephen Cardell	<b>Agent:</b>	Hughes Architectural
<b>Location:</b>	Casa Mia, 4 BIRCHWAY, GAYTON, CH60 3SX		
<b>Proposal:</b>	New attached garage, open porch. Alterations to existing garage flat roof, conversion of existing garage into a habitable room		
<b>Application No.:</b>	APP/13/01012	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	27/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr S Moon	<b>Agent:</b>	O'loughlin architects ltd
<b>Location:</b>	15 BARN HEY CRESCENT, MEOLS, CH47 9RN		
<b>Proposal:</b>	Single storey side extension		
<b>Application No.:</b>	OUT/13/01013	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr J Wallace	<b>Agent:</b>	Spring Architects Ltd
<b>Location:</b>	Land at Kingsley Close Pensby Wirral, CH61 5UE		
<b>Proposal:</b>	An outline planning application for a two storey dwelling on vacant land to Kingsley Close, Pensby		
<b>Application No.:</b>	APP/13/01014	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	27/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr Scott Ward	<b>Agent:</b>	D.J Cooke and Company
<b>Location:</b>	439-445 CLEVELAND STREET, BIRKENHEAD, CH41 8EE		
<b>Proposal:</b>	Internal alterations, formation of new and modified entrances and fire exits		

<b>Application No.:</b>	APP/13/01016	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	Savills
<b>Location:</b>	Dixons, 2 ST JOHNS PAVEMENT, BIRKENHEAD, CH41 2YB		
<b>Proposal:</b>	Change of use from A1 retail to a mixed A1/A3 use coffee shop with an area of outdoor seating		
<b>Application No.:</b>	APP/13/01018	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	KKA
<b>Location:</b>	2 GEORGIA AVENUE, BROMBOROUGH WIRRAL CH62 3RJ		
<b>Proposal:</b>	Two storey extension to front of existing industrial unit		
<b>Application No.:</b>	ADV/13/01019	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	20/09/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	The Trustees of the Agota Max Birkenhead Unit Trust, The Pyramid, 150 Borough Road, Birkenhead, Wirral, CH41 2RA		
<b>Proposal:</b>	Various advisory, fascia, suspended and projecting signs to update and replace existing signage.		
<b>Application No.:</b>	APP/13/01023	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr Jon Iggo	<b>Agent:</b>	Collins Architecture
<b>Location:</b>	8 RATHMORE ROAD, OXTON, CH43 2HF		
<b>Proposal:</b>	Single storey rear extension to existing dwelling		
<b>Application No.:</b>	RESX/13/01026	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/09/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr David Kay	<b>Agent:</b>	
<b>Location:</b>	298 MEOLS PARADE, MEOLS, CH47 7AU		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.91m for which the maximum height would be 2.85m and for which the height of the eaves would be 2.85m		

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**Application No.:** APP/13/01027                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Dr Nicola Chapman                      **Agent:**  
**Location:** Hessle Bank, 61 GAYTON ROAD, GAYTON, CH60 8QE  
**Proposal:** Construction of new single storey front, side and rear domestic extension, to create store, wine cellar and study. And new raised deck at rear.

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**Application No.:** APP/13/01029                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 02/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr David Plant                      **Agent:**  
**Location:** Bergblick, COTTAGE DRIVE EAST, GAYTON, CH60 8NY  
**Proposal:** Replacement of dormer level floor with full storey and associated new roof, extension of garage to form 2 car garage.

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**Application No.:** DPP3/13/01030                      **Application Type:** Work for Council by Council  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 07/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Mr Paul Hetherington  
**Location:** Brookfield Family Resource Centre, BIRKENHEAD ROAD, MEOLS, CH47 9SJ  
**Proposal:** Change of use class from C2 residential institution to C3(a) dwelling house with no internal or external building works

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**Application No.:** APP/13/01031                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 02/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mrs Lindsay Housley                      **Agent:** C W Jones  
**Location:** 4 CIRCULAR DRIVE, HESWALL, CH60 6RA  
**Proposal:** New roof structure to provide first floor accommodation, including dormers and erection of rear extension. And amendment to previous application to include front extension under overhanging roof line.

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**Application No.:** APP/13/01032                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Maureen Storey                      **Agent:** DJ Cooke & Co Ltd  
**Location:** The Stables, BARTON ROAD, HOYLAKES, CH47 1HH  
**Proposal:** Removal of polycarbonate sheet roof covering existing conservatory and replacement with new slate roof

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**Application No.:** OUT/13/01033                      **Application Type:** Outline Planning Permission  
**Ward:** Claughton                                      **Decision Level:** Delegated  
**Decision Date:** 04/10/2013                      **Decision:** Withdrawn  
**Case Officer:** Mr N Williams  
**Applicant:** Mr & Mrs Adams                      **Agent:** David Backhouse Architect  
**Location:** Morgen, NOCTORUM ROAD, NOCTORUM, CH43 9UG  
**Proposal:** Outline application for 2no. detached houses following the demolition of existing house

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**Application No.:** APP/13/01036                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey    **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr James Fitzhenry                      **Agent:** Roger Jenkins Architects  
**Location:** 33 ROCKLAND ROAD, NEW BRIGHTON, CH45 0LF  
**Proposal:** To extend the front of the property by 1.25m

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**Application No.:** APP/13/01037                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Refuse  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Ian Hayhoe                              **Agent:** Mr Cliff Elliott  
**Location:** 1 GILBERT CLOSE, SPITAL, CH63 9AF  
**Proposal:** Erection of a single storey side extension and a boundary wall/fence.

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**Application No.:** APP/13/01038                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry    **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Chris Bedford                              **Agent:** Mr Cliff Elliott  
**Location:** 7 RICHARDSON ROAD, ROCK FERRY, CH42 4PH  
**Proposal:** Erection of a two storey side and rear extension and a single storey rear extension.

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**Application No.:** APP/13/01039                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 02/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr and Mrs Pritchard                      **Agent:** Garry Usherwood  
**Location:** Chicken Corner Farm, RABY MERE ROAD, RABY, CH63 4JQ  
**Proposal:** Extension of time for approved application LBC/10/1101- Erection of a single storey rear extension

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<b>Application No.:</b>	ADV/13/01041	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>		<b>Agent:</b>	Richard Pedlar Architects
<b>Location:</b>	Unit 5, The Curve, 139 TELEGRAPH ROAD, HESWALL, CH60 7SE		
<b>Proposal:</b>	2 no. fascias installed on existing cladding panels.		
<b>Application No.:</b>	APP/13/01043	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mrs Davidson	<b>Agent:</b>	The Kenefick Jones Partnership Ltd
<b>Location:</b>	3 CALNE CLOSE, IRBY, CH61 4YB		
<b>Proposal:</b>	Erection of a single storey front and rear extension		
<b>Application No.:</b>	APP/13/01044	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>		<b>Agent:</b>	Gilmore Developments Limited
<b>Location:</b>	St Nicholas Church Hall (Harrison Hall), HARRISON DRIVE, WALLASEY VILLAGE, CH45 3HL		
<b>Proposal:</b>	Construction of access ramps to main front entrance and side entrance.		
<b>Application No.:</b>	APP/13/01046	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/10/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Sanders	<b>Agent:</b>	Anthony Izzard Associates
<b>Location:</b>	28 NEWLYN ROAD, MEOLS, CH47 7AS		
<b>Proposal:</b>	Erection of a single storey front and rear extensions with roof terrace above. First-floor side part two-storey rear extension		
<b>Application No.:</b>	APP/13/01047	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr Austin	<b>Agent:</b>	
<b>Location:</b>	93 SOUTH PARADE, WEST KIRBY, CH48 0RR		
<b>Proposal:</b>	Glazed extensions to front elevation and rear side alley and enlargement of the front balcony		

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**Application No.:** APP/13/01048                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 17/09/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Peter Smith                      **Agent:**  
**Location:** Thingwall Surgery, 530 PENSBY ROAD, THINGWALL, CH61 7UE  
**Proposal:** Change of use from D1 (Doctors Surgery) to C3 (Dwelling House), part demolition of existing rear extension and erection of first floor rear extension.

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**Application No.:** APP/13/01049                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Ms H Banks                      **Agent:** MC Architecture + Design  
**Location:** 3 ST MICHAELS PARK, NEW FERRY, CH62 4RJ  
**Proposal:** One & half storey rear extension.

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**Application No.:** OUT/13/01050                      **Application Type:** Outline Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 01/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr & Mrs Page                      **Agent:** SHACK Architecture ltd  
**Location:** 49 BURLINGHAM AVENUE, NEWTON, CH48 8AL  
**Proposal:** New dwelling house to rear of 49 Burlingham Avenue, West Kirby

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**Application No.:** APP/13/01051                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** SHACK Architecture ltd  
**Location:** Unit 4, The Curve, 139 TELEGRAPH ROAD, HESWALL, CH60 7SE  
**Proposal:** Change of use to D1

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**Application No.:** APP/13/01052                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** SHACK Architecture ltd  
**Location:** The Curve, 139 TELEGRAPH ROAD, HESWALL  
**Proposal:** Amendment to planning approval ref APP/11/01498 to create new shop entrance to sub divided unit (Amended Description)

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**Application No.:** APP/13/01054                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                                      **Decision Level:** Delegated  
**Decision Date:** 07/10/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Fletcher                              **Agent:** Bryson McHugh Architects  
**Location:** 93 MILL PARK DRIVE, EASTHAM, CH62 9AU  
**Proposal:** Rear extension providing extended Kitchen/Dining/Living area, new front porch extension and pitched roof to existing front bay window

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**Application No.:** APP/13/01055                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 23/09/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Cornford                              **Agent:**  
**Location:** 17 DEE PARK ROAD, GAYTON, CH60 3RG  
**Proposal:** Two storey side extension

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**Application No.:** APP/13/01056                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 23/09/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Cornford                              **Agent:**  
**Location:** 17 DEE PARK ROAD, GAYTON, CH60 3RG  
**Proposal:** Erection of a new Dwelling

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**Application No.:** APP/13/01057                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                              **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** IBI Taylor Young  
**Location:** Clatterbridge Centre for Oncology, CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JY  
**Proposal:** External alterations including the removal of two existing windows to form an opening for new main entrance door (and 'shop front') to the new pharmacy with external alterations, including a new vehicle drop off zone.

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**Application No.:** APP/13/01058                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 07/10/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:** Mr Burton                                      **Agent:** Collins Architecture  
**Location:** 11 HALTON CRESCENT, GREASBY, CH49 3PG  
**Proposal:** Two storey side extension to existing dwelling

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<b>Application No.:</b>	ADV/13/01060	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	Styles and Wood Ltd
<b>Location:</b>	224- 230 TELEGRAPH ROAD, HESWALL, CH60 7SG		
<b>Proposal:</b>	Remove the existing signage and replace with new internally illuminated signage (like for like). This includes; Fascia, projecting sign and ATM signage.		

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<b>Application No.:</b>	APP/13/01063	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr Neil Scullion	<b>Agent:</b>	
<b>Location:</b>	36 ROLLESTON DRIVE, LISCARD, CH45 6XF		
<b>Proposal:</b>	New pitched roof over existing flat roof.		

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<b>Application No.:</b>	RESX/13/01064	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/09/2013	<b>Decision:</b>	Prior Approval Given
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr G Hewitt	<b>Agent:</b>	Chris Rawsthorne Ltd
<b>Location:</b>	7 WILLOWBANK ROAD, NEW FERRY, CH62 4RL		
<b>Proposal:</b>	Erection of a single storey kitchen and bathroom extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.4m		

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<b>Application No.:</b>	APP/13/01065	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr H Ellis	<b>Agent:</b>	Mr R Lear
<b>Location:</b>	5 CUNNINGHAM DRIVE, BROMBOROUGH, CH63 0JU		
<b>Proposal:</b>	Erection of side and rear extensions, new pitched roof and extension to existing garage and new front porch.		

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<b>Application No.:</b>	APP/13/01067	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr A O'Brien	<b>Agent:</b>	
<b>Location:</b>	16 FERNLEA ROAD, HESWALL, CH60 5SH		
<b>Proposal:</b>	Two storey and single storey extension to the rear.		

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**Application No.:** LBC/13/01068                      **Application Type:** Listed Building Consent  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr T Lewis                                      **Agent:**  
**Location:** 14 JUBILEE CRESCENT, PORT SUNLIGHT, CH62 5DP  
**Proposal:** Installation of 3 dome security cameras. 2 to the front and 1 to the rear. The views of the cameras will cover the footprint of the property and not the adjoining properties.

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**Application No.:** APP/13/01071                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 10/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Steve Walsh                                      **Agent:** RADM Architects  
**Location:** 60 ACTON LANE, SAUGHALL MASSIE, CH46 6EA  
**Proposal:** Erection of a two-storey side extension

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**Application No.:** APP/13/01073                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 07/10/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mr JONES                                      **Agent:** Bryson McHugh Architects  
**Location:** 201 TEEHEY LANE, HIGHER BEBINGTON, CH63 2JE  
**Proposal:** Two storey side extension

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**Application No.:** APP/13/01075                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr David Williams                                      **Agent:**  
**Location:** Crossfield House, MILNER COP, HESWALL  
**Proposal:** Extension of the existing building to create a new self contained flat in the proposed second floor and a three storey side extension.

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**Application No.:** APP/13/01078                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mrs Gould                                      **Agent:**  
**Location:** 42 HEATHBANK AVENUE, IRBY, CH61 4XD  
**Proposal:** Single storey rear conservatory to rear elevation

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**Application No.:** OUT/13/01083                      **Application Type:** Outline Planning Permission  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 10/10/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**    **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** Stranraer, 22 PRENTON LANE, PRENTON, CH42 9NX  
**Proposal:** New Dwelling (outline)

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**Application No.:** RESX/13/01084                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 19/09/2013                      **Decision:** Prior Approval Given  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr S Jones    **Agent:** Mr Richard Pattison  
**Location:** 12 ASH ROAD, HIGHER BEBINGTON, CH63 8PH  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.275m for which the maximum height would be 3.77m and for which the height of the eaves would be 2.80m

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**Application No.:** APP/13/01085                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Ainsley Gommon Architects  
**Location:** 48 GRASSWOOD ROAD, WOODCHURCH, CH49 7NU  
**Proposal:** Upgrading of external entrance to flats with new doorsets, lighting, cladding and improvement to existing canopy.

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**Application No.:** DEM/13/01087                      **Application Type:** Prior Notification of Demolition  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Neil Corser    **Agent:**  
**Location:** Moreton Training Centre, PASTURE ROAD, MORETON, CH46 8SA  
**Proposal:** Demolition of building

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**Application No.:** LBC/13/01090                      **Application Type:** Listed Building Consent  
**Ward:** Rock Ferry    **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Anthony Scott    **Agent:** CLA  
**Location:** 18 ROCK PARK, ROCK FERRY, CH42 1PJ  
**Proposal:** To refurbish and convert the existing listed building to create 6 No. apartments

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**Application No.:** APP/13/01091                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 14/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Ainsley Gommon Architects  
**Location:** 41 INMAN ROAD, UPTON, CH49 4NG  
**Proposal:** Upgrading of external entrance to flats with new doorsets, lighting, cladding and improvement to existing canopy.

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**Application No.:** APP/13/01092                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 14/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Ainsley Gommon Architects  
**Location:** 70 ROYDEN ROAD, UPTON, CH49 4NB  
**Proposal:** Upgrading of external entrance to flats with new doorsets, lighting, cladding and improvement to existing canopy.

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**Application No.:** APP/13/01093                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 14/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Ainsley Gommon Architects  
**Location:** 131 ROYDEN ROAD, UPTON, CH49 4LY  
**Proposal:** Upgrading of external entrance to flats with new doorsets, lighting, cladding and improvement to existing canopy.

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**Application No.:** APP/13/01094                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** Mr Bryan Bell  
**Location:** Kart Circuit, West Road, Hooton, CH65 1BR  
**Proposal:** Material amendments to design of Clubhouse and Scrutineering Building approved in 2005 - application no. APP/05/06494

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**Application No.:** APP/13/01098                      **Application Type:** Full Planning Permission  
**Ward:** Oxtou    **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** Mr Robert Owen  
**Location:** Birch Veterinary Surgery, 19-21 BIRCH ROAD, OXTON, CH43 5UF  
**Proposal:** Retrospective application for the construction of a side extension to increase seating/waiting area with internal alterations (amended description).

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<b>Application No.:</b>	ADV/13/01099	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Rushton		
<b>Applicant:</b>		<b>Agent:</b>	Greens the Signmakers Limited
<b>Location:</b>	Carpet Right, 2 BIDSTON MOSS, LEASOWE, CH44 2HE		
<b>Proposal:</b>	1 NO. INTERNALLY ILLUMINATED BOX SIGN 1 NO. ALUMINIUM PANEL TO NEW STORE FRONTAGE		
<b>Application No.:</b>	APP/13/01101	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Leasowe and Moreton East	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Clare Mount School, FENDER LANE, MORETON, CH46 9PA		
<b>Proposal:</b>	Formation of access onto highway, construction of fenced compound and motor control kiosk in connection with the construction of an underground detention tank (Moreton DG5).		
<b>Application No.:</b>	APP/13/01103	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr Nigel Golborne	<b>Agent:</b>	
<b>Location:</b>	29 BENNETS LANE, MEOLS, CH47 7AY		
<b>Proposal:</b>	Install new 1.24m high timber fence on top of existing 0.955m high brick wall, also installation of new 2.19m high timber sliding automatic gate to front of property		
<b>Application No.:</b>	APP/13/01104	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mrs Pat Scott	<b>Agent:</b>	Brassey Partnership
<b>Location:</b>	2 Rangers House, STATION ROAD, THURSTASTON, CH61 0HN		
<b>Proposal:</b>	Erection of two 2-storey extensions, and creation of first-floor balcony		
<b>Application No.:</b>	RESX/13/01105	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/10/2013	<b>Decision:</b>	Permission Required
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr A Gaunt	<b>Agent:</b>	SNA Architectural Services Ltd
<b>Location:</b>	20 CHILDWALL GREEN, WOODCHURCH, CH49 5NP		
<b>Proposal:</b>	Erection of a single storey rear and side extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.92m and for which the height of the eaves would be 2.30m		

<b>Application No.:</b>	APP/13/01112	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs Chamberlain	<b>Agent:</b>	Lightblue Solutions Ltd
<b>Location:</b>	3 CHURCH MEADOW LANE, HESWALL, CH60 4SB		
<b>Proposal:</b>	Small lean to extension at front of recessed garage		
<b>Application No.:</b>	APP/13/01114	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	18/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss J Wood		
<b>Applicant:</b>	Mr J Thorne	<b>Agent:</b>	RADM Architects
<b>Location:</b>	16 GREENFIELDS CRESCENT, BROMBOROUGH, CH62 6DH		
<b>Proposal:</b>	Alteration and extension to a single storey dwelling.		
<b>Application No.:</b>	ANT/13/01118	<b>Application Type:</b>	Prior Approval of Telecommunications PD
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/10/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>		<b>Agent:</b>	Lambert Smith Hampton
<b>Location:</b>	Footpath adjacent to New Rake Hotel, Mill Park Drive, Eastham Rake, Eastham, Wirral CH62 9AY		
<b>Proposal:</b>	Removal of existing 11.8m slim-line streetworks column supporting 6 antennas and installation of a replacement 15m slim-line streetworks column supporting 6 antennas and 2 additional equipment cabinets		
<b>Application No.:</b>	APP/13/01126	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Robert Broadfield	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	Hawthorn Cottage, 4 SCHOOL LANE, THURSTASTON, CH61 0HH		
<b>Proposal:</b>	Erection of two storey rear extension with roof space dormers		
<b>Application No.:</b>	APP/13/01128	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>		<b>Agent:</b>	Michael Laird Architects
<b>Location:</b>	Natwest Bank, 31-35 WALLASEY ROAD, LISCARD, CH45 4NS		
<b>Proposal:</b>	Minor alterations to existing bank		

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**Application No.:** ADV/13/01129                      **Application Type:** Advertisement Consent  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 18/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Michael Laird Architects  
**Location:** Natwest Bank, 31-35 WALLASEY ROAD, LISCARD, CH45 4NS  
**Proposal:** Replacement of signs

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**Application No.:** APP/13/01134                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 18/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Lovelock Mitchell Architects  
**Location:** Westbourne Hall Community Centre, WESTBOURNE ROAD, WEST KIRBY, CH48 4DQ  
**Proposal:** Re-submission application. Original application REF APP/13/00714. 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. The re-submission application also includes the removal of an existing lean to roof to the rear of the building to be replaced with a new flat roof on which a new small air handling unit is to be located.

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**Application No.:** RESX/13/01135                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 09/10/2013                      **Decision:** Prior Approval Refused  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr S Hardman    **Agent:**  
**Location:** 6 LLOYD AVENUE, BIRKENHEAD, CH41 8AP  
**Proposal:** 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 3.35m and for which the height of the eaves would be 2.4m

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**Application No.:** RESX/13/01141                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr John Cartwright    **Agent:** SDA  
**Location:** 15 ORCHARD WAY, HIGHER BEBINGTON, CH63 8QN  
**Proposal:** Erection of a single storey extension to rear of garage which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 2.4m and for which the height of the eaves would be 2.2m

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**Application No.:** DEM/13/01146      **Application Type:** Prior Notification of Demolition  
**Ward:**      **Decision Level:** Delegated  
**Decision Date:** 03/10/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Lacey  
**Applicant:**      **Agent:**  
**Location:** Westmount Vyner Road South Bidston Wirral CH43 7PN  
**Proposal:** Application for prior notification of proposed demolition.

**Application No.:** RESX/13/01168      **Application Type:** Prior Approval Householder PD  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 18/10/2013      **Decision:** Prior Approval Given  
**Case Officer:** Miss J Wood  
**Applicant:** Mrs J Leigh      **Agent:**  
**Location:** 4 DEE PARK CLOSE, GAYTON, CH60 3RB  
**Proposal:** Erection of a single storey extension to rear of garage which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.89m and for which the height of the eaves would be 2.65m

**Application No.:** RESX/13/01189      **Application Type:** Prior Approval Householder PD  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 08/10/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr S Dolan      **Agent:**  
**Location:** 30 FOREST ROAD, HESWALL, CH60 5SW  
**Proposal:** Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 5.5m for which the maximum height would be 3.1m and for which the height of the eaves would be 2.1m

**Total Number of Applications Decided: 141**

**Summary of data**

	Total Per
Approve	114
Permission Required	1
Prior Approval Given	3
Prior approval is not required	6
Prior Approval Refused	1
Refuse	12
Withdrawn	4
Report Total	141

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**Planning Appeals Decided  
Between 01/07/2013 and 30/09/2013**

**Allowed**

<b>Application No.:</b> APP/12/01316	<b>Application Type:</b> APP	<b>Ward:</b> Prenton
<b>Case Officer:</b> Mr K Spilsbury	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> Berkley Partnership	<b>Agent:</b> Edward Landor Associates	
<b>Location:</b> Rainbow House Day Nursery, 21-23 ROCKYBANK ROAD, TRANMERE, CH42 7LB		
<b>Proposal:</b> Proposed conversion of vacant building and former children's nursey to eight self contained apartments.		
<b>Appeal Ref.:</b> 2193780	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 15/08/2013	

<b>Application No.:</b> APP/12/00832	<b>Application Type:</b> APP	<b>Ward:</b> Bebington
<b>Case Officer:</b> Miss A McDougall	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> Salisbury Independent Living	<b>Agent:</b> The Kenefick Jones Partnership Limited	
<b>Location:</b> Hillside Cottage, MEADOW LANE, STORETON, CH63 6HG		
<b>Proposal:</b> Demolition and re-building of the existing stables and ancillary buildings providing riding facilities for people in need of care, (for the younger patient with physical and sensory disability) specifically for people between the ages of 16 - 65		
<b>Appeal Ref.:</b> 2195001	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 09/08/2013	

<b>Application No.:</b> APP/12/01397	<b>Application Type:</b> APP	<b>Ward:</b> Pensby and Thingwall
<b>Case Officer:</b> Miss A McDougall	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Delegated
<b>Applicant:</b> Mr K Furneaux	<b>Agent:</b> CSPlanningEnforcementSolutions	
<b>Location:</b> CROFT END, 13 THORNCROFT DRIVE, BARNSTON, CH61 1AG		
<b>Proposal:</b> Replacement dwelling, including the demolition of existing outbuilding (with planning consent to be a dwelling) and double garage, and construction of new dwelling and double garage, fence and alteration to access.		
<b>Appeal Ref.:</b> 2193896	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Allowed	<b>Decision Date:</b> 18/09/2013	

**Planning Appeals Decided  
Between 01/07/2013 and 30/09/2013**

**Application No.:** APP/12/00995                      **Application Type:** APP                      **Ward:** Greasby Frankby and Irby

**Case Officer:** Mrs S Lacey                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Mrs Q Ho                                      **Agent:** Hollins Planning Ltd

**Location:** Jade Cafe, 241 GREASBY ROAD, GREASBY, CH49 2PG

**Proposal:** Variation of condition 2 of approved planning application APP/06/05136 to extend hours of use. The proposed hours of opening are 10:00 hours until 21:00 hours Monday to Thursday, 10:00 hours until 22:00 hours Friday and Saturday, and 17:00 hours until 21:00 hours Sunday.

**Appeal Ref.:** 2195161                                      **Appeal Type:** Appeal against refusal

**Appeal Decision:** Allowed                                      **Decision Date:** 19/09/2013

**Application No.:** APP/12/01500                      **Application Type:** APP                      **Ward:** Bromborough

**Case Officer:** Miss A McDougall                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Mr Bining                                      **Agent:** Bryson McHugh Architects

**Location:** 241 NEW CHESTER ROAD, NEW FERRY, CH62 4RE

**Proposal:** We would like the condition to be changed to allow the retail premises to be open between the hours of 07.00 hours and 21.00 hours

**Appeal Ref.:** 2196803                                      **Appeal Type:** Appeal against condition(s)

**Appeal Decision:** Allowed                                      **Decision Date:** 19/09/2013

### Dismissed

**Application No.:** APP/12/01221                      **Application Type:** APP                      **Ward:** Oxton

**Case Officer:** Miss K Elliot                      **Council Decision:** Refuse                      **Decision Level:** Delegated

**Applicant:** Ms Debra Ross                                      **Agent:** Williams Planning Services

**Location:** Land adjacent and to rear of 5 ARNO ROAD, OXTON, CH42 9LS

**Proposal:** Erection of a two storey house and re-alignment of footpath

**Appeal Ref.:** 2194158                                      **Appeal Type:** Appeal against refusal

**Planning Appeals Decided  
Between 01/07/2013 and 30/09/2013**

**Appeal Decision:** Dismissed**Decision Date:** 07/08/2013**Application No.:** ADV/12/01470**Application Type:** ADV**Ward:** Greasby Frankby and  
Irby**Case Officer:** Mrs S Lacey**Council Decision:** Refuse**Decision Level:** Delegated**Applicant:** Corner Garage**Agent:****Location:** Corner Garage, FRANKBY ROAD, GREASBY, CH49 3PF**Proposal:** Installation of a mini cooper on top of the garage roof, to act as an advertisement**Appeal Ref.:** 2196983**Appeal Type:** Appeal against refusal**Appeal Decision:** Dismissed**Decision Date:** 04/09/2013**Grand Total: 7**

	Total
Allowed	<b>5</b> <b>71%</b>
Dismissed	<b>2</b> <b>28%</b>
<b>Total</b>	<b>7</b> <b>100%</b>

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