



## Planning Committee

**Date:** Thursday, 21 November 2013

**Time:** 6.00 pm

**Venue:** Committee Room 1 - Wallasey Town Hall

**Contact Officer:** Vicky Rainsford  
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**1. MINUTES (Pages 1 - 34)**

To approve the accuracy of the minutes of the meeting held on 31 October 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/13/01297: FORMER DARYL INDUSTRIES, KELVIN ROAD, SEACOMBE, CH44 7DW - TEMPORARY CHANGE OF USE FROM B1, B2 AND B8 USES TO D2 LEISURE, SKATEBOARDING FACILITY. (Pages 35 - 44)**

**5. APP/12/01377: UNUSED LAND, CARR LANE, HOYLAKES - THE ERECTION OF 26 AFFORDABLE HOMES TOGETHER WITH ASSOCIATED WORKS (AMENDED APPLICATION). (Pages 45 - 58)**

**6. APP/13/00148: 71 WELLINGTON ROAD, NEW BRIGHTON, CH45 2NE - REFURBISHMENT OF PROPERTY INCLUDING CHANGE OF USE TO DUAL C2 USE (RESIDENTIAL INSTITUTION) AND C3 USE (DWELLING HOUSE) (AMENDED PLANS RECEIVED) (Pages 59 - 64)**

7. **APP/13/00404: SHELL SERVICE STATION, CHURCH LANE, WOODCHURCH, CH49 7LR - NEW SINGLE STOREY RETAIL UNIT (Pages 65 - 72)**
8. **APP/13/00780: CARAVAN AT SPRINGBANK, FRANKBY STILES, FRANKBY, CH48 1PL - CONSTRUCTION OF A DWELLING HOUSE (Pages 73 - 78)**
9. **APP/13/00886: BEBINGTON HIGH SCHOOL, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS - ERECTION OF A SINGLE STOREY CONSTRUCTION SKILLS TRAINING BUILDING (Pages 79 - 84)**
10. **OUT/13/00958: 837-839 CORPORATION ROAD, BIRKENHEAD - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 24NO. APARTMENTS AND A PAIR OF SEMI-DETACHED HOUSES. (Pages 85 - 90)**
11. **APP/13/00975: 22 OLD GREASBY ROAD, UPTON, CH49 6LT - ERECTION OF A LOG CABIN IN THE GARDEN TO HOUSE A HOT TUB AND SAUNA (RETROSPECTIVE) (Pages 91 - 94)**
12. **APP/13/00980: THE SHIELING, 60 PIPERS LANE, HESWALL, CH60 9HN - TWO STOREY DETACHED DOMESTIC PROPERTY (Pages 95 - 100)**
13. **APP/13/01015: 28 BRIMSTAGE ROAD, BEBINGTON, CH63 3EW - PROPOSED SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE/REAR EXTENSION. CONSTRUCTION OF TWO STOREY BAY WINDOW TO EXISTING SIDE EXTENSION AND ERECTION OF PITCHED ROOF ON EXISTING FLAT ROOFED EXTENSION. (Pages 101 - 104)**
14. **OUT/13/01140: UNUSED LAND, BOROUGH ROAD, SEACOMBE, CH44 6NQ - ERECTION OF 28NO. NEW BUILD APARTMENTS IN ONE THREE STOREY BLOCK AND ONE TWO STOREY BLOCK TOGETHER WITH SITE WORKS (Pages 105 - 112)**
15. **APP/13/01294: CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE - REFURBISHMENT OF THE EXISTING CARE HOME AND THE ERECTION OF A NEW EXTENSION WING TO PROVIDE 53 BEDROOMS WITH ASSOCIATED FACILITIES, NEW ACCESS ROAD FROM OLDFIELD ROAD, NEW CAR PARK WITH ASSOCIATED HARD AND SOFT LANDSCAPING TO GROUNDS. (Pages 113 - 124)**
16. **APP/13/01301: 85A SOUTH PARADE, WEST KIRBY, CH48 0RR - BALCONY TO FRONT, EXTERNAL AND INTERNAL ALTERATIONS, AND CONVERSION FROM 2 FLATS TO 1 FLAT. (Pages 125 - 128)**

17. **OUT/13/00527:156-162 BEDFORD ROAD, ROCK FERRY, CH42 2AS - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 27 APARTMENTS (Pages 129 - 134)**
18. **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 135 - 138)**
19. **APP/13/01174: 104-106 EGERTON PARK, ROCK FERRY, CH42 4RB - RETROSPECTIVE APPLICATION FOR LANDSCAPING, FENCING AND CAR PARKING (AMENDED DESCRIPTION). (Pages 139 - 144)**
20. **APP/13/01288: SERENITY CLINIC, 162 BANKS ROAD, WEST KIRBY, CH48 0RH - LOFT ALTERATIONS AND PROVISION OF REAR DORMER. (Pages 145 - 148)**
21. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/10/2013 AND 10/11/2013 (Pages 149 - 182)**
22. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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# Public Document Pack Agenda Item 1

## PLANNING COMMITTEE

Thursday, 31 October 2013

<u>Present:</u>	Councillor	B Mooney (Chair)	
	Councillors	D Realey D Elderton S Kelly S Foulkes A Leech	I Williams E Boulton W Clements P Hayes
<u>Deputies:</u>	Councillors	S Whittingham (in place of P Brightmore) G Watt (in place of S Mountney)	
<u>Apologies:</u>	Councillor	Joe Walsh	

### 119 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes held on 26 September 2013.

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

### 120 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 Stuart Whittingham declared a personal interest in respect of item 4 by virtue of him having spoken to the developer.

Councillor Geoffrey Watt declared a prejudicial interest in respect of item 15 by virtue of him having had discussions with the objectors and had originally planned to speak to the Committee in opposition to the development before he was called upon to deputise.

### 121 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:

**APP/13/00404: Shell Service Station, Church Lane, Woodchurch, CH49 7LR - New single storey retail unit**

**APP/13/00980: The Shieling, 60 Pipers Lane, Heswall, CH60 9HN - Two Storey detached domestic property**

**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**

122 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business

123 **APP/13/00404: SHELL SERVICE STATION, CHURCH LANE, WOODCHURCH, CH49 7LR - NEW SINGLE STOREY RETAIL UNIT**

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

124 **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).**

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

A Ward Councillor addressed the meeting.

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

**Resolved** (7:4:1) 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 8th August 2013 and listed as follows: AD1250 PL02B, AD1250 PL03B, AD1250 PL04B,**

**AD1250 PL05B, AD1250 PL06B, AD1250 PL07B, AD1250 PL08B and AD1250 PL09**

**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.**

**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.**

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

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

**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.**

**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.

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.

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

- I. Construction work shall only take place between 8am and 6pm.
- II. Any holes or trenches left open overnight must have a means of escape provided.
- III. 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.
- IV. When fencing to the garden is installed, access shall be left for the badgers to move around between gardens.

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

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 Realey and seconded by Councillor Williams it was:

**Resolved (8:3:1) 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 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 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.**

**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.**

**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.**

**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.**

**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.**

**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.
- D. An arboricultural method statement (section 6 BS 5837) containing;
- E. 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.
- F. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- G. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- H. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- I. 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.
- 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 site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- 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).

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

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.

**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.**

**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.**

**12. Prior to commencement of the development hereby approved, details of a 2.0 metre wide footway along the northwest boundary of the site between Pump Lane and Frankby Road shall be submitted for approval in writing by the Local Planning Authority. The footway shall be constructed in accordance with the approved details prior to first occupation of the development hereby authorised and shall be retained as such thereafter.**

**13. For the avoidance of doubt, in any subsequent application for the approval of reserved matters, the dwellings shall be single storey.**

**14. 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 or extensions (classes A, B, C, D or E) to the dwellings hereby granted permission shall be erected unless expressly authorised.**

126 **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).**

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

A replica model was produced for the Committees reference.

On a motion by Councillor Foulkes and seconded by Councillor Boulton 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.**

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)

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.

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.

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

6. 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.

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



- I. Work is only allowed between 8am and 6pm.
- II. Any holes or trenches left open overnight to have a means of escape provided.
- III. 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.
- IV. 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.

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.

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

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.

127 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**

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

On a motion by Councillor Realey and seconded by Councillor Boulton 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.**
- 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.**

- 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.**



**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.**

**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.**

**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**

**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.**

**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.**

**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.**

**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.**

**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.**

**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 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>

13. Notwithstanding the above in Conditions 12 and 13, 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.

128 **APP/13/00980: THE SHIELING, 60 PIPERS LANE, HESWALL, CH60 9HN - TWO STOREY DETACHED DOMESTIC PROPERTY**

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

129 **APP/13/01005: SAFE HARBOUR NURSING HOME, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW - TWO STOREY EXTENSION AND LAYOUT OF ALTERNATIVE PARKING PROVISIONS**

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

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

**Resolved** (11:0:1) – 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 31 July 2013 and listed as follows: 1 Rev A (06.2013), 2 Rev A (06.2013), 3 Rev A (06.2013).
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.

130 **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**

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

On a motion by Councillor Boulton and seconded by Councillor Leech 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.**
- 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).**
- 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.**

**131 APP/13/01061: CAR PARK, WHARF STREET, PORT SUNLIGHT, CH62 5HD - ERECTION OF 58 APARTMENTS (100% AFFORDABLE HOUSING) AND ASSOCIATED INFRASTRUCTURE.**

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

On a motion by Councillor Foulkes and seconded by Councillor Whittingham 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.**
- 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.**
- 3. No developments 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

15. This approval shall relate to the original submission as amended by drawing no's 13053-112A, 13053 - 113B, 13053 - 114B, 13053 - 116B, 13053 - 117A, 13053-118A, 13053-120B, 13053-121B, 13053 - 122B, 13053-123B and 13053-124C received by the Local Planning Authority on 10th October 2013.

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.

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.

132 **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.**

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

On a motion by Councillor Elderton and seconded by Councillor Clements 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.



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.

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

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.

133 **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**

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

On a motion by Councillor Elderton and seconded by Councillor Realey 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.

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.

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.

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.

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.

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.

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.

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.

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.

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)

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.

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.

134 **APP/13/01144: CO OPERATIVE FOOD STORE, FRANKBY ROAD, NEWTON, CH48 9UU -THE INSTALLATION OF A NEW ATM AND SHOPFRONT SECTIONS.**

*Having previously declared a prejudicial interest Councillor Geoffrey Watt left the meeting during consideration of this item.*

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

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

**Resolved (11:0) 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 10th September 2013 and listed as follows: "2240.02", "2240.03" and "2240.01" (all dated August 2013).**
- 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.**
- 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.**
- 5. Before use of the ATM commences, the bollard included in the plans shall be securely installed and retained as such thereafter.**
- 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.**

135 **APP/13/01185:VACANT LAND, NEW HEY ROAD, WOODCHURCH, CH49 5LE - ERECTION OF A SINGLE STOREY SCHOOL WITH CAR PARKING AND LANDSCAPING.**

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

On a motion by Councillor Clements and seconded by Councillor Boulton 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.

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.

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.

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.

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.

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.

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.

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.

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.

10. The external pitches and sports facilities proposed as part of this application shall be completed and available for use before the first use of the school commences, unless an alternative timescale has previously been submitted to the Local Planning Authority and approved in writing.

11. The premises shall only be open between the hours of 0700 and 2300 Mondays-Saturdays and 0900 and 1900 Sundays, and shall be closed at all other times.

12.

a) No development shall take place before the following documents have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]:

- i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
- ii) Based on the results of the assessment to be carried out pursuant to i) above, a detailed scheme which ensures that the playing field will be

provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority [after consultation with Sport England]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

13. Use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The agreement shall apply to all internal and external sports facilities forming part of the development and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

136 APP/13/01120: WYNYARDS, 46 DELAVOR ROAD, HESWALL, CH60 4RS - TWO-STOREY SIDE EXTENSION, INTERNAL ALTERATIONS, ROOF ALTERATIONS AND ALTERATIONS TO EXISTING DORMER.

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

On a motion by Councillor Elderton and seconded by Councillor Clements 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.
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).
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.

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

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

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

**Resolved (9:3) 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 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.**
- 3. The proposed floodlights shall not be illuminated between the hours 21:00 hours until 09:00 hours.**
- 4. No development shall commence until full details of luminaire accessories including any cowls (or similar) have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and subsequently maintained as such thereafter.**

- 138 **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**

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



139 **APP/13/00966: LAND ADJACENT TO 13 HALL DRIVE, GREASBY, CH49 1RW - ERECTION OF A DETACHED DWELLING AND GARAGE WITH VEHICULAR ACCESS**

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

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

**Resolved (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.**
- 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.**
- 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**

140 **APP/13/01024:TRANFOODS MAINTENANCE AND STORAGE, KNOX STREET, BIRKENHEAD, CH41 5HH - INSTALLATION OF A VEHICULAR ACCESS, DROPPED KERB AND ROLLER SHUTTER DOOR**

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 (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.**
- 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)**
- 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.

141 **APP/13/01066: 20 MARKET STREET, HOYLAK, CH47 2AE - ERECTION OF A CONSERVATORY TO COVER THE EXISTING AREA OF THE STREET CAFE AND ENCLOSED REAR AREA TO REAR YARD.**

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

It was moved by Councillor Watt and seconded by Councillor Boulton

'That the application be refused'

The motion was put and lost (5:7)

It was then moved by Councillor Kelly and seconded by Councillor Whittingham

'That the application be approved'

The motion was put and carried (7:5)

**Resolved (7:5) 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 10 September 2013 and listed as follows:  
drawing numbers 13\_2013\_01 and 13\_2013\_02 (dated 18.01.2013)**

**3.The seating area hereby approved shall not be used except between the hours of 09:00 hours and 23:00 hours**

**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.**

- 142 **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.**

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

On a motion by Councillor Elderton and seconded by Councillor Clements 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.**
- 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).**

- 143 **APP/13/01089: 57 THINGWALL DRIVE, IRBY, CH61 3XN - CONSTRUCTION OF A NEW PORCH ALONG WITH NEW ROOFING MATERIAL AND RENDERING TO MAIN DWELLING**

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

On a motion by Councillor Boulton and seconded by Councillor Clements 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.**
- 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\_2013\_02 (dated 10.07.2013).**

144 **APP/13/01095:BRICK KILN COTTAGE, 2 HARGRAVE LANE, RABY, CH64 1RX - ERECTION OF A DETACHED GARAGE FOLLOWING DEMOLITION OF OLD STABLE BUILDING**

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

On a motion by Councillor Hayes and seconded by Councillor Clements 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.**
- 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)**
- 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.**

145 **APP/13/01117: PIPERS COTTAGE, 42 DELAVOR ROAD, HESWALL, CH60 4RS - DETACHED GARAGE**

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

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

**Resolved (12:0) That the application be refused on the following grounds:**

**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.**

146 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/09/2013 AND 20/10/2013**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications planning applications decided under delegated powers between 16 September and 20 October.

**Resolved – That the report be noted**

147 **PLANNING APPEALS DECIDED BETWEEN 01/07/2013 AND 30/09/2013**

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

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

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# Agenda Item 4

## Planning Committee

21 November 2013

**Reference:**  
**APP/13/01297**

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

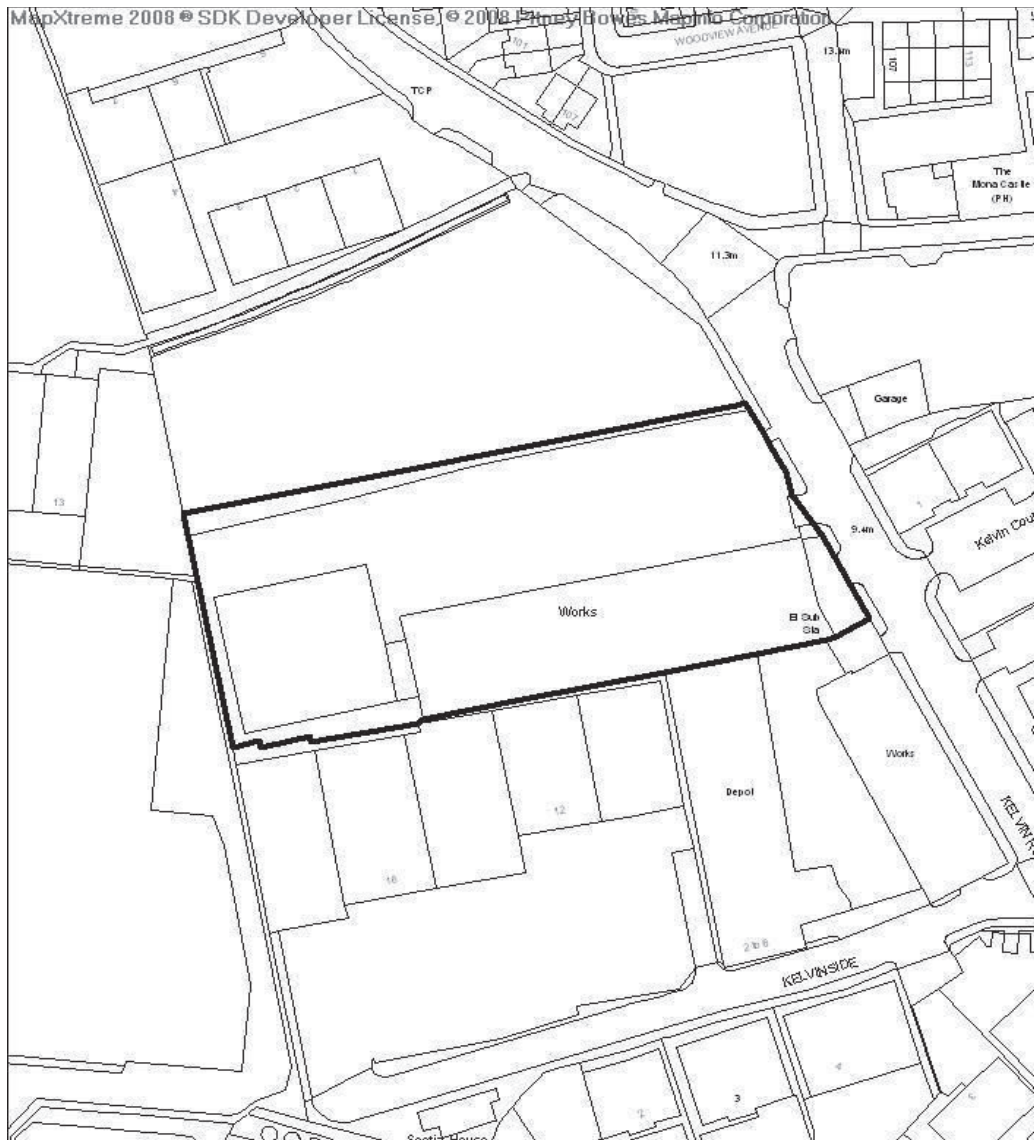
**Case Officer:**  
**Mr M Rushton**

**Ward:**  
**Seacombe**

**Location:** Former Daryl Industries, KELVIN ROAD, SEACOMBE, CH44 7DW  
**Proposal:** Temporary change of use from B1, B2 and B8 uses to D2 leisure, skateboarding facility.

**Applicant:** Rampworx Youth Village 2000  
**Agent :** N/A

### Site Plan:



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**Development Plan Designation:**  
Primarily Industrial Area

## Planning History:

Location: Vacant warehouse south of (rear) E. Fletcher, Kelvin Road, Seacombe. L44  
Application Type: Full Planning Permission  
Proposal: Change of use to indoor karting centre.  
Application No: APP/90/06707  
Decision Date: 15/11/1990  
Decision Type: Approve

Location: Vacant warehouse south of (rear) E. Fletcher, Kelvin Road, Seacombe. L44  
Application Type: Full Planning Permission  
Proposal: Change of use to roller skating and skate board arena.  
Application No: APP/90/05450  
Decision Date: 15/11/1990  
Decision Type: Approve

Location: Daryl Industries, Kelvin Road, Seacombe, Wirral, CH44 7DN  
Application Type: Full Planning Permission  
Proposal: Erection of industrial unit with associated car parking and external works.  
Application No: APP/03/06588  
Decision Date: 05/09/2003  
Decision Type: Approve

Location: Daryl Industries, Kelvin Road, Seacombe, Wirral, CH44 7DN  
Application Type: Full Planning Permission  
Proposal: Extension to provide storage space and fenced area to accommodate transformer unit.  
Application No: APP/03/07477  
Decision Date: 14/01/2004  
Decision Type: Approve

Location: Land to west of (adjacent), Former Aabacus Building, Kelvin Road, Wallasey, Wirral, CH44 7DN  
Application Type: Full Planning Permission  
Proposal: Change of use to storage and washing of waste tyres in connection with recycling of tyres in adjacent building.  
Application No: APP/95/05730  
Decision Date: 20/07/2009  
Decision Type: Withdrawn

Location: Former Aabacus Building and former Fletchers Yard, Kelvin Road, Seacombe. L44 7  
Application Type: Work for Council by outside body  
Proposal: Refurbishment of existing warehouse and boundary walls.  
Application No: APP/94/06572  
Decision Date: 14/11/1994  
Decision Type: Approve

Location: Daryl Industries, Kelvin Road, Seacombe, Wallasey, Wirral. L44 7HY, (Amended location).  
Application Type: Full Planning Permission  
Proposal: Temporary car park introduction of 2000 litre LPG tank, new fence, relocation of fence and alteration of brick wall.  
Application No: APP/97/05845  
Decision Date: 01/08/1997  
Decision Type: Approve

Location: Aabacus Engineering Co.Ltd. Kelvin Road ,Seacombe L44 7DN  
Application Type: Full Planning Permission  
Proposal: Erection of a rear extension to workshops and a side extension to stores



Application No: APP/77/08928  
Decision Date: 03/02/1978  
Decision Type: Approve

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

#### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 19 neighbour notifications were sent to adjoining properties. A site notice was also displayed, and a press notice displayed in the Wirral Globe. No representations have been received.

Members should note that the notification period for this application does not close until the 27th November 2013. The applicant has indicated, however, that funding has been sought from Sport England to facilitate the project, which might be lost should the application not be determined at the Planning Committee of 21st November. Given this, should Members be minded to approve the granting of planning permission, a decision notice should not be issued until the 28th November - and should representations be received following Planning Committee raising new planning issues to those set out in this report, the application would be brought back to the Planning Committee of 19th December 2013.

#### **CONSULTATIONS**

The Head of Environment and Regulation (Traffic and Transportation Divisions) - No objections, subject to conditions to secure the detailed layout of the proposed access to Kelvin Road and the submission of a car park management plan - so as to ensure a suitable and safe means of access for pedestrians to the site. It is noted that there may be issues in terms of public transport access given the opening hours listed in the business plan, particularly in the evenings post 7pm and Sundays. During the day there are 3 main routes that operate on Birkenhead Road - 1A, 409 and 411 (101 in evenings) and whilst each route provides a regular service during the day after 6.30-7pm the only route that runs is the 101 at an hourly frequency. The Rampworx business plan states opening hours during the week until 10pm, whilst the 101/411 also helps to serve Birkenhead Park station and the wider bus network at Birkenhead bus station an hourly bus service means the site is not highly accessible in the evenings when potentially the key business hours will be. Also on Sundays there are no 1A or 409 services, although the 411 still runs a half hour service during the daytime. These routes only serve Birkenhead, Seacombe, New Brighton and Wallasey Village which means that customers from other locations would require interchange either from Birkenhead Park / Hamilton Square or Birkenhead Bus station which will require additional costs and time to journeys.

The Head of Environment and Regulation (Pollution Control Division) - No objections, subject to conditions to limit the hours of operation and the hours of amplified music audible at the boundaries of the site, and to require noise insulation (unless otherwise agreed in writing following further appraisal of the building) - the conditions are required to limit the potential disturbance to surrounding businesses.

Merseyside Police (Architectural Liaison) - no objection subject to conditions.

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

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

The proposed development represents a Departure from the Unitary Development Plan (UDP), it being for a use within Use Class D2 in a Primarily Industrial Area. The application is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

#### **INTRODUCTION**

The application proposes a temporary change of use of a pair of industrial units at the former Kohler Daryl Industries site (Use Classes B1, B2 and B8) to an indoor skateboard park (Use Class D2). The change of use would apply to each unit, a total of 3,390m<sup>2</sup>, with supporting information indicating that the project will provide a 3000m<sup>2</sup> indoor skate park, and ancillary café and healthy eating areas, workshop and training/classroom spaces, equipment hire and offices for the Rampworx organization.

The application also includes the entire service yard for the two units, which would provide 50 spaces to the applicant for car parking and additionally turning areas access.

The applicant, Rampworx, is a charity and social enterprise, principally operating from Netherton (which offers a model for the development proposed). The charity also operates a retail premises in Market Street, Hoylake. The application seeks permission for a temporary change of use of three years - planning permission has been granted in Outline for a new-build indoor skateboard facility at Valley Road in Bidston (reference OUT/13/00551), and the applicant outlines that activities would be transferred to that premises on completion. In addition, it should be noted that permission was granted for a similar temporary proposal at an adjacent unit, 4 Kelvinside earlier this year (reference APP/13/00132) - it is indicated that this permission has become undeliverable due to unresolved differences with the landlord on rent.

The project has secured grant funding from LandAid and Wirral Youth Service for setting up the project up and to enable the provision of free coaching. It is outlined in the application that Rampworx would: offer a range of employment, education and training programmes for targeted groups; provide access to advice and support on matters related to health and well being; promote increased levels of youth participation amongst users from deprived backgrounds and through relationships with other professional agencies, and; become a local service provider assisting the public sector. The proposal could therefore be seen to contribute to the promotion of social inclusion and reducing anti-social behaviour. It is outlined that the project would create 12 jobs (8 full time and 4 part time), and offer volunteering opportunities leading to NVQs (32 per year estimated). It is outlined that the use could attract up to 600 children and young people aged 5 years and above per week.

#### **PRINCIPLE OF DEVELOPMENT**

The site is designated as a Primarily Industrial Area in the Unitary Development Plan. There is no provision for uses within Use Class D2 under UDP Policy EM8. Therefore the application is a departure from the Statutory Development Plan and overriding material considerations must be identified if the Local Planning Authority is minded to grant planning permission. The former North West Development Agency also identified the area as Strategic Regional Site. The NPPF expects planning authorities to identify priority areas for economic regeneration, but also indicates that planning policies should avoid long term protection of sites allocated for employment purposes where there is no reasonable prospect of a site being used for that purpose.

#### **SITE AND SURROUNDINGS**

The site comprises of a pair of large (12 height) brick/block and profile clad industrial warehouse units with parking provision, located within the heart of the Dock Road Corridor industrial area. There are industrial uses within Use Classes B1, B2 and B8 to each side. To the east the site fronts Kelvin Road, the other side of which there are a range of small B1 and B2 units, To the south are the former Regal Wholesale units, currently used for a storage and distribution purposes (plasterboard and insulation) and WIRE a recycling enterprise accessed off Dock Road. To the west of the site are further industrial units - a number of small units and associated car parking accessed off Westfield Road, and units within Ocean Park accessed off Dock Road. To the north there is a cleared and vacant site, beyond which is the Vocational College. A number of the units to the north and east are currently vacant and being marketed for sale (or lease). The nearest residential properties are at some distance, fronting Wheatland Lane over 100m to the north.

The site is accessed from Kelvin Road. The application states that the building has been vacant since January 2011. The applicant states that the building has been marketed unsuccessfully by Matthews and Goodman since then - a statement from Matthews and Goodman is included within the Planning Statement submitted, outlining the marketing campaign undertaken and stating that the difficulties in letting the unit result from the current extremely challenging market conditions particularly for manufacturing, the size of the unit, the current propensity for storage and distribution companies to seek a more strategic location on the motorway network and to require clear span high bay units with multiple loading and dock level doors, and the number of units currently available and being marketed on Wirral.

#### **POLICY CONTEXT**

##### **Development Plan**

The development plan for Wirral consists of the Unitary Development Plan as saved by direction the Secretary of State (27 September 2007). The site is designated as a Primarily Industrial Area as shown on the UDP Proposals Map. The application is contrary to Policy EM8 (Development within Primarily Industrial Areas), which only makes provision for industrial development within Use Classes B1, B2 and B8 and for expansion of existing businesses.

UDP Policies EM6 and EM7 are also applicable. EM6 makes it clear proposals should not have an adverse effect on the operations of neighbouring uses or compromise the future development of land in the vicinity for employment uses. The introduction of a facility to cater for an estimated 600 children and young people per week (up to 100 per session) has the potential to adversely affect the character of this central part of the industrial area and impact on the attractiveness of the location to other industrial investors.

As was noted when granting a temporary consent for this use in the adjoining unit (APP/13/00132), Planning Committee has previously refused application APP/11/01009 for a day-care centre for 35 children at the former Remploy site 24 Kelvin Road, which is opposite the current application site on the these grounds.

Section 38 (6) of the Planning & Compulsory Purchase Act states that: 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

#### **Material Considerations**

The National Planning Policy Framework (NPPF) makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Economic, social and environmental gains should be sought simultaneously. Paragraphs 18 to 219 set out what this means in practice. It places significant weight on supporting economic growth and notes this can secure higher social and environmental standards. Although paragraph 22 of the NPPF notes that long term protection is to be avoided where there is no reasonable prospect of a site being used for its intended purpose, Local Plans are required to set out a clear economic strategy and identify priority areas for regeneration.

The NPPF also identifies recreation and leisure facilities as main town centre uses, which are subject to a sequential test with preference given to accessible sites that are well connected to a town centre if suitable town or edge of centre sites are not available. In this instance, whilst there are bus stops within the vicinity of the site it is considered that this site is not in a highly accessible location. Bus services are limited during off-peak times. Pedestrians and cyclists would need to travel along a fairly isolated road into an industrial complex. The site is also physically isolated from the main centres of population to the north and south of the industrial complex. Although the applicant is hoping to attract custom in the Wallasey area and some children may travel by bicycle, parents might be more likely to take their children to the site by car.

A small number of more central alternative sites have been considered and rejected by the applicant as unsuitable or not viable - though limited information is provided to verify this. For example, the applicant claims no funding will be available for adaptation works to empty listed buildings such as St John's Church at edge of Central Park, Liscard or Holy Cross Church in Bidston to allow a short-term use. However, no detail of this restriction on funding is provided - it is not clear whether renovation is necessary to support the proposed use in any of these buildings, nor has a breakdown of the funding sources considered (or applied for) been provided. NPPF paragraph 27 makes it clear that applications that fail the sequential test should be refused.

The Wirral Employment Land and Premises Study 2012 update, approved by the Council on 15th October 2012 (minute 60 refers) indicates this area should continue to have a role to play in accommodating small to medium industrial enterprises. The updated Study concludes that the industrial market faces a shortage of small workshops - there is a lack of units sized 1000 to 2000 sqm, and that companies still want moderate quality units on industrial estates. There is also a need to address employment deprivation especially in the east. Successful industrial businesses typically require dedicated self contained secure yards, such as that provided at the application site. The study also found that a large proportion of premises are being considered for alternative uses, which it

noted could seriously affect the Borough's ability to maintain a credible future supply. As a result the study recommends that the Dock Road Corridor area is retained as one of a handful of Key Employment Areas with influence over the whole of Wirral.

In terms of the future, the Council has proposed to safeguard this area for employment purposes within Use Classes B1, B2 or B8 through Policy CS17 in the Core Strategy Proposed Submission Draft. Alternative uses would only be considered under Policy CS17 subject to factors including the suitability for businesses in priority sectors, compatibility with the character of the area and neighbouring uses, the extent of marketing and the results of a sequential test. The site does have potential to attract a priority sector business identified under Policy CS14. In addition, the proposed use could introduce large numbers of young people to an industrial area and, it could be contended, has the potential to restrict the operation of existing employment uses in the vicinity.

The Council's Corporate Plan 2013-16 seeks to create a place where local businesses thrive and evidence in the Wirral Economic Profile (November 2012), suggests demand for premises may be rising due to an increase in the number of new enterprises since 2011, which was higher than the national average.

The applicant has, however, made it clear that they are only currently seeking a temporary use of the building for a period of 3 years to enable them to better assess the prospect of progressing a larger new build project at Bidston, where the Council has been working in partnership with Rampworx in an attempt to bring a modern extreme sport facility forward next to the existing sports centre at Valley Road, which is allocated for New Recreational Facilities under UDP Proposal RE2 - and for which Outline planning permission has now been granted.

A benefit could, therefore, be accrued from bringing an empty property into use for a temporary period of 3 years to establish the level of demand for a facility of this type and its impact in this location, after which time the Local Planning Authority could have the opportunity to re-assess use in the light of the economic climate in 2016.

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

There are no issues in terms of appearance, as the activities would take place indoors. The industrial unit has a distinct access and parking area, which would not be shared with other users. The Head of Environment and Regulation (Environmental Protection) has raised no objection to the proposed development, though conditions are requested to address the potential for noise from the proposed development, both from the use itself and from amplified or live music which it has been identified may take place once the use is established. A condition is proposed to require a scheme of sound insulation, unless an alternative approach can be agreed in writing following further assessment of the building. Conditions are also proposed to limit the opening hours of the building to those detailed in the application made, and to restrict amplified/live music to evening hours after 6pm during the week (no such restriction is considered necessary at weekends). The conditions provide the means to prevent nuisance through noise to adjoining businesses (the unit is physically attached to a number of units to the south)

#### **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 traffic management impacts anticipated, however a detailed layout of the proposed access to Kelvin Road and the arrangements for the management of access and parking will need to be submitted to demonstrate suitable and safe access for pedestrians to the site - planning conditions are proposed to this effect.

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

The site is not in a central location and the use is likely to encourage a number of car journeys.

#### **HEALTH ISSUES**

There are no significant health implications relating to this application, the provision of an indoor sport facility could promote the health of young people.

## CONCLUSION

The proposal is contrary to UDP Policies EM8 and EM6 but needs to be considered against the benefits that could be accrued in the short term from bringing an empty building back into use and the positive impact on social inclusion from the operation of this charitable organisation and social enterprise. On balance a temporary permission could be granted to enable the Local Planning Authority to reconsider the position in 2016 including the progress on the applicant's proposals for a larger scheme at the Bidston Recreational Development Site. Thus Members may wish to approve the application subject to conditions limiting the planning permission to 3 years, preventing a change of use to other purposes in Use D2 and controlling the separation of internal floorspace to ensure other facilities remain ancillary to the main use.

### 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:-

Although the proposed use is contrary to UDP Policy EM8 - Development with Primarily Industrial Areas, which only makes provision for development within Use Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987, the benefits from a temporary permission are considered on balance, to be sufficient to warrant overriding the statutory development plan in this particular case.

**Recommended Decision:**            **Approve subject to no additional representations raising additional planning matters being received by 27th November 2013.**

### Recommended Conditions and Reasons:

1. The use hereby permitted shall be discontinued and associated equipment removed for the building to enable premises to be used for industrial purposes on or before 22nd March 2016 in accordance with a scheme of works previously submitted to and approved in writing by the Local Planning Authority.

**Reason:** Given that the application represents a Departure from the Unitary Development Plan, and to assess the effect of the development on the character and future use of the surrounding Primarily Industrial Area, having regard to UDP Policy EM8.

2. The premises shall be used only for the purpose of an indoor skateboard park (including inline skating, BMX, skateboarding and scootering), as outlined in the submitted Planning Statement (received by the Local Planning Authority 24th October 2013) and for no other purposes, including other uses within Use Class D2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment

**Reason:** To ensure that the use of the premises is limited to that assessed, and does not have a harmful impact to adjoining designated retail centres or the operation of the surrounding Primarily Industrial Area, having regard to UDP Policies EM6, EM7 and EM8, and the National Planning Policy Framework.

3. Before the development is commenced, a scheme for sound insulation of the building shall be submitted to and approved by the Local Planning Authority specifying the provisions to be made for the control of noise emanating from the site, unless it has previously been agreed in writing by the Local Planning Authority otherwise. These measures shall then be implemented in full before the development is occupied.

**Reason:** To prevent the emission of noise above a level which would be detrimental to the

amenity of those working in the surrounding area and to comply with Policies PO3 and EM8 of the Wirral Unitary Development Plan.

4. The premises shall only be open between the hours of 1600 and 2200 Monday to Friday and between 1030 and 1900 on Saturdays, Sundays and Bank Holidays, and shall be closed at other times.

**Reason:** To prevent a level of use at times when there is potential for that use to be detrimental to the amenity of those working in the surrounding area and to prevent detrimental impact to adjoining land uses, to comply with Policies PO3 and EM8 of the Wirral Unitary Development Plan.

5. There shall be no live music, amplified music or live entertainment audible at the boundaries of the site except between the hours of 1800 and 2200 Monday to Friday, and 1030 to 1900 on Saturdays, Sundays and Bank Holidays.

**Reason:** To prevent noise and disturbance to nearby businesses and to prevent the emission of noise above a level which would be detrimental to the aural amenity of the area and the operation of adjoining businesses, to comply with Policies EM6, EM7, EM8 and PO3 of the Wirral Unitary Development Plan.

6. No part of the development shall be brought into use until full details of the means of vehicular and pedestrian access to the site together with details of the proposed car parking layout and servicing arrangements have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details shall include physical measures to provide a safe separate pedestrian access point to the site from Kelvin Road, and a Management Plan for the operation of the servicing yard and car parking area. The development shall only be implemented and managed in accordance with the approved details, and shall be retained and managed as such thereafter.

**Reason:** In the interests of highway safety and designing out crime, to accord with Policy EM8 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

7. No part of the development shall be brought into use until full details of signage and lighting to provide a means of illumination to the pedestrian access point to Kelvin Road have been submitted to and agreed in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details, and shall be retained as such thereafter.

**Reason:** In the interests of pedestrian safety and designing out crime, and to accord with Policy EM8 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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.

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

9. 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 Policies EM6 and RE1 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 06th November 2013.

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

**Last Comments By:** 27/11/2013 11:48:11  
**Expiry Date:** 19/12/2013

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## Planning Committee

21 November 2013

**Reference:**  
**APP/12/01377**

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

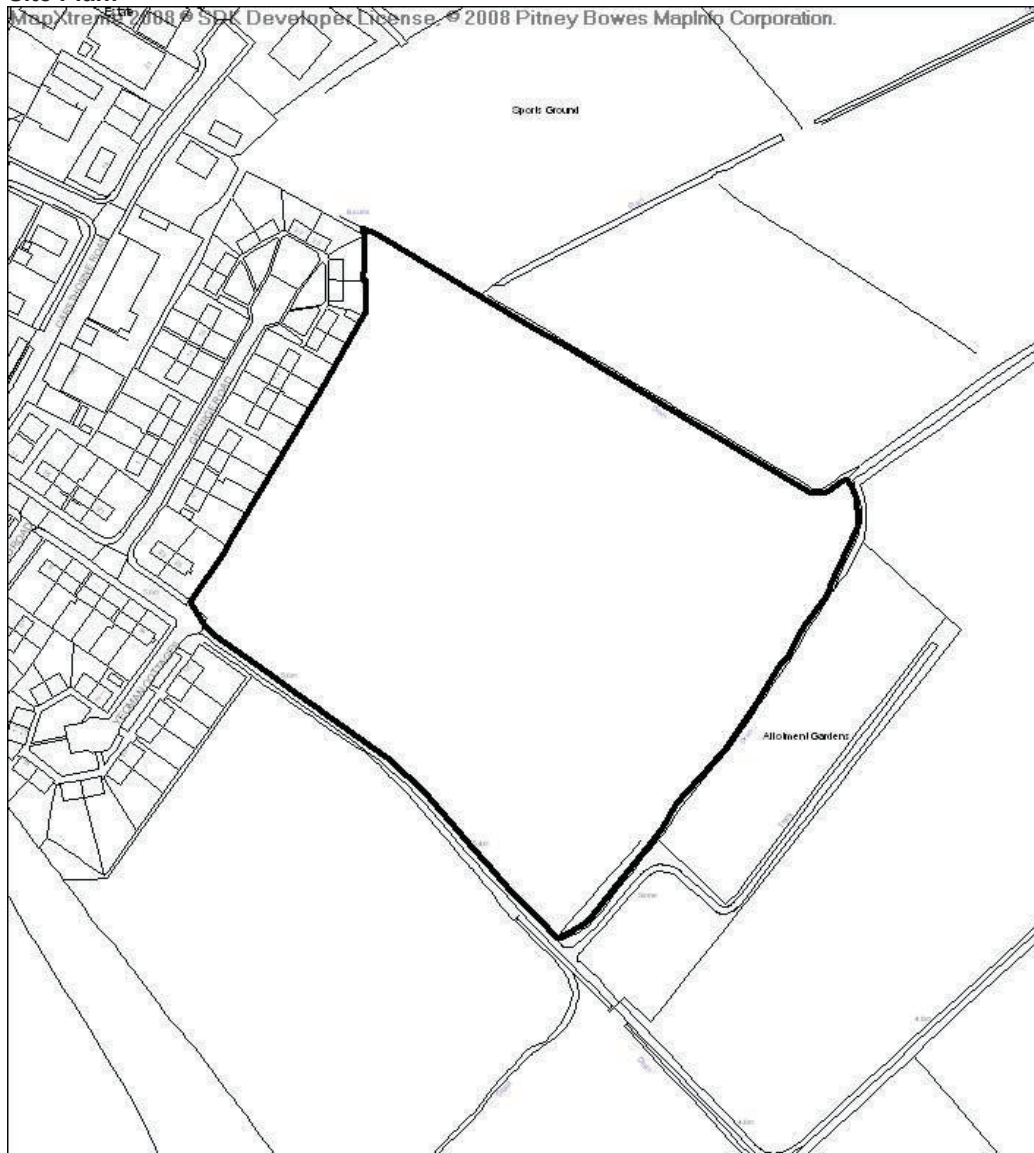
**Case Officer:**  
**Mr M Rushton**

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

**Location:** Unused Land, CARR LANE, HOYLAKE  
**Proposal:** The erection of 26 affordable homes together with associated works (AMENDED APPLICATION).

**Applicant:** Kirby Park Ltd  
**Agent :** Mr G McGaffney

### Site Plan:



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**Development Plan:**

Area Requiring Landscape Renewal  
Green Belt

**Planning History:**

- Location: La Mirage Club, Carr Lane, Hoylake. L47  
Application Type: Outline Planning Permission  
Proposal: Extension to existing club to form swimming pool, squash courts, changing rooms, restaurant and conference room.  
Application No: OUT/87/05548  
Decision Date: 24/09/1987  
Decision Type: Withdrawn
- Location: Sports Club ,East of George Rd ,Carr Lane ,Hoylake ,L47 4BG  
Application Type: Full Planning Permission  
Proposal: To retain alterations to external appearance of existing sports club and provision of temporary changing accommodation  
Application No: APP/84/24902  
Decision Date: 16/05/1985  
Decision Type: Conditional Approval
- Location: New Brighton Association Football Club, Football Ground, Carr Lane,Hoylake,Wirral  
Application Type: Full Planning Permission  
Proposal: Light industrial development.  
Application No: APP/80/15442  
Decision Date: 22/09/1980  
Decision Type: Refuse
- Location: Former Ellerman Lines sports ground, Carr Lane, Hoylake. L47 4AZ  
Application Type: Full Planning Permission  
Proposal: Land reclamation and site drainage scheme.  
Application No: APP/92/05459  
Decision Date: 22/05/1992  
Decision Type: Approve
- Location: La Mirage, Carr Lane, Hoylake. L47 4AZ  
Application Type: Section 53 Determination  
Proposal: Section 53 determination as to whether planning permission is required for use as a private members sports club.  
Application No: DTR/88/05379  
Decision Date: 05/07/1988  
Decision Type: Approve
- Location: La Mirage Club, Carr Lane, Hoylake. L47  
Application Type: Full Planning Permission  
Proposal: Erection of portakabin and outside seating area.  
Application No: APP/87/05549  
Decision Date: 17/06/1987  
Decision Type: Withdrawn
- Location: New Brighton association Football Club, Football Ground, Carr Lane, Hoylake  
Application Type: Full Planning Permission  
Proposal: Residential development  
Application No: APP/80/15441  
Decision Date: 22/09/1980  
Decision Type: Refuse

Location: New Brighton Afc ,Carr Lane ,Hoylake ,L47 4A  
Application Type: Full Planning Permission  
Proposal: Erection of Pre-fabricated buildings to provide three rooms for billiards, darts and keep-fit activities  
Application No: APP/79/12060  
Decision Date: 18/10/1979  
Decision Type: Conditional Approval

Location: New Brighton Fc Carr Lane Hoylake L474  
Application Type: Full Planning Permission  
Proposal: Residential development for 12 dwellings with garages and access road on part of sports ground  
Application No: APP/77/06769  
Decision Date: 29/06/1977  
Decision Type: Refuse

Location: New Brighton Fc Carr Lane Hoylake L474  
Application Type: Full Planning Permission  
Proposal: Development of sports facilities to provide squash courts, enlarged club premises, 2 bowling greens, tennis courts, cricket score board, football stand with additional car parking  
Application No: APP/77/06768  
Decision Date: 21/06/1977  
Decision Type: Conditional Approval

Location: Play Field Carr Ln Hoylake L474  
Application Type: Full Planning Permission  
Proposal: Football stand  
Application No: APP/76/05655  
Decision Date: 08/09/1976  
Decision Type: Conditional Approval

Location: New Brighton Fc Carr Lane Hoylake L474a  
Application Type: Full Planning Permission  
Proposal: Erection of canopy stand  
Application No: APP/77/07261  
Decision Date: 20/06/1977  
Decision Type: Conditional Approval

Location: Former Sports Ground ,Carr Lane ,Hoylake,L47 4A  
Application Type: Full Planning Permission  
Proposal: Change of use of land to riding school; conversion of existing pavilion to dwelling; office/reception and changing room and tack room; erection of stables, storeroom and barn  
Application No: APP/81/19107  
Decision Date: 05/11/1981  
Decision Type: Conditional Approval

Location: Unused Land, CARR LANE, HOYLAKE  
Application Type: Full Planning Permission  
Proposal: The erection of 62 affordable homes together with associated works.  
Application No: APP/11/01348  
Decision Date: 27/04/2012  
Decision Type: Refuse - appeal dismissed

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

#### **REPRESENTATIONS**

Having regard to the Council's Guidance on Neighbour Notification, notification letters were issued to

44 adjoining properties in October 2013, a site notice erected at the site. In addition a newspaper advertisement was posted in the Wirral Globe on the 19th December 2012. At the time of writing 9 representations have been received. Representations were received from the following addresses: 14 Carr Lane, 38 Ferndale Road, 23 Carr Lane, 7 Chapel Road, 58 Alderley Road, and Ms S Gray (address not given), Mr J Priest (address not given), Ms J Hall (address not given).

Additional notification letters were issued to the same 44 properties following the amendment of the application to reduce the numbers of residential properties proposed. A Site Notice was also displayed. At the time of writing, no changes have been made to those representations submitted. A further letter of objection from the occupiers of no. 14 Carr Lane has been received.

The points raised by representations received can be summarised as:

1. There are affordable houses currently available on the market in Hoylake - the development will lead to an oversupply, it should be a mixed housing proposal;
2. Encroachment on Green Belt land;
3. There are more suitable sites for development within Hoylake;
4. Lack of consultation, both from the Council and the developer;
5. Traffic issues – impact to the already strained level crossing; congestion concerns; emergency vehicle access concerns; traffic counts were carried out during the summer and do not represent peaks; concern that there will be an increase in pedestrians crossing the railway line by the Rugby Club; disruption will be caused by construction traffic.
6. The adjoining allotments should be reinstated;
7. Concern at the capacity of drains;
8. Impact to school places - a number of local schools are oversubscribed, and other local services such as the Hoylake and Meols Medical Centre, and utilities provision.
9. Concern that the submitted Design Out Crime Assessment requires a secure fence, which would be at odds with the visualisations and architectural design submitted for the site.
10. The scale and nature of the application will have wider impacts.
11. Impact to the proposed Golf Resort plans.
12. There are other development opportunities for housing in Hoylake without looking to the Green Belt.
13. This land may be more advantageously developed as green space or a park for the community.
14. Approval of this scheme would pave the way for the development of the larger site previously refused permission.
15. There is no need for the development.
16. The development would obscure views of the countryside for existing residents.

Hoylake Village Life - comment that this planning application raises a number of concerns:

- The additional volume of traffic generated will create additional pressure on the railway crossing. If the development is permitted, then the developer should be required through a s.278 agreement to pay for comprehensive highway network improvements and/or a study into alternative access over the railway crossing, using a s.106 agreement
- However, there is a shortfall of local services, such as doctors and dentists in Hoylake and considerable pressure would be put upon the only primary school, which has limited room to expand. The developer should be required to demonstrate how this shortfall would be met.
- The provision of 62 affordable dwellings as part of this development, accompanied by the provision of affordable units on the ex-Heaps site adjacent to Manor Road station, and the proposed redevelopment of the Hoose Court site on Market Street is likely to result in an over-supply of affordable housing in Hoylake.

Hoylake Village Life concludes that the proposal highlights the need for a vision for Hoylake. Comment further that the proposal needs to be considered in the context of the Council's proposals for the Golf Resort to ensure that the proposed development would not affect these plans.

Network Rail - Network Rail responded to the original proposal for 62 dwellings, outlining an objection to the proposed development on the grounds that the development would have potential for an increase in volume of traffic over the level crossing. A Traffic Assessment (TA) should have been

submitted to support the application, with the developer required to fund any qualitative improvements to the level crossing identified. Should the Council grant this proposal and are inclined to permit further development in this area then developer contributions should be made available for construction of a road bridge.

Councillor John Hale has objected to the development of 26 dwellings, referring to the representations made on behalf of Hoylake Village Life, and making the following points in opposing the application:

1. The proposal to build on green field land when the need for affordable housing does not justify the loss of this land.
2. The traffic conditions surrounding the only access to the site and the railway crossing which already has traffic backed up and blocking the main Hoylake and West Kirby road at peak times.
3. There has been frequent flooding in the area in the past.
4. The removal of this greenfield site would leave little or no green space for the existing properties already situated in the area.

### **CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transportation Division) – no objection subject to the imposition of planning conditions and a s106 legal agreement. Refer to Director's Comments.

Head of Environment and Regulation (Environmental Protection Division) – no objection, subject to conditions to secure a ground contamination survey and subsequent remediation.

Head of Housing and Community Safety (Housing Strategy Division) – no objection, refer to Director's Comments.

Merseyside Police Crime Reduction (Architectural Liaison Officer) – in and around the immediate area of the proposed development crime and disorder is assessed to be of a 'medium' level, and significant incidents of burglary and theft have taken place. A number of recommendations, covering issues of boundary treatment, landscape planting, surface treatment, use of materials, storage of bins, use of laminate glazing, lighting, and security systems, are made. The conclusion of the Design Out Crime Assessment undertaken (DOCA) is that, subject to the inclusion of measures to address these recommendations, the development can be consistent with the current principles and standards of Secured by Design (SBD).

Environment Agency – no objection in principle, but comment that any development permitted should only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Flood Risk Assessment, Ref: 1976/FRA\_v1.0, Weetwood Environmental Engineering, October 2011), and the mitigation measures detailed within the FRA including limits to the surface water discharge, provision of on site water attenuation, confirmation of finished floor levels at 300mm above surrounding levels. Further to this, it is noted that there are opportunities for habitat enhancement on Carr Drain, which the EA recommend, should be fully investigated to contribute to Water Framework Directive (WFD) objectives and Planning Policy Statement 9 (PPS9 - Biodiversity and Geological Conservation).

Wirral Society – expresses concern at the application and object to the development of Green Belt land. Whilst appreciating the need for affordable housing, it is questioned whether it is best planning practice to group additional affordable housing alongside that currently managed by Wirral Partnership Homes nearby; argued that the site is not previously developed; questioned whether housing need present the very special circumstances required to justify Green Belt development; the Council is reminded that the condition of Green Belt land is specifically excluded as a reason for development in PPG2, and; indicate that empty properties should be redeveloped first rather than sacrificing Green Belt land.

Sport England North West - as this application does not involve an existing or proposed sports facility and is for a residential development of less than 300 houses Sport England has no comment to make.

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

Councillor George Davies has requested that the application be presented to Planning Committee, expressing support for the development on the grounds that it would deliver a supply of affordable housing that might address identified housing needs.

## **INTRODUCTION**

The proposal is for the residential development of a site of approximately 1.9 hectares immediately to the southern end of Carr Lane. Whilst 62 units were initially proposed, following the dismissal of an appeal on 18 March 2013, heard at a Public Inquiry, related to the refusal of application APP/2011/01348, the application has been amended, reducing the number of residential properties to 26 and the extent of built development within the site to 0.79 hectares. All of the residential properties would be dwelling houses (no supported living apartments are now proposed), two-storey in height, and pitched-roof design - the application includes 24 no. 3-bedroom, 2-person houses, and 2 no. 2-bedroom, 4-person properties.

## **PRINCIPLE OF DEVELOPMENT**

The application site is within the adopted Green Belt in the Wirral Unitary Development Plan (UDP). The site is not designated as an infill village or for limited affordable housing for local community needs under policies set in a local plan. The proposed development is not appropriate in the Green Belt under terms of the National Planning Policy Framework (NPPF) or UDP Policy GB2 'Guidelines for Development in the Green Belt', which indicate that inappropriate development should not be approved except in very special circumstances and the potential harm to the Green Belt is clearly outweighed by other considerations. The application is a Departure from the Statutory Development Plan, proposing more than 1000m floorspace and having a significant impact to openness – as such it would need to be referred to the Secretary of State if the Local Planning Authority is minded to grant planning permission.

## **SITE AND SURROUNDINGS**

The application site is located on the Southern edge of Hoylake, at the end of the vehicular part of Carr Lane. The site was historically used as a playing field, with an associated pavilion/club house and changing rooms, car parking and score-board building. It is understood that this use ceased in the 1970s, and the last use supported by the site was a social club, which utilised the main buildings and car parking areas. The social club was subsequently used as a night club prior to demolition after fire damage and clearance of the site to leave an open grassed area. There are residential properties located to the north west, whilst open uses of land border the other three sides of the site. Surrounding uses include playing fields, a municipal golf course, and a redundant allotments site. A public right of way runs along the south east boundary - public footpath 19.

## **POLICY CONTEXT**

The National Planning Policy Framework (NPPF), 27th March 2012, is a material consideration in the determination of planning applications. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system. The footnote to paragraph 14 makes it clear that development on land designated as Green Belt should be restricted and is not subject to the national presumption in favour of sustainable development,

Unitary Development Plan policies URN1, HS4, HSG2, HS13, GB2, GR5, GR6, GR7, TR9 and TR12, LAN1, LA7 and Supplementary Planning Document SPD4 (parking) are relevant..

Policies WM8 and WM9 in the Joint Merseyside and Halton Waste Local Plan are also applicable.

The emerging Core Strategy has been adopted by the Council as a material consideration in the determination of Planning Applications. Core Strategy Policies CS2, CS3, CS11, CS19, CS20, CS21 and CS22 are relevant to this particular case.

## **Green Belt**

The application site is located within the Green Belt, which is shown on the Adopted Wirral UDP Proposals Map. The NPPF attaches great importance to the Green Belts which should be kept permanently open (paragraph 79) to check unrestricted sprawl of large built up areas, to assist in safeguarding the countryside from encroachment and to assist in urban regeneration by encouraging the recycling of derelict and other priority areas (paragraph 80). Boundaries should only be altered in exceptional circumstances through review of the Local Plan at which time the consequences for sustainable development of channelling development towards urban areas or beyond the Green Belt should be considered (paragraphs 83 and 84).



Urban regeneration has been and still remains a long-term priority for Wirral through UDP Policy URN1. The Council continues to pursue a strategy of urban regeneration as indicated in Policy CS2, with support from Policy CS3 in the Proposed Submission Draft Core Strategy.

In line with NPPF, paragraph 87, UDP Policy URN1 protects Green Belt sites from inappropriate development. UDP Policy GB2 makes it clear that there is a general presumption against inappropriate development in the Green Belt and that such development will not be approved except in very special circumstances. The NPPF and UDP Policy GB2 only permit the extension, alteration or replacement of existing buildings, (subject to UDP Policy GB4 and GB5); or limited infilling in villages (listed in UDP Proposal GB7 and subject to UDP Policy GB6) and limited affordable housing for local community needs under policies set out in the Local Plan. The NPPF also allows redevelopment of brownfield land which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than existing development. None of these circumstances apply in this case.

Inappropriate development is by definition, harmful to the Green Belt (NPPF, paragraph 87), and Local Planning Authorities are expected to ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (paragraph 88).

The proposal would lead to urban sprawl, would encroach into open countryside and could undermine urban regeneration and the recycling of derelict and other urban land. On the basis of Green Belt policy alone there is a presumption in favour of refusal of this proposal on Green Belt grounds, unless the harm this proposal would cause can be outweighed by very special circumstances.

#### **The Applicant's Case**

The applicant, whilst accepting that the proposed development will result in some harm to the openness of the Green Belt, considers that the benefits arising from the scheme outweigh the resulting harm, and contends in that there are very special circumstances, as follows:

1. The benefits arising from affordable housing;
2. The lack of a demonstrable five year housing supply;
3. The lack of any available sites that might deliver such housing.

The applicant has revised the application in light of the appeal decision to APP/11/13458, and contends the amendments address the conclusions of the appeal, as follows:

1. The scale of the development has been reduced, along with its consequential harm, from 62 to 26 dwellings;
2. The degree of encroachment has been significantly reduced - from 175m, to 77.5m, a reduction to 44.3% of that considered on appeal, a significantly smaller incursion;
3. As a consequence, the degree of 'unrestricted sprawl' and encroachment to the countryside is significantly reduced - this has reduced the degree of harm that arises to these two purposes of the Green Belt previously identified;
4. The degree to which the proposals amount to 'limited' affordable housing to meet an identified need, related to the Inspector's conclusions at paragraph 40 of her decision letter, needs to be reconsidered, as in relation to the settlement size (Hoylake and West Kirby) and population the current (amended) proposal is now 'limited'.
5. The Council's SHMA identifies a need for 153 affordable dwellings per annum for Hoylake and Meols, which represents a significant portion of the needs in the Rural Area of the Borough (47.4%), an indication of the significance of need in this local area. Even using the Market Balance Approach identified in the SHMA, the proposal would represent just 1.5 years supply of need arising in Hoylake and Meols, and taking overall need (i.e. not Market Balanced) the development would be just 17% of the overall annual need for Hoylake and Meols.
6. The reduced extent of the development provides greater opportunities for soft landscaping to reinforce screening and soften views of it from the surrounding countryside.
7. The most recent Annual Monitoring Report (early 2013) confirms that there have been no completions of affordable housing in Hoylake and Meols in 2012, or in the Rural Area in the

preceding 3 years.

8. The Inspector to the appeal had found that the development was an appropriate form of development in terms of detailed design and the layout of the proposed development with the provision of sufficient amenity space for each of the proposed dwellings, and that the development is sited in a sustainable location (accessibility).

In summary, the applicant argues that whilst the proposals may result in some harm to the purposes of the Green Belt, it is considered that the proposed development is by definition appropriate development in the Green Belt as it is 'limited' affordable housing, and is also limited in the context of the degree of harm caused. It is contended that the policies within the UDP are out of date, and RSS having been revoked, that the proposed development is now fully in accordance with the NPPF. Even in the event that the absence of a Development Plan policy led to the proposal being considered inappropriate development, it is contended that there are very special circumstances outlined to outweigh such harm.

### **Comments on the Applicant's Case**

#### Impact

This Green Belt site is predominantly open in character and more akin to the open countryside as noted by the Planning Inspector before dismissing the appeal for 62 affordable homes on 18 March 2013 following a Public Inquiry.

The development now proposed would protrude some 88 metres into open countryside when measured from the residential boundary. The developed part of the site would also cover a significant area (at 0.79 hectares). This would still be a significant encroachment into the Green Belt.

Hoylake's urban area is mainly contained between the coastline and the railway line to the north west. The one exception to this is the existing industrial and residential development along Carr Lane, which is to the south east of the railway line. Development either side of Carr Lane represents a rare incursion of built development into the open land to the south of the urban area. It is therefore considered that the proposed development would result in a significant further projection of the built form into the open countryside and the extent of the encroachment and sprawl that would result in significant harm. The form of the proposed housing, along with the projection from the edge of the settlement, would still result in a prominent and visually obtrusive development in views such as that from the footpath along the side of the site to the south west, which would cause considerable harm to the character and appearance of the area and the visual amenities of the Green Belt.

#### Greenfield Site

The NPPF establishes the definition for Previously Developed Land (PDL) at Annex 2. It excludes areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

The site is a former sports ground and the former developed' elements of the site - a clubhouse, scoreboard and hard standings - now demolished, formed only a small proportion of the application site. Although the land has been subject to (unauthorised) stripping of topsoil and the deposit of waste materials, the nature of the site is not considered to have significantly altered. It is well vegetated (evidenced by the applicant's Ecological Assessment) and is considered to blend with the surrounding landscape. The site is therefore greenfield.

Planning Authorities are expected to encourage the reuse of brownfield land as a core planning principle and the section on conserving and enhancing the natural environment (NPPF, paragraphs 17 & 111). This approach is supported by UDP Policy URN1, which outlines that in considering development proposals, the local planning authority will be guided by the general principles of the urban regeneration strategy. In particular, the local planning authority will be concerned to ensure that: (i) full and effective use is made of land within the urban areas; (ii) neglected, unused or derelict land or buildings are brought into use and land is protected from inappropriate development in the approved Green Belt. Core Strategy Policy CS2 makes similar provisions, to focus growth to areas of greatest need of physical, social, economic and environmental regeneration.



### Housing Land Supply

The NPPF expects authorities to deliver a wide choice of high quality homes by meeting objectively assessed needs for market and affordable housing and maintaining a five-year supply of specific developable housing sites, with a buffer of between 5% and 20% (NPPF paragraph 47). Relevant policies for the supply of housing should not be considered up-to-date if a five-year supply cannot be demonstrated (NPPF paragraph 49).

The Council's Annual Monitoring Report (AMR) for 2012 calculated the housing land supply within Wirral at April 2012 at 4.2 years with a 5% buffer in line with NPPF, paragraph 47, based on the former annual requirement for Wirral of 500 net additional dwellings set out in Table 7.1 of the former Regional Spatial Strategy (RSS). If a 20% buffer was applied, the supply would reduce to 3.7 years. RSS was however revoked in May 2013 and no longer forms part of the Development Plan for Wirral.

Cabinet on 2 February 2012 resolved that the 2008-based household projections be used as the basis for calculating the Borough's five-year housing land supply in the period between the abolition of the Regional Spatial Strategy and the adoption of the Core Strategy (minute 284 refers). On this basis, Wirral's housing land supply would be 6.3 years with a 5% buffer or 5.5 years with a 20% buffer.

The latest evidence based on the Government's Household Interim Projections 2011 to 2021 was published on 9 April 2013, in response to the findings of the 2011 Census. On this basis, the existing housing land supply would be 7.8 years with a 5% buffer in line with NPPF reducing to 6.9 years if a 20% buffer was applied.

The previous refusal, which was supported at appeal, was based on the supply being between 3.7 and 4.2 years calculated against RSS in the AMR.

The Council's future housing requirement, which will replace the previous requirement in RSS, is currently being reviewed through the preparation of a new Strategic Housing Market Assessment (SHMA), which is expected to report in early 2014, to inform the Core Strategy Local Plan before submission to the Secretary of State.

### Housing Need

The need for affordable housing is also under review as part of the work for the new SHMA.

The figures on housing need referred to be the applicant are derived from the Council's existing Strategic Housing Market Assessment Update 2010 (SHMA), using the CLG model and the Fordham Research market balance approach, which were based on household survey information from 2007.

Analysis using the CLG model suggested a net annual need of 2,784 affordable dwellings for the Borough as a whole. 11% of total provision or 323 units were needed within the RSS Rural Area, with 153 within the Electoral Ward of Hoylake and Meols (SHMA Update Table 6.14).

However, the Council's consultant concluded that it would not be feasible to base policy directly on these figures, given the lower total net annual requirement in the former RSS and recommended that an adjusted market balance model should be applied, based on the 2006-based CLG household projections. The model scenarios showed an annual need for between 9 to 62 affordable dwellings across the whole of the former RSS Rural Area, with additional provision for specialist housing, such as supported housing.

The NPPF states that authorities should identify and bring back into residential use empty housing and buildings (NPPF paragraph 51).

According to the Council's housing records, Registered Providers of social housing currently have an overall stock of 23,000 units throughout the Borough, of which 6,201 are within the RSS Rural Area. There are currently 505 long-term empty properties in the RSS Rural Area, 76 of which are Registered Providers properties. 21.9% of the long-term empty properties in the RSS Rural Area (111) were within the Electoral Ward of Hoylake and Meols.

The AMR 2012 showed planning permission was in place for 3,250 dwellings in April 2012, of which 346 units were awaiting implementation on sites in the RSS Rural Area and another 203 units were under construction (AMR Appendix 4).

The Council's latest Strategic Housing Land Availability Assessment (SHLAA Update 2012) estimates that land is also available for a further 346 units on deliverable Category One sites within the former RSS Rural Area..

Overall, the SHLAA Update 2012 identifies sufficient land within the urban area of the Borough to accommodate up to 2,472 units on Category One sites assessed as available, suitable and achievable within the next 5 years, in addition to 1,952 units with planning permission which were awaiting implementation while another 1, 298 units were under construction.

A revised SHLAA is currently being completed, to take account of the Wirral Local Plan Economic Viability Assessment, which is expected to report in early 2014.

## **APPEARANCE AND AMENITY ISSUES**

### **Design and Layout**

The proposed development would be two-storey, and proposes traditionally designed structures with pitched roofs. The applicant contends that the approach is designed to take advantage of existing landscape screening, ensuring the development would have the least visual impact upon the open character of the surrounding area. The design and access statement states that the development has been laid out to 'look outwards' in so far as is possible, through softer boundary treatment and the enclosure of parking and amenity spaces in 'courtyards' to the rear of properties. The appearance of each residential unit would be simple, with some interest to elevations given by the use of brick detailing, articulation to elevations, and variety in materials. The supporting letter submitted with the amended proposals indicates that the scheme provides greater opportunities for soft landscaping to the periphery of the scheme and on adjoining land.

The NPPF indicates that good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. At paragraph 60, the NPPF makes it clear that decisions should not impose particular styles or tastes, but that it is proper to seek to promote or reinforce local distinctiveness. Planning decisions should aim to ensure development responds to local character, is visually attractive and add to the overall quality of the area. In accordance with these requirements, UDP Policies GB2 and LAN1 make it clear that proposals will not be permitted where the visual impact would damage the visual amenities of the Green Belt, and where they would be inappropriate in terms of the character, appearance and landscape setting of the surrounding area. UDP Policy LA7 also requires development to be sited in way that minimises visual intrusion at the urban fringe. The requirement to preserve and enhance the character of the area will be carried forward through Policies CS2, CS3, CS11, and CS43 in the emerging Core Strategy.

In this instance, the application is standard in its approach to the appearance of buildings, and is not considered to take the opportunity available to improve the character and quality of the area and respond to the openness of the Green Belt and the character of land uses on 3 sides of the site. The form of built development, along with its scale and the extent of its projection from the existing built up area of the settlement, would appear prominent and visually obtrusive in views along the public footpath from the south west, which is contrary to local and national planning policy despite the existing and proposed planting and proposed open space.

In determining whether development amounts to 'limited' affordable housing, the Inspector in the previous appeal acknowledged the applicant's reference to the size of the urban area at Hoylake and Meols, its population, and the need for affordable housing but concluded that the scale of the proposed development (in that particular case) both in terms of in terms of the site area and the extent of the built form, could be deemed limited. The developed part of the site now under consideration would still occupy a significant parcel of land (0.79 hectares), which encroaches a substantial distance into the Green Belt. The proposed development, both in terms of the site area and the extent of the built form, is therefore still not considered to be 'limited' and is not provided for in

the UDP or an adopted Local Plan. For these reasons, the proposal should still not be treated as appropriate development in the Green Belt.

## **SEPARATION DISTANCES**

### **Existing Properties**

There are existing residential properties to one side only of the application site, fronting George Road, and Yeoman Cottages. The proposed development would achieve the required separation distances to these properties normally required under UDP Policy HS4 in residential areas (and detailed within SPD2). A 21m separation distance is required between habitable room windows in principle elevations which face each other. In this instance, the shortest separation distance achieved would be between no. 16 George Road and plot 14, at 25m. A 14m separation distance is required between a habitable room window and a blank gable, to preserve outlook. In this instance the shortest such separation distances are between plot 17 and no. 22 George Road, and between the supported housing apartments and no. 2 George Road - each achieves the required 14m distance.

### **Proposed Dwellings**

Within the development, the courtyard arrangement proposed for plots 14 to 26 ensures that the majority of dwellings are well separated, with separation distances between rear elevations in excess of 21m. There are a limited number of 'pinch points' within the development where the separation distances between elevations are less than 21m, but the properties have been designed to limit and stagger fenestration to these elevations, landscaped buffers are proposed between properties, and the functions of windows are largely secondary. Given this, it is not considered that the separation of properties and their impact on residential amenity would present a reason for refusal of the development proposed.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

The Head of Environment and Regulation (Traffic and Transportation Division) has commented that the drawings submitted are not sufficient to confirm the suitability of roads for adoption, and in the absence of that detail, there may be areas within the site where highway safety is compromised. Suitably worded planning conditions would be required to secure the detailed design of the highway layout, and a Grampian condition in relation to the junction onto Carr Lane where the applicant does not have ownership of the land.

A transport statement was submitted to assess the impacts of 62 dwellings/apartments in this location – no further statement or assessment has been made of the impacts of the amended scheme (for 26 dwellings). The transport statement initially submitted indicated that traffic generated by the development of 62 units would impact on queues at the Carr Lane Level Crossing, however, contended that the increase in queuing would be minimal and would take place in the opposite direction to the main traffic flows during peak times.

In order to secure the use of buses by residents it is considered necessary for the nearest bus stop on Carr Lane to be upgraded to current standards, in line with comments received from Merseytravel and to ensure the sustainability of the site. Conditions and a s106 agreement could be imposed to require the developer to make an appropriate contribution to the upgrade of the nearest bus stop located upon Carr Lane near Carsthorpe Road in order to bring it up to countywide best practice standards. The developer would also be required to create good quality walking routes between the development and the nearest bus stop at Carr Lane near Carsthorpe Road. This is due to the increase in residential properties that arise from the development and the rise in traffic that has been identified in the transport statement.

Subject to these conditions, the Head of Environment and Regulation (Traffic Management) has raised no objection to the proposed development. Each property is provided with an off-road parking space, in line with UDP Policy TR9 and Supplementary Planning Document SPD4. Given this, it is unlikely that adjoining streets would be impacted by the proposal, and it is not considered - subject to conditions - that the development would present significant highway safety or traffic congestion concerns.

Network Rail had raised concern at the proposed development of 62 dwellings initially submitted, and whilst no further response has been provided in relation to the amended proposal for 26 dwellings, as

noted it is not considered that the scale of the development would have potential to impact on the level crossing or highway. In this circumstance it would be unreasonable to request the submission of a full Transport Assessment or to impose the requirement for additional crossing facilities in conjunction with the development proposed.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

### **Sustainability**

Hoylake Town Centre and the railway station can be accessed from the site but direct bus services are limited and the approximately 680 metre pedestrian route to the railway station is via an industrial estate. The Inspector in the previous appeal nevertheless considered this to be a *reasonably* sustainable location.

The proposed development on a greenfield site within the Green Belt before brownfield sites in the urban area would however conflict with the Government's view of sustainable development at paragraphs 64, 79, 80, 87, 88, and 111 of the NPPF.

The applicant has indicated that the development would achieve the requirements of Code for Sustainable Homes Level 4 in addition to the requirements of Building Regulations Approved Document Part L.

### **Flood Risk**

The application is accompanied by a Flood Risk Assessment which concludes that the development may be completed without conflicting with the requirements of PPS25 (now replaced by the National Planning Policy Framework (Part 10)), subject to finished floor levels being set at a minimum of 300mm above adjacent ground levels and detailed drainage design. The Environment Agency has raised no concern at the development proposed, subject to the imposition of suitably worded conditions to secure the mitigation measures detailed within the FRA including limits to the surface water discharge, provision of onsite water attenuation, and appropriate finished floor levels.

### **Ecology**

The planning application is accompanied by an ecological assessment and report, which concludes that the proposed development is acceptable in terms of ecological considerations, though the proposals provide an opportunity to enhance and improve local biodiversity through landscape planting and habitat creation. No records of protected species or notable species are reported for the site. Protected species including Water Vole and bat species are present in the wider area, but not associated with the site, or with features adjacent to the site.

Features of local ecological value that would require consideration in relation to any development proposal include:

- The presence of a relatively large number of plant species at the site and the presence of Bee Orchid,
- The use of the site by a UK BAP Priority species (House Sparrow)
- The potential for the proposed development to provide features for the benefit of wildlife as part of good design (and compliance with the Code for Sustainable Homes criteria).

The report makes recommendations in relation to: tree retention, protection and compensatory provision; the maintenance of a buffer to preserve the potential of adjoining drains as local wildlife corridors; any shrubs or other suitable breeding bird habitat which are to be removed as part of the proposals are only to be removed outside the bird breeding season; the use of native species in the landscape planting (which will provide berry and invertebrate food for the adult and young birds) in conjunction with the installation of House Sparrow terrace nest boxes at the site will aim to conserve urban populations of House Sparrow in this area; the incorporation of features such as bat bricks into suitable elevations of the new properties would enhance the site's biodiversity value by providing opportunities for use by roosting bats, and; a method statement for the treatment of the stands of Japanese Knotweed throughout the site must be prepared and implemented prior to any construction works in the vicinity of the stands.

The conclusions and recommendations of the ecological assessment are considered to be largely sound, though recommendations regarding wildflower grassland and bee orchids are not considered

to be appropriate, given the difficulties in transplanting orchids and the proposed timescales for cutting regimes. It is considered that suitably worded planning conditions might, therefore be able to secure appropriate measures to retain and enhance the ecological value of the site.

#### Habitat Regulations

Part of the application site falls within the Wetlands Bird Survey (WeBS) Core Count Sector known as Gilroy Pond and Hoylake Langfields (Sector 46474), which provides supporting habitat for autumn and spring passage and over wintering birds from the nearby Natura 2000 sites (The Dee Estuary Special Protection Area (SPA) and Ramsar Wetland of International Importance; Mersey Narrows and North Wirral Foreshore possible SPA and possible Ramsar Wetland of International Importance). It should be noted, however, that the amended proposal would not proposed built development in this area. A report has been submitted by the applicant considering this matter. It concludes that the habitats within the site do not contribute to the suitability of the WeBS Core Count Sector for wildfowl. However, it states that the proposed development may still impact on the WeBS Core Count Sector via disturbance, both during the construction process and following completion, due to increased recreational activities. The report puts forward a number of recommendations which would minimise and, where possible, avoid, the potential for disturbance to birds. Further, the report concludes that the site does not contribute to the Dee Estuary SPA and Ramsar Site or the Mersey Narrows and North Wirral Foreshore SPA and Ramsar Site, nor their supporting habitats.

It is considered that on the basis of the evidence presented, there would be no material impact on the Dee Estuary SPA and Ramsar Site or the Mersey Narrows and North Wirral Foreshore SPA and Ramsar Site as a consequence of the proposed development, provided that the recommendations in the report are implemented. Conditions might be imposed to secure the implementation of the recommendations made. It is noted also that this conclusion was reached by the Inspector to the previous application (for 62 units), in determining that appeal.

#### **Environmental Impact Assessment**

As the site exceeds 0.5ha the development proposal falls within Schedule 2 of the 2011 EIA Regulations, under category 10 Infrastructure Projects, subcategory (b) Urban Development Projects. Following consideration of the information provided by the applicant and whether the development triggers the need for a full Environmental Impact Assessment it was determined that the proposal is unlikely to have significant environmental effects. The Local Planning Authority concludes that the proposals do not constitute EIA development.

#### **CONCLUSION**

The proposal would result in unsustainable development, which conflicts with the development plan and the National Planning Policy Framework.

The site lies within the Green Belt, where the National Planning Policy Framework and UDP Policy GB2 make it clear that there is a general presumption against inappropriate development and substantial weight must be given to the harm arising from inappropriate development. It is not considered that very special circumstances have been demonstrated that would outweigh such harm.

The proposal also conflicts with the provisions of the National Planning Policy Framework and UDP Policies GB2, LAN1 and LA7, because its design and location would be detrimental to the open character of the area, and its design and siting would not improve the character and quality of the area.

**Recommended            Refuse**  
**Decision:**

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

1. The site lies within the Green Belt, where the National Planning Policy Framework and Policies GB2 and URN1 in the Wirral Unitary Development Plan make it clear that there is a general presumption against inappropriate development and substantial weight must be given to the harm arising from inappropriate development. It is not considered that very special circumstances have been demonstrated that would outweigh such harm.

2. It is considered that the proposal conflicts with the provisions of the National Planning Policy Framework and Policies GB2, LAN1 and LA7 in the Wirral Unitary Development Plan because its siting, materials, design and layout would fail to improve the character and quality of the area and would be detrimental to the openness and visual amenities of the Green Belt.

**Last Comments By:** 11/11/2013 11:59:58  
**Expiry Date:** 18/02/2013



## Planning Committee

21 November 2013

**Reference:**  
**APP/13/00148**

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

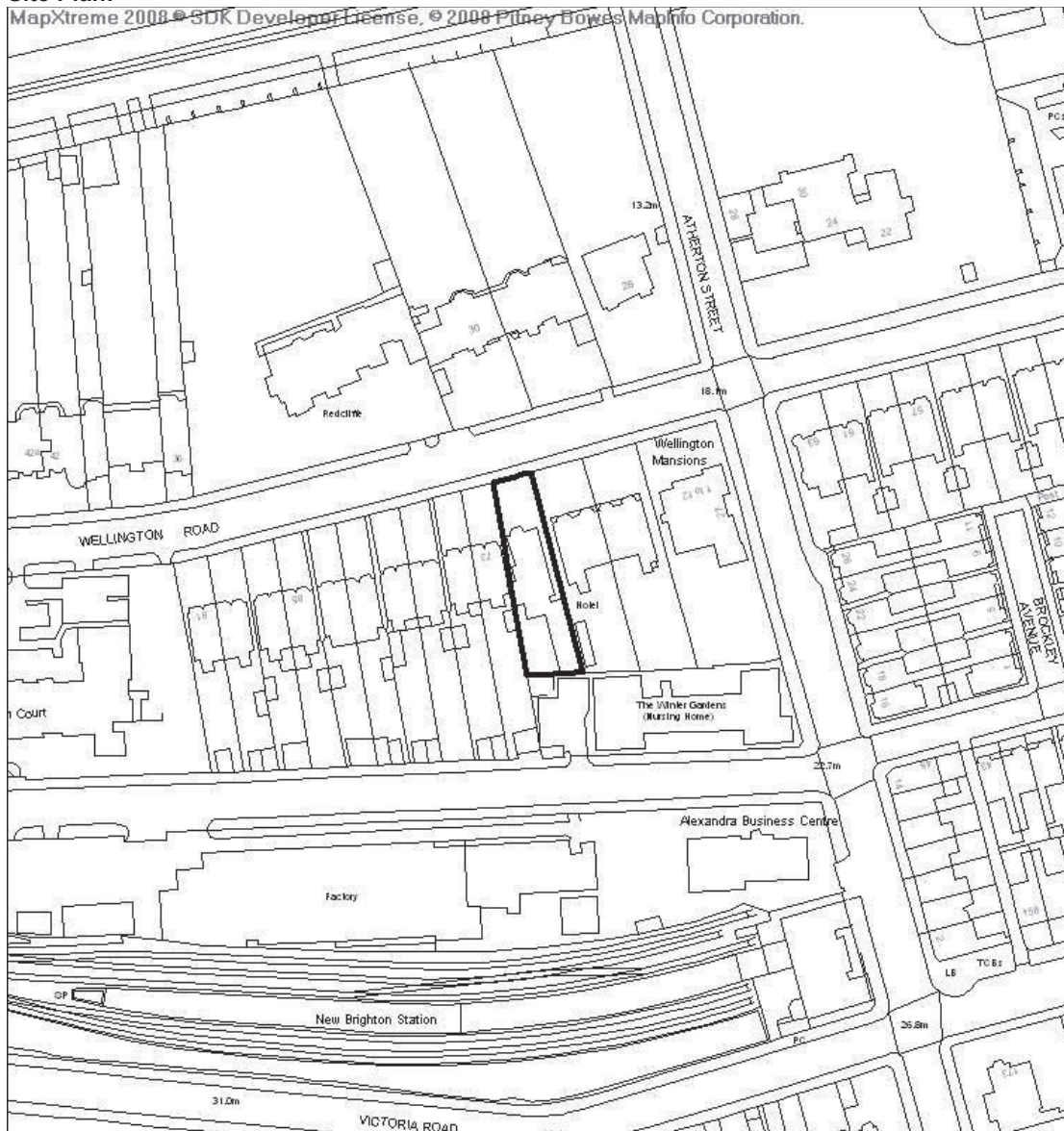
**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**New Brighton**

**Location:** 71 WELLINGTON ROAD, NEW BRIGHTON, CH45 2NE  
**Proposal:** Refurbishment of property including change of use to dual C2 Use (Residential Institution) and C3 Use (Dwelling house) (amended plans received)

**Applicant:** Inclusive Lifestyles Ltd  
**Agent :** IB Project Management Ltd

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: Divonne Hotel, 71 Wellington Road, New Brighton, Wirral, CH45 2NE  
Application Type: Outline Planning Permission  
Proposal: Partial demolition and erection of nine apartments (outline)  
Application No: OUT/04/05589  
Decision Date: 06/05/2004  
Decision Type: Refuse

Location: Divonne Hotel, 71 Wellington Road, New Brighton, Wirral, CH45 2NE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and construction of 8 flats and associated car parking.  
Application No: APP/04/06988  
Decision Date: 23/11/2004  
Decision Type: Approve

Location: Ambleside Residential, Retirement Home, 67-69 Wellington Road, New Brighton, Wirral L45 2NE  
Application Type: Full Planning Permission  
Proposal: Change of use from residential home to 16 bedsits.  
Application No: APP/98/06071  
Decision Date: 11/09/1998  
Decision Type: Refuse

Location: 71, Wellington Road, New Brighton. L45 2NE  
Application Type: Full Planning Permission  
Proposal: Conversion to old peoples home with 16 single bedrooms and facilities for the disabled, and additional fire escape.  
Application No: APP/88/05150  
Decision Date: 10/03/1988  
Decision Type: Approve

Location: 67 Wellington Road, New Brighton, Wirral, CH45 2NE  
Application Type: Full Planning Permission  
Proposal: Change of use to childrens home to accommodate six 5~8 year old children in care.  
Application No: APP/99/06913  
Decision Date: 02/12/1999  
Decision Type: Not required

Location: 69 Wellington Road, New Brighton, Wirral, L45 2NE  
Application Type: Full Planning Permission  
Proposal: Change of use from residential home to one dwelling.  
Application No: APP/99/05059  
Decision Date: 24/02/1999  
Decision Type: Approve

Location: 69, Wellington Road, New Brighton. CH45 2NE  
Application Type: Full Planning Permission  
Proposal: Change of use from Residential (C3) to Residential Institution (C2) with internal link to no. 67 Wellington at second floor. No. 67 and no. 69 to be operated as one C2 unit.  
Application No: APP/10/00080  
Decision Date: 19/03/2010  
Decision Type: Approve



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

### **REPRESENTATIONS**

Having regard to the Councils Guidance on Publicity for Applications, 43 letters were sent to adjacent properties and a site notice displayed. A qualifying petition of 25 signatures objecting to the application was received. 3 individual objections have been received from 30, 73 and 75 Wellington Road. The reasons for objection relate to:

1. There are existing problems of noise and disturbance (in the street and the communal areas), foul language, verbal abuse, aggression and intimidation at No.67-69, which has resulted in Police involvement;
2. It is not clear if the extensions to the building have planning permission;
3. Direct overlooking to No.73;
4. Security issues where external stairs would allow access onto the party wall of No.73 and into their property;
5. A condition is requested to ensure only residents with prader-willi syndrome reside at the property;
6. The application will lead to an over-concentration of institutions in a residential area;
7. Increased car parking in the street;
8. Inadequate bin storage.

The Wellington Road Conservation Area Society object to the application on the following grounds:

1. The proposal will result in an overconcentration of residential care in this area, more than 20% of the entire frontage of the block;
2. The growth of this establishment will affect the amenities of neighbours by increasing activity, and will not relate well in scale to the surrounding area;
3. There have been incidents at No.67-69, which have resulted in Police involvement;
4. Neighbouring residents are unable to use their gardens;
5. The conversion of the building to residential accommodation would be a better use;
6. There is no landscaping proposed to soften the appearance of the hard surfacing;
7. The proposal will increase car parking.

Councillor Pat Hackett removed the application from delegation on the grounds the proposal would affect the character of the residential area.

### **CONSULTATIONS**

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

Head of Environment & Regulation (Traffic and Transportation Division) - commented the parking layout is unworkable and the proposal will likely lead to greater demand of on-street parking, but no objection in relation to highway safety.

Merseyside Fire and Rescue Service commented on the application with reference to Approved Document B5 of Building Regulations.

### **DIRECTORS COMMENTS:**

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

A qualifying petition of objection has been received. Councillor Pat Hackett removed the application from delegation on the grounds the proposal would affect the character of the residential area.

### **INTRODUCTION**

The planning application is to convert No.71 Wellington Road into a Residential Institution (Use Class C2). The adjoining properties No.67-69 currently operate as a C2 care use under the same applicant, Inclusive Lifestyles Ltd.

### **PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle subject to policies HS8 of the adopted Wirral Unitary Development Plan, SPG9, SPD4 and the National Planning Policy Framework.

### **SITE AND SURROUNDINGS**

The site comprises a vacant and dilapidated brick detached building, with a 1.5m high sandstone wall

to the front boundary and hard surfacing fronting the property. The last use of the property was as a hotel. There is an existing large two-storey extension to the rear of the property. It is not clear from the planning history when this was built, but if it has been in place for over 4 years it is immune from enforcement action. No.73-91 form an attractive residential terrace, and there are residential properties opposite in the Wellington Road Conservation Area.

#### **POLICY CONTEXT**

The application shall be assessed against policy HS8 Nursing Homes and Residential Care Homes of the adopted Wirral Unitary Development Plan, SPG9 Sheltered Housing and Residential Care Homes, SPD4 Parking Standards and the National Planning Policy Framework.

Policy HS8 sets out proposals should not result in an over-concentration of residential care or nursing homes in an area. SPG9 specifies the number of residential homes should not exceed 20% of the total number of properties in the street frontage. SPD4 sets out maximum numbers of car parking spaces - 1 space per 3 staff plus 1 visitor space per 6 residents. The NPPF requires a wide choice of high quality homes to create sustainable, inclusive and mixed communities.

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

The proposal is to convert a hotel to a residential institution/dwelling. The applicant has requested a flexible use in connection with planning and care guidelines. No.67 and 69 are existing residential institutions, and objections have been received citing this will result in an over concentration of residential institutions in the area. Policy HS8 sets out proposals should not result in an over-concentration of residential care or nursing homes in an area. SPG9 specifies the number of residential homes should not exceed 20% of the total number of properties in the street frontage. The site is located in a residential area of dwellings and larger buildings split into flats. In this instance it is considered the proposal is read within a street scene of 18 residential buildings, resulting in the proposal not exceeding 20% of the street frontage. The proposal results in a cluster of 3 residential institutions. However the proposal is not considered to result in a change in the character of the area given the buildings previous commercial use. The proposal is considered to be of a suitable scale within the residential area, and is not considered to result in an over-concentration of residential care in the area. It is considered investment into the vacant building and bringing it back into use may improve the character of the area.

Amended plans were received amending the room layout to ensure a reasonable outlook to all bedrooms. It is considered the amended plans are acceptable and would provide all residents with a reasonable outlook. The proposal will share the communal space and cycle storage with the adjacent care home under the same ownership.

As the frontage of the two properties is already hard-surfaced it is considered the LPA has limited control over this. The front wall is to be retained.

An objection was received concerning the existing fire escape on the boundary of No.73. The applicant has looked into repositioning the fire escape, but considers it is not feasible. As the fire escape is existing, it is not considered the proposal will increase concerns of security. It is considered reasonable to condition the fire escape and flat roof adjacent should only be used in the case of an emergency.

A neighbour requested a condition to ensure only residents with prader-willi syndrome reside at the property, however this is not considered a reasonable condition.

#### **SEPARATION DISTANCES**

There are existing windows in the rear extension facing No.73, but concerns were received regarding overlooking to No.73. Amended plans were received altering the windows in the first floor facing No.73 to face into the site. The windows facing No.73 can be obscurely glazed. It is considered the amended proposal will reduce the amount of overlooking to neighbouring properties.

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

Concerns were raised by neighbours regarding an increase in on-street parking. The head of Environment and Regulation (Traffic and Transportation Division) commented the parking layout is unworkable and the proposal will likely lead to greater demand of on-street parking. However they

had no objection in relation to highway safety. The proposal does not exceed the maximum allowances set out in SPD4. Whilst there are not enough spaces for staff members the proposal is within 150m of a train station and 300m of bus routes. As such this is considered a very sustainable location. In addition it is likely staff will be local and will be able to walk or cycle to work. Cycle parking facilities for staff can be conditioned. There are no highway implications relating to this proposal.

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

Concerns were raised by neighbours regarding existing noise and disturbance at the adjacent care home, and the proposal will increase the amount of nuisance. It is considered the proposal for an 8 person care home adjacent to the existing 8 person care home (No.67/69 Wellington Road) would not result in a use that would cause significant harm to surrounding residential properties. The Head of Environment and Regulation (Environmental Health) had no objection to the proposal. 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 to be of a scale that relates well to surrounding properties and will not result in an over-concentration of residential care homes in the area. It is acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal does not result in loss of privacy, daylight or sunlight to neighbouring properties. The proposal complies with Council policy HS8 of the adopted Wirral Unitary Development Plan.

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

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

The proposal is considered to be of a scale that relates well to surrounding properties and will not result in an over-concentration of residential care homes in the area. It is acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal does not result in loss of privacy, daylight or sunlight to neighbouring properties. The proposal complies with Council policy HS8 of the adopted Wirral Unitary Development Plan.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 05 July 2013 and listed as follows: drawing numbers 71WRPE (dated Jan 2013), 71WRPP (dated Jan 2013), 71WRG GA (dated December 2012), and the amended plans received 18 October 2013 drawing numbers 71WRF GA REV D (dated Oct 2013) and 71WRS GA REV A (dated Oct 2013), and the amended plans received 09 October 2013 drawing numbers 71WREL REV B (dated Oct 2013) and 71WREL east (dated Oct 2013).

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

3. No more than eight residents shall occupy No.71 Wellington Road at any one time.

**Reason:** In the interest of amenity

4. The external staircase and flat roof structure to the rear of the property shall not be used as a balcony or sitting out area at any time. The external staircase shall only be used as a fire escape in the event of an emergency and at no other time.

**Reason:** To preserve the amenity and privacy of neighbouring residential occupiers.

**Further Notes for Committee:**

**Last Comments By:** 18/11/2013 17:05:44  
**Expiry Date:** 30/08/2013

## Planning Committee

31 October 2013

**Reference:**  
**APP/13/00404**

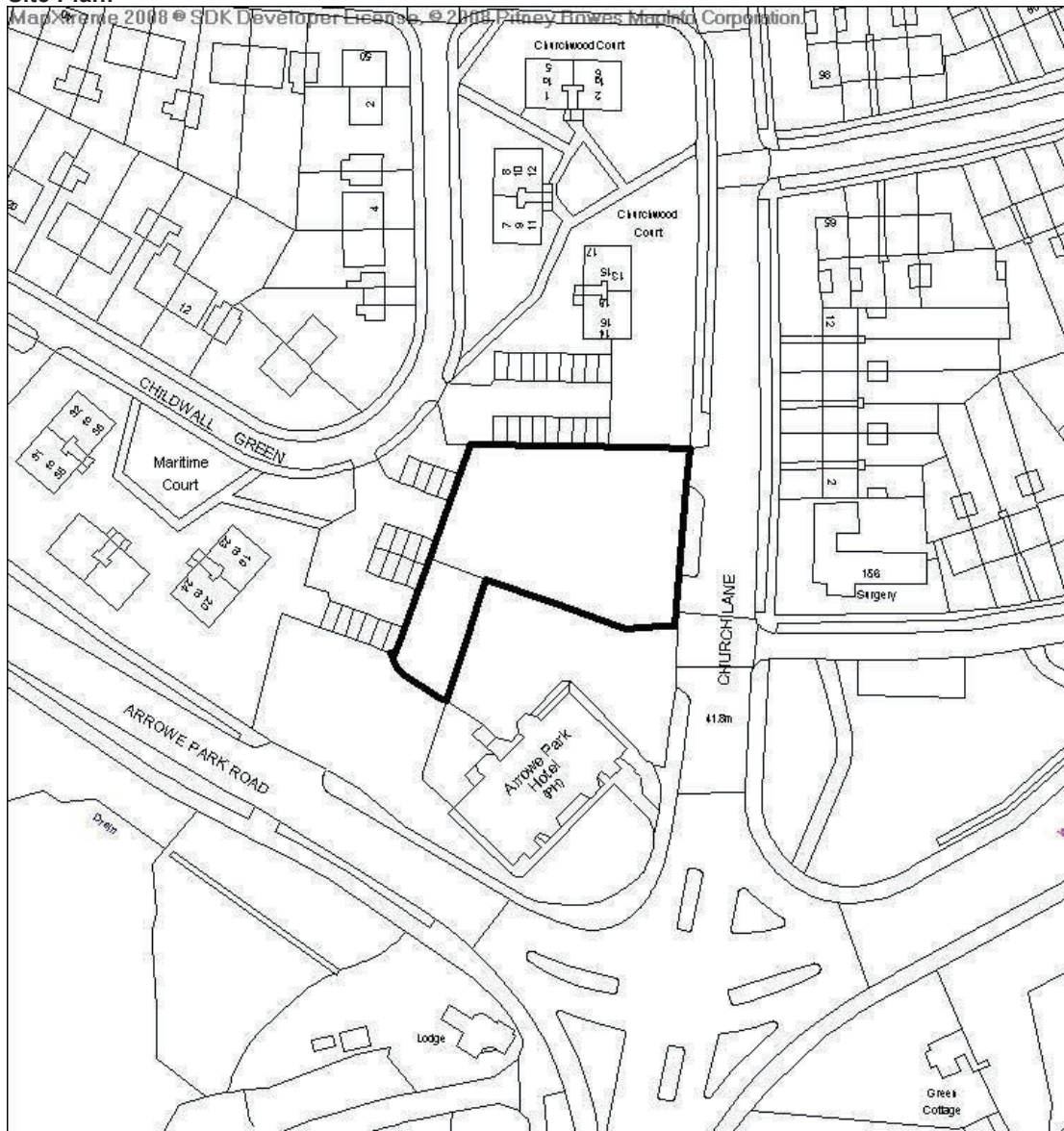
**Area Team:**  
**North Team**

**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:



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

The proposal to 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. Notwithstanding the provisions of the Town & Country Planning (Development Management Procedure) Order 2010 and the Town & Country Planning (General

Permitted Development) Order 1995 (or any subsequent re-enactment) the gross internal retail floorspace including any mezzanines within building shall not exceed 511 square metres, and there shall be no further sub division of any part of the retail unit as shown on the approved plan referenced A into smaller units.

**Reason:** For the avoidance of doubt and because an alternative format could have the potential to harm the vitality and viability of existing 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.

**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:**

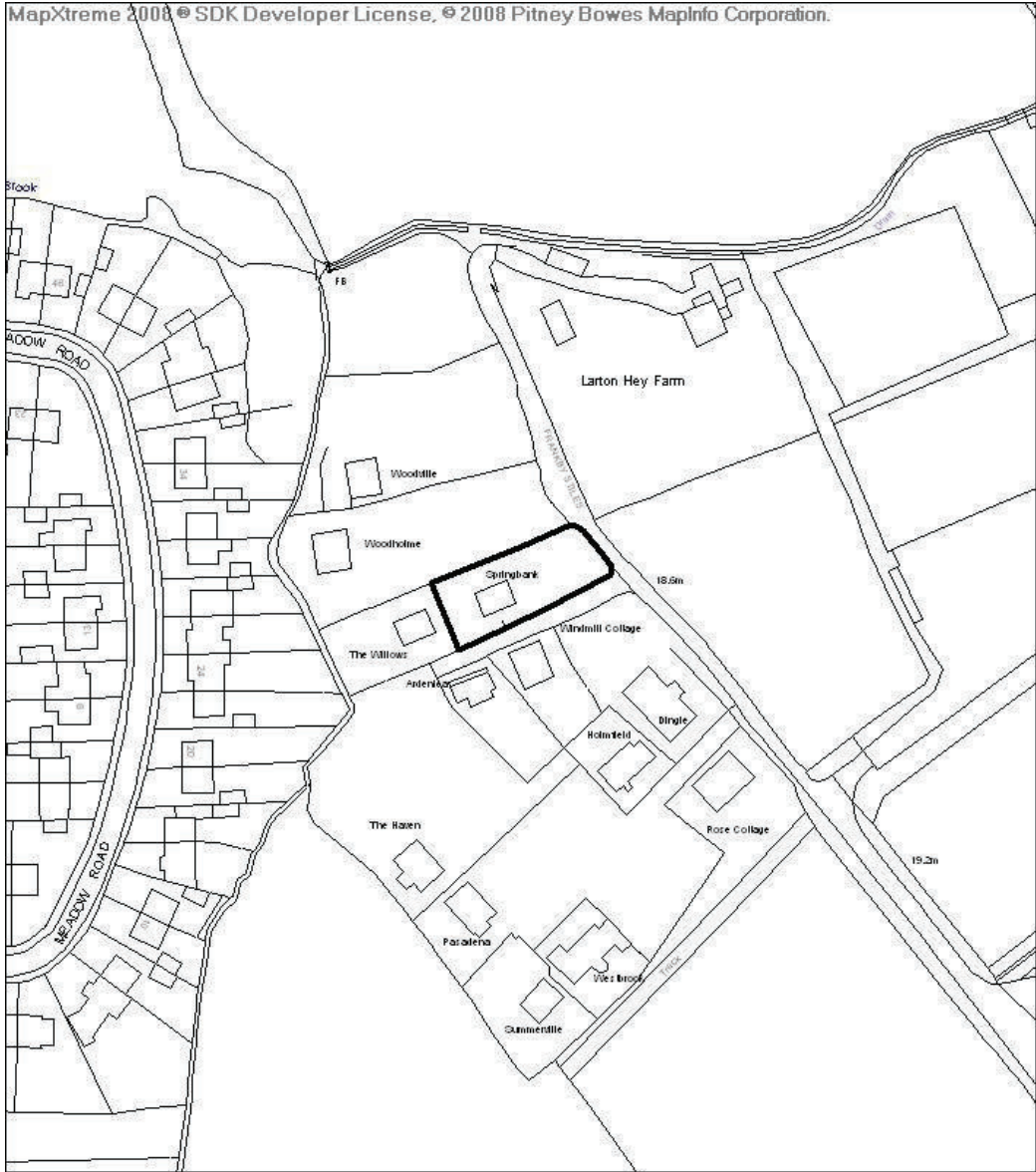
**Last Comments By:** 17/07/2013 16:50:42  
**Expiry Date:** 05/08/2013

**Planning Committee**  
21 November 2013

<b>Reference:</b> <b>APP/13/00780</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mr M Rushton</b>	<b>Ward:</b> <b>Greasby Frankby and Irby</b>
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<b>Location:</b>	Caravan At Springbank, FRANKBY STILES, FRANKBY, CH48 1PL
<b>Proposal:</b>	Construction of a dwelling house
<b>Applicant:</b>	Mr & Mrs Sweeney
<b>Agent :</b>	CS-PES Planning Consultant

**Site Plan:**



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

**Planning History:**

Location: Springbank, Frankby Stiles, Larton Hey, Frankby, Wirral, CH48 1PL  
Application Type: Full Planning Permission  
Proposal: Removal of existing unit and erection of a new bungalow.  
Application No: APP/08/06940  
Decision Date: 28/01/2009  
Decision Type: Refuse

Location: Springbank, Frankby Stiles, Larton Hey, Frankby, Wirral, CH48 1PL  
Application Type: Full Planning Permission  
Proposal: Demolition of existing single storey dwelling and erection of a new bungalow.  
Application No: APP/09/05322  
Decision Date: 19/06/2009  
Decision Type: Approve

Location: Land adjoining/west of, Springbank, Frankby Stiles, Frankby, Wirral, CH48 1PL  
Application Type: Full Planning Permission  
Proposal: Change of use of annexe to a separate dwelling.  
Application No: APP/08/05493  
Decision Date: 07/05/2008  
Decision Type: Refuse

Location: Springbank, Frankby Stiles, Frankby, Wirral, CH48 1PL  
Application Type: Full Planning Permission  
Proposal: Removal of existing unit and erection of a new bungalow.  
Application No: APP/08/06525  
Decision Date: 28/10/2008  
Decision Type: Withdrawn

Location: Springbank, Frankby Stiles, Frankby, Wirral, CH48 1PL  
Application Type: Outline Planning Permission  
Proposal: Demolition of existing dwelling and erection of a new dwelling.  
Application No: OUT/07/05524  
Decision Date: 09/05/2007  
Decision Type: Withdrawn

Location: Springbank, Frankby Stiles, Frankby, Wirral, CH48 1PL  
Application Type: Full Planning Permission  
Proposal: Retention of a mobile home  
Application No: APP/04/07987  
Decision Date: 13/05/2005  
Decision Type: Approve

Location: Springbank, Frankby Stiles, Frankby, Wirral, CH48 1PL  
Application Type: Full Planning Permission  
Proposal: Change of use to independent dwelling  
Application No: APP/06/06316  
Decision Date: 18/10/2006  
Decision Type: Refuse

Location: Springbank, The Stiles, Larton Hey, Frankby, Wirral L48 1PL  
Application Type: Full Planning Permission  
Proposal: Erection of replacement dwelling house.  
Application No: APP/98/05644  
Decision Date: 15/06/1998  
Decision Type: Approve



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

### **REPRESENTATIONS**

Having regard to the adopted Guidance on Publicity for Planning Applications, a total of 7 letters were sent to neighbouring landowners and a Site Notice posted on a post adjacent to the site. At the time of writing, no representations have been received.

### **CONSULTATIONS**

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

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

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

### **PROPOSAL**

The application seeks permission for a replacement dwelling on land known as Springbank, at Frankby Stiles, and in addition enclosing land further to the east within the residential curtilage.

The application site has a complex planning history, with planning permission secured for the replacement of the dwelling known as Springbank in 2009 (APP/09/05322), and an annexe to the dwelling (a caravan/mobile home) having been granted planning permission under strict planning conditions in 2005 (APP/04/07987). The mobile home persists at the site (to the west of the area currently identified for development), and the current proposal offers not to continue the implementation of the replacement dwelling (APP/09/05322), rather to provide an alternative replacement dwelling on a footprint further to the east.

The application seeks to expand the residential curtilage from that identified when permission was granted for the replacement of Springbank under permission APP/09/05322, with land to the east included. The applicant outlines that this land has been most recently used for storage - bricks having been stored on the land since it was used incidental to the construction of the adjacent dwelling, Dingle Cottage.

The application site as a whole has, at the time of the application, been cleared of vegetation and is open with hardcore forming the surface of the site. There are access tracks running immediately to the south and east of the site, whilst to the north, west and beyond the access to the south there are single storey residential properties. Further to the east is Larton Livery, with horsiculture and associated land uses and buildings (including stabling, tack buildings and cafe).

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

#### Wirral Unitary Development Plan

GB2: Guidelines for Development in the Green Belt.

GB4: Replacement of Existing Dwellings in the Green Belt.

#### National:

National Planning Policy Framework – notably part 9 'Protecting Green Belt Land'.

The main policy consideration is whether the proposal presents appropriate development in the Green Belt. There are two key decisions – is the dwelling proposed materially larger than that it would replace (the 'original' dwelling at the site), and can the extension of curtilage proposed be accepted.

Considering the scale of the building, whilst a larger footprint is proposed than that previously granted as a replacement dwelling (APP/09/05322), the development would include a shallower pitch to the roof, which limits the expansion in volume. The original property had a volume of approx. 145 cubic metres, whilst the replacement had a volume approx. 225 cubic metres, and the current proposal is for approx. 245 cubic metres.

Whilst a replacement dwelling can be considered not to be inappropriate development, the National Planning Policy Framework (at paragraph 89) sets out that a replacement must not be materially larger than the building it replaces. The paragraph also sets out the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) is excluded from

inappropriate development, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy GB4, which was adopted at a time when Planning Policy Guidance PPG2 set out national guidance establishes that a replacement dwelling is acceptable so long as it is not more than 15% larger or larger than the dwelling plus any remaining permitted development allowance for extensions. It is noted that under the current permitted development rights (2013 amendments), the original dwelling might have been extended quite significantly - though since it no longer exists this is perhaps irrelevant - permitted development rights had been removed in the grant of permission APP/09/05322.

Regardless of volume comparisons, the dwelling proposed is not considered to be materially larger than the original property, nor is the site an isolated or visually prominent one. There is considered to be no detrimental impact to openness through the built development proposed, and paragraph 89 of the National Planning Policy Framework and Policy GB4 are met.

Considering the curtilage set out, whilst different from that accepted as the curtilage under the most recent permission, APP/09/05322, the 'larger' curtilage indicated in the current application does match that accepted by the Council in some previous applications at the site - APP/08/06525, OUT/07/05524 and APP/04/07987. Given this, it is not considered that the proposal would conflict with bullet point (iv) of Policy GB4, which requires the replacement dwelling to occupy the same curtilage as the 'existing' dwelling. Even had a view been taken that the curtilage was an expanded area, it is considered that very special circumstances might exist to support to enlargement - namely the last use of the site for a storage purpose, and the physical characteristics of the expanded area - it is located immediately adjacent to the access road within Frankby Stiles, and in line with the established curtilage for residential uses at Woodville and Dingle Cottage. Given this, there would be no demonstrable impact to openness from the curtilage proposed.

In the absence of conflict with UDP Policy GB4 and the NPPF, it is considered that the development can be accepted as appropriate in the Green Belt.

#### **SITE AND SURROUNDINGS**

As noted above, the application site is within a cluster of residential properties. The application site as a whole has, at the time of the application, been cleared of vegetation and is open with hardcore forming the surface of the site. There are access tracks running immediately to the south and east of the site, whilst to the north, west and beyond the access to the south there are single storey residential properties. Further to the east is Larton Livery, with horseculture and associated land uses and buildings (including stabling, tack buildings and cafe). The properties are single storey, the majority having originally formed 'mobile' accommodation which has been replaced with permanent residential units over time.

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

The development proposed would not be dissimilar in design and scale to properties located in the vicinity, and would be in keeping with the character established. The low roof pitch would assist to limit potential impact to openness in this Green Belt location. The proposed development would be acceptable having regard to Policy HS4, which sets out criteria for new housing development.

#### **SEPARATION DISTANCES**

The proposal is for a single storey dwelling, and separation distances do not readily apply to this form of development, since the potential for impact to privacy and outlook is negated by boundary treatment. In this instance, east and west elevations would support habitable rooms, and achieve a good separation from the nearest residential properties - 26m. To the south Dingle Cottage is at 25m, but a blank gable is proposed, whilst to the north there are no directly facing properties.

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

There are no significant highway/traffic implications.

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

There are no significant environmental/sustainability/health implications.



## CONCLUSION

The proposed development is appropriate development in the Green Belt, and would accord with the criteria set out in UDP Policies HS4 and GB4, as well as the National Planning Policy Framework. Given that the footprint for the proposed unit would not overlap with that granted under APP/2009/05322, and that permission is implemented, a s106 Legal Agreement is required to remove the right to implement that permission.

### 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 appropriate development in the Green Belt, and would accord with the criteria set out in UDP Policies HS4 and GB4, as well as the National Planning Policy Framework.

**Recommended Decision:**                      **Approve Subject to S106 Legal Agreement**

### Recommended Conditions and Reasons:

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

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

2. 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 Green Belt generally and to accord with Policies HS4 and GB4 of the Wirral Unitary Development Plan and the NPPF (paragraph 89).

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

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17th June 2013 and listed as follows: 69/FS/04/13-003, 69/FS/04/13-004, 69/FS/04/13-005 (dated May 2013).

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

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

**Reason:** To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy GB4 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By: 24/07/2013 14:24:19**

**Expiry Date: 12/08/2013**

## Planning Committee

21 November 2013

**Reference:**  
**APP/13/00886**

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

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

**Ward:**  
**Bebington**

**Location:** Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS

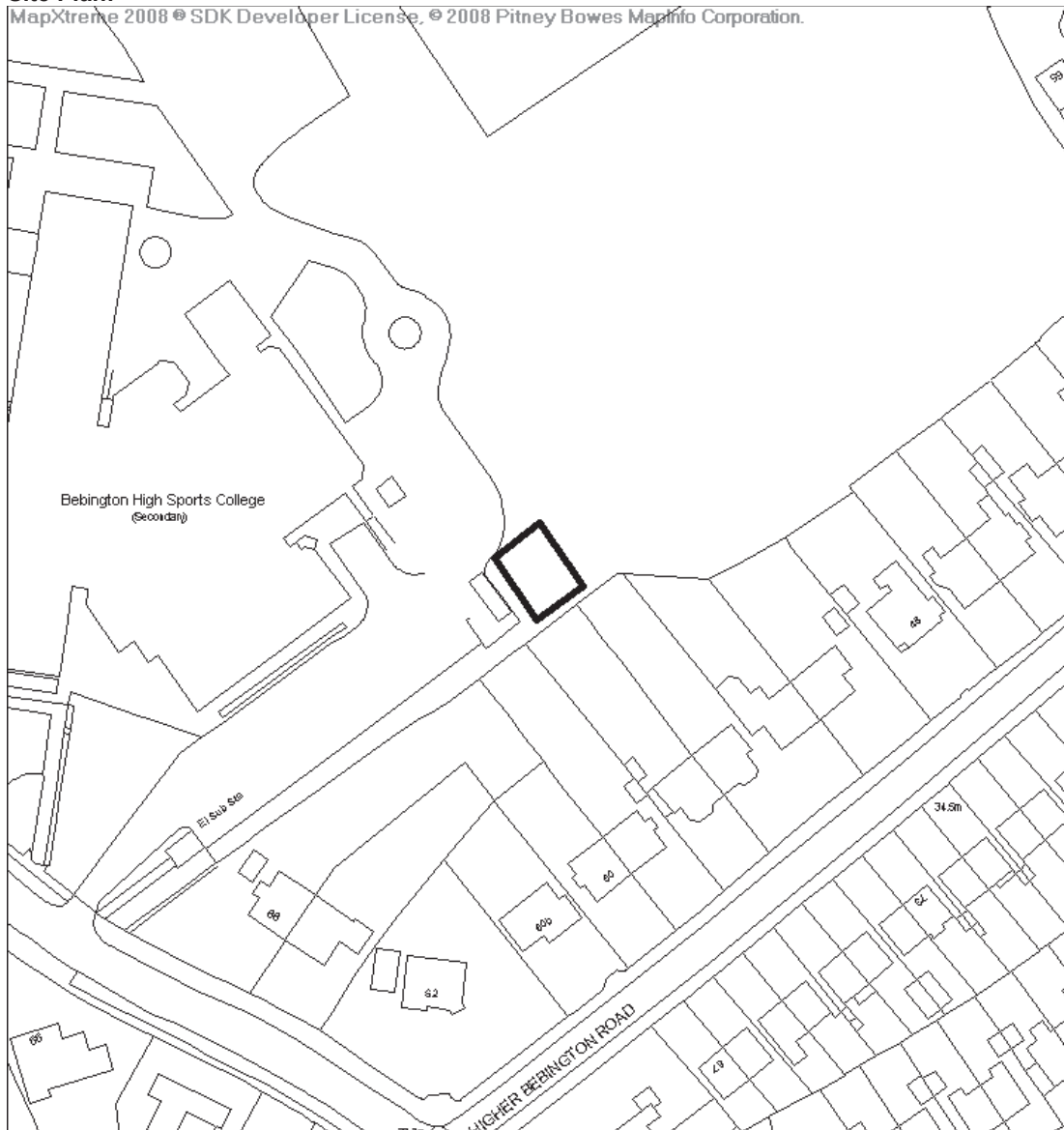
**Proposal:** Erection of a single storey construction skills training building

**Applicant:** Hochteif

**Agent :** The Clarke Darby Partnership

### Site Plan:

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



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### Development Plan allocation and policies:

Primarily Residential Area

### Planning History:

- Location: Bebington County Secondary School for Girls, Higher Bebington Road, Higher Bebin  
Application Type: Work for Council by Council  
Proposal: Re-siting of 1 No. double classroom mobile, erection of 1 No. double classroom mobile and 3 No. single classroom mobiles.  
Application No: APP/86/06189  
Decision Date: 21/08/1986  
Decision Type: Approve
- Location: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS  
Application Type: Full Planning Permission  
Proposal: New all weather pitch on existing playing field with floodlighting resubmission of APP/09/5586  
Application No: APP/10/00766  
Decision Date: 11/08/2010  
Decision Type: Approve
- Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS  
Application Type: Full Planning Permission  
Proposal: New weather pitch to existing playing field including 6 floodlights  
Application No: APP/09/05586  
Decision Date: 10/09/2009  
Decision Type: Approve
- Location: Higher Bebington Secondary School, Higher Bebington Road, Bebington  
Application Type: Deemed  
Proposal: Erection of an extension at Bebington Secondary School, to provide gymnasium and teaching unit  
Application No: DPP/74/01600  
Decision Date: 26/02/1975  
Decision Type: Approve
- Location: Bebington Girls Secondary School Higher Bebington Road Bebington  
Application Type: Full Planning Permission  
Proposal: Temporary classroom  
Application No: APP/74/00475  
Decision Date: 24/09/1974  
Decision Type: Approve
- Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS  
Application Type: Full Planning Permission  
Proposal: Erection of 3 temporary classrooms  
Application No: APP/02/05701  
Decision Date: 04/10/2002  
Decision Type: Approve
- Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS  
Application Type: Full Planning Permission  
Proposal: Erection of 4 additional cycle sheds (amendment to approved plan APP/2006/7223)  
Application No: APP/07/06026  
Decision Date: 31/07/2007  
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington. L63 2PS.  
Application Type: Work for Council by Council  
Proposal: Erection of 2.4 metre x 2.0 metre high lochrin security fencing.  
Application No: APP/96/06170  
Decision Date: 04/10/1996  
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS  
Application Type: Full Planning Permission  
Proposal: Demolition of existing classrooms and erection of single and two storey extensions, including a new sports hall with changing facilities and provision of hard sports/play area including additional car parking spaces (amended scheme)  
Application No: APP/02/05173  
Decision Date: 17/05/2002  
Decision Type: Approve

Location: Bebington High School, Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS,  
Application Type: Full Planning Permission  
Proposal: Erection of two new double garages to provide external storage and an additional cycle shed (amended description).  
Application No: APP/06/07223  
Decision Date: 11/01/2007  
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS  
Application Type: Advertisement Consent  
Proposal: New external sign above main entrance  
Application No: ADV/08/05668  
Decision Date: 06/06/2008  
Decision Type: Approve

Location: Bebington Secondary School for Girls, Higher Bebington Road, Bebington,, Girls Sc Hr Bebington Rd Bebington L632ps  
Application Type: Deemed  
Proposal: Erection of two single classroom mobiles.  
Application No: DPP/75/03146  
Decision Date: 29/08/1975  
Decision Type: Approve

Location: Sec Sch Hr Bebington Rd Bebington L632ps  
Application Type: Deemed  
Proposal: Provision of a temporary classroom  
Application No: DPP/76/05460  
Decision Date: 27/07/1976  
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS  
Application Type: Work for Council by Council  
Proposal: Erection of a sports hall, teaching block, additional car parking and improvements to access (outline)  
Application No: OUT/99/05653  
Decision Date: 26/09/2000  
Decision Type: Returned invalid

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral,  
CH63 2PS  
Application Type: Full Planning Permission  
Proposal: Demolition of existing classrooms and erection of single and two storey  
extensions, including a new sports hall with changing facilities and provision of  
hard sports/play area and additional car parking spaces.  
Application No: APP/00/07119  
Decision Date: 05/01/2001  
Decision Type: Approve

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

#### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objection has been received from the occupier of 4 letters of objection have been received from the occupiers of 54, 56, 58 and 66 Higher Bebington Road, listing the following grounds:

1. The potential noise and nuisance as a result of the activities carried out within the building on neighbouring properties
2. The operation hours of the proposed development resulting in disruption potentially in the evening, weekends and school holidays
3. The height of the building reducing light into 54 Higher Bebington Road
4. The siting of the development adjacent to housing.

#### **CONSULTATIONS:**

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

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

#### **DIRECTORS COMMENTS:**

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

Councillor Jerry Williams requested the application be taken out of delegation siting; "residents are concerned about the nearness to the properties".

#### **INTRODUCTION**

The proposed development is for the erection of a single storey construction skills training building.

#### **PRINCIPLE OF DEVELOPMENT**

The proposal is for the erection of a single storey building within the grounds of an existing school. The area is allocated as a primarily residential area within Wirral's Unitary Development Plan therefore the principle of development is acceptable subject to the principles set out in policy HS15 of Wirral's UDP and the NPPF.

#### **SITE AND SURROUNDINGS**

The school is located on Higher Bebington Road with school playing fields to the north and east and residential properties to the south and west.

The proposed building will be located on the eastern boundary of the school adjacent to the rear boundary of 54 and 56 Higher Bebington Road.

#### **POLICY CONTEXT**

The proposed development is for a single storey building that will house the construction skills department of the school. Having regard to Wirral's UDP Policy HS15 Non-Residential Uses in Primarily Residential Areas, proposals for small-scale built development 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 will not cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

### **APPEARANCE AND AMENITY ISSUES**

The proposed development will be located on the eastern boundary of the school on a small area of the wider grassed field area. The development will be adjacent to the carpark and a waste compound. At the time of writing the report there has been 4 letters of objection have been received from the occupiers of 54, 56, 58 and 66 Higher Bebington Road concerned about:

1. The potential noise and nuisance as a result of the activities carried out within the building on neighbouring properties
2. The operation hours of the proposed development resulting in disruption potentially in the evening, weekends and school holidays
3. The height of the building reducing light into 54 Higher Bebington Road
4. The siting of the development adjacent to housing.

The proposed building will be 3m to the eaves and 3.7 to the apex of the roof. The dimensions of the building are 11m by 8m with access in the form of a roller shutter door and pedestrian access door on the north western elevation.

Following consultation with the agent it has been confirmed that the building will be used purely for the teaching of brick laying and no heavy machinery other than a cement mixer will be used. He has also confirmed that the development will operate during school hours only. The Head of Environment & Regulation (Pollution Control Division) has raised no objection to the proposed development and a condition limiting the hours of operation has been imposed should members be minded to approve the scheme.

Whilst the footprint of the building will be relatively large, the overall height is considered to be similar in scale to that of a domestic shed, garage or outbuilding. There is also considerable screening running along the party boundary with 54 and 56 Higher Bebington Road in the form of mature trees. As such, the development is not deemed to result in a detrimental change in the character of the area and will not cause nuisance to neighbouring uses, particularly in respect of noise and disturbance. The overall height and location of the development will not reduce light into the neighbouring garden so much as to warrant refusal of the building..

The proposed development is deemed acceptable in design terms and be in keeping with the character of the area. There will be no adverse impact upon residential amenity of those properties surrounding the site, the proposal therefore complies with policy HS15 of Wirral's Unitary Development Plan and the NPPF.

### **SEPARATION DISTANCES**

Separation distances do not apply in this instance. The rear gardens of the adjacent properties are some 36m in length, as such the closest habitable room window in 54 and 56 Higher Bebington Road is over 36m from the gable end of the proposed building.

### **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 & Regulation (Transportation & Traffic Management Division) who raises no objections to the scheme. The proposed development is therefore considered acceptable in terms of highway and traffic implications.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

### **CONCLUSION**

The proposed development is acceptable in design terms and will not have a detrimental impact on the amenities of the surrounding residential properties. The proposal is acceptable in terms of the criteria set out in policy HS15 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 development is acceptable in design terms and will not have a detrimental impact on the amenities of the surrounding residential properties. The proposal is acceptable in terms of the criteria set out in policy HS15 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 16th July 2013 and listed as follows: 1201 011 (dated July 2013), 1201 019 (dated July 2013) & 1201 020 (dated July 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 HS15 of the Wirral Unitary Development Plan.

4. The use of the building hereby permitted shall not be used between the hours of 1600 hrs and 0900 hrs.

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

**Further Notes for Committee:**

**Last Comments By:** 14/10/2013 11:25:04

**Expiry Date:** 10/09/2013

**Planning Committee**

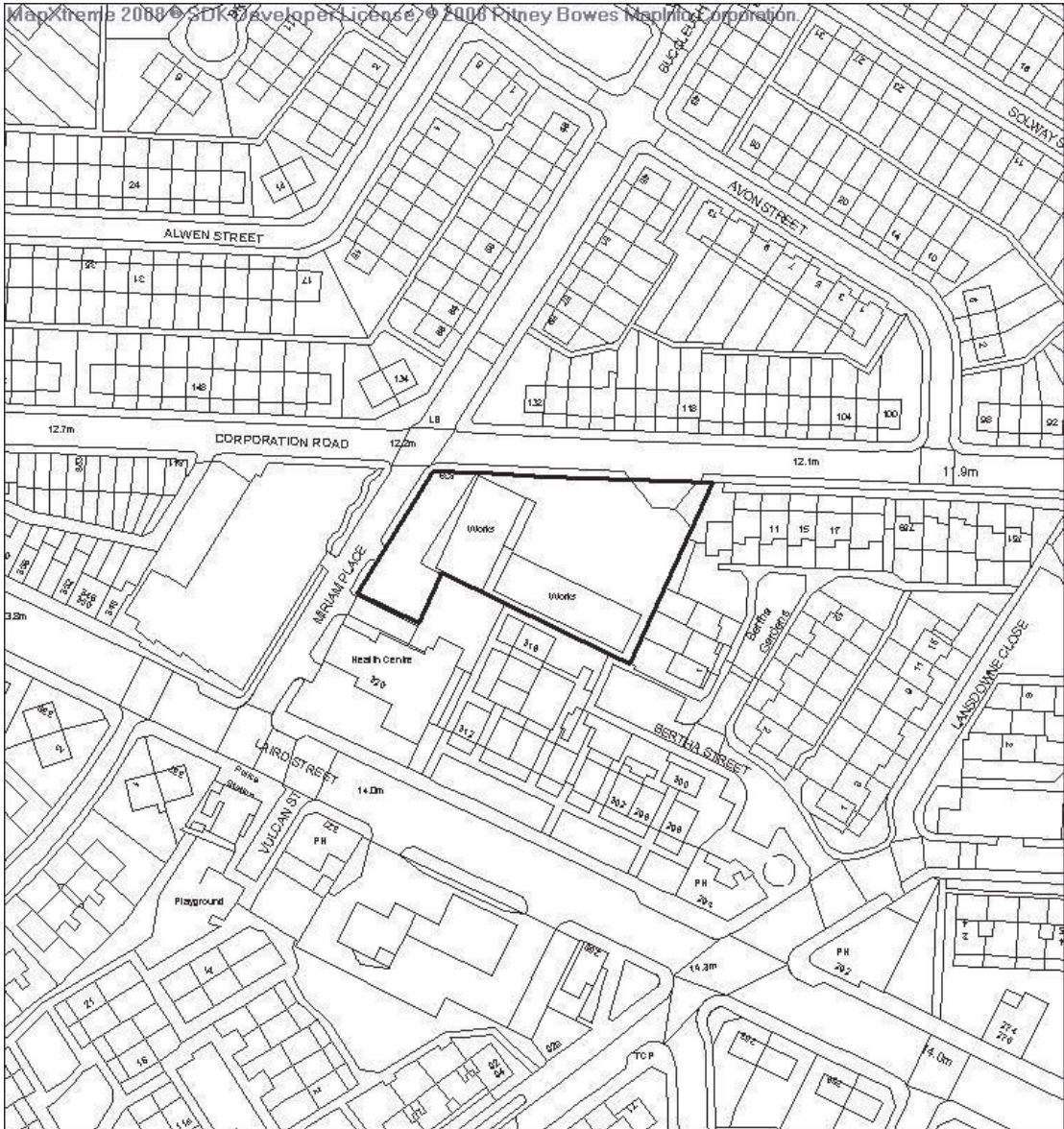
21 November 2013

<b>Reference:</b> <b>OUT/13/00958</b>	<b>Area Team:</b> <b>South Team</b>	<b>Case Officer:</b> <b>Mrs C Parker</b>	<b>Ward:</b> <b>Bidston and St James</b>
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**Location:** 837-839 CORPORATION ROAD, BIRKENHEAD  
**Proposal:** Demolition of existing buildings and erection of 24no. apartments and a pair of semi-detached houses.

**Applicant:** Mr N Symington  
**Agent :** DJ Cooke & Co Ltd

**Site Plan:**



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: Wirral Tiles, 839, Corporation Road, Birkenhead. L41 8JL  
Application Type: Full Planning Permission  
Proposal: Erection of first floor workshop extension.  
Application No: APP/86/05296  
Decision Date: 01/04/1986  
Decision Type: Approve

Location: Wirral Tiles, 839, Corporation Road, Birkenhead. L41 8JL  
Application Type: Full Planning Permission  
Proposal: Change of use from workshop to showroom at first floor.  
Application No: APP/88/07160  
Decision Date: 20/12/1988  
Decision Type: Approve

Location: Wirral Tiles ,839 Corporaton Road ,Birkenhead ,L41 8JL  
Application Type: Full Planning Permission  
Proposal: Alterations and extensions to existing storage premises to form accommodation for the manufacture of fibrous plater mouldings.  
Application No: APP/82/19742  
Decision Date: 04/03/1982  
Decision Type: Conditional Approval

Location: Cleveland Work,Warehouse A and B,Corporation Road,Birkenhead  
Application Type: Full Planning Permission  
Proposal: Change of use to warehousing, erection of entrance gates and boundary fence  
Application No: APP/79/12363  
Decision Date: 04/06/1979  
Decision Type: Conditional Approval

Location: Wirral Tiles ,839 Corporaton Rd ,Birkenhead ,L41 8JL  
Application Type: Full Planning Permission  
Proposal: Provision of access from store to warehouse  
Application No: APP/79/14582  
Decision Date: 01/02/1980  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 51 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one objection has been received from the North Birkenhead Development Trust stating concern that the windows of the apartments would overlook the Miriam Place Day Nursery.

Merseyside Cycling Campaign - Secure cycle storage should be provided.

**CONSULTATIONS:**

Head of Environment & Regulation (Traffic & Transportation Division) - No objection subject to conditions.

Head of Environment & Regulation (Pollution Control Division) - No objection subject to conditions.

Head of Housing & Community Safety (Housing Strategy) - Further details on the provision and

standard of the affordable housing units is required. Further information is also required to identify the type and size of the units before a Section 106 is agreed.

Police Architectural Liaison Officer - There has been no consultation with the applicant about the Designing Out Crime Assessment (DOCA) and further work is required as the location of the proposed development does suffer from significant crime and disorder issues.

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

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

The application relates to the redevelopment of the site for 24 apartments and a pair of semi-detached houses. The proposal is defined as Major Development and if recommended for approval is required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications. Where recommended for refusal, the Scheme of Delegation allows for a delegated decision. The proposal is recommended for refusal for the reasons set out below, however Councillor Crabtree has requested Committee determination on the grounds that the proposal is not out of keeping with the area and will provide much needed housing development in the area.

#### **INTRODUCTION**

The proposal is for the erection of a three storey block of 24 apartments and a pair of semi-detached houses on a site that currently comprises a showroom, warehouse and storage buildings. The proposal is submitted in outline and includes matters of access, appearance, layout and scale with only landscaping reserved. As such the proposal includes a site plan and elevation details showing the footprint of the buildings along with scale, appearance and design.

#### **PRINCIPLE OF DEVELOPMENT**

The principle of a residential development within a Primarily Residential Area is acceptable subject to the National Planning Policy Framework and Wirral's UDP Policies URN1, HSG2 and HS4.

#### **SITE AND SURROUNDINGS**

The site is located fronting Corporation Road and is on the corner with Miriam Place. There is an existing two-storey tile showroom on the immediate corner and a warehouse building adjacent to this with other single storey storage buildings at the rear of the site. The site is enclosed by a high, brick boundary wall with palisade railings at the access point into the site further along Corporation Road (away from Miriam Place). There are two-storey terraced houses opposite the site and immediately adjacent at the side of the existing access. The site turns the corner into Miriam Place with the showroom located up to the pavement. The side of St James Community Centre faces Miriam Place with its main frontage facing Laird Street. A single storey health centre building is located opposite the community centre on the corner of Miriam Place and Laird Street. Adjacent to this are three storey flats set back from the main road further along Laird Street and there is an open grassed area with a number of trees that screen the flats. Corporation Road reflects the character of a residential street whereas Laird Street is a busier road that comprises a mix of commercial, retail and residential.

#### **POLICY CONTEXT**

The National Planning Policy Framework (NPPF) supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

The proposal includes an Affordable Housing Statement that confirms that 10% affordable housing units will be provided. This is in accordance with Policies HSG2 and URN1 where it states that the delivery of affordable housing to meet local needs should make full and effective use of land by bringing unused land into beneficial use. Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure



environment.

Supplementary Planning Document 2 (SPD2) - Designing for Self Contained Flat Development and Conversions states that new buildings must be sited having regard to the layout, pattern and use of spaces between other buildings; not be visually overbearing or dominant and adequate garden space should be provided (as a guide a third of the whole site should remain as private landscaped communal area).

The outline proposal includes layout, scale and appearance, which is considered unacceptable and therefore contrary to Policy HS4, the NPPF and SPD2.

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

The siting of the apartment block would occupy a substantial proportion of the site that wraps around from Corporation Road into Miriam Place. The proposed building is a substantial three-storey with a deep roof pitch. The proximity of the building to the road frontage exacerbates its bulk and impact on the street scene. Corporation Road mainly comprises modest two-storey terraced housing and the height, scale and bulk of this proposal would result in a visually overpowering development that would be detrimental to the character of the area. The principle of a three-storey development could be acceptable where the design, scale, height and appearance is more sympathetic to its surroundings. Amendments to the scheme were requested from the applicant however, no changes have been made. Comparisons have been made to other three and four storey development within the Borough, including the existing flats on Laird Street (to the south west of the application site). Other development may well have been considered as acceptable and such approvals/developments do not set a precedent on sites such as this, which are considered and assessed on their own merits. The flats on Laird Street form part of the character of this busier road with a mix of uses as opposed to a traditional residential street that comprises mainly two storey housing. Furthermore, the flats although three storey, have a flat roof, the scale/bulk is more appropriate in this street scene and their appearance is softened by the open grassed area to the front and a number of trees and landscaping.

It is accepted that developing the site would remove a warehouse building and unsightly buildings with a more appropriate residential use, however the overall scale, bulk and appearance would be an overdevelopment of the site that would detract from the character of the area rather than adding to it.

The siting of apartment building occupies the majority of the site with the remaining areas taken up with car parking. There is no provision of adequate garden space for the occupiers of the apartments that is proportionate given the scale of the development. The building will be dominant within the street scene and does not meet the required separation distances to the houses opposite the site (this is set out in the next section) and the inability to meet the separation further demonstrates that the proposal constitutes overdevelopment.

#### **SEPARATION DISTANCES**

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

Although the front elevation of the proposed apartment building is staggered the majority of the frontage contains both first and second floor windows. A greater separation distance is required given the proposed three storey opposite the two-storey housing. The height of the apartment building would be 11.5 metres the ridge whereas the approximate height of the terraced housing opposite is between 8 and 9 metres, as such a minimum distance of 23 metres should be provided. There is a significant shortfall to this as the proposed apartment building at its nearest point to the houses opposite is only 17 metres and only 21 metres from its furthest point.

#### **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**

Officers have requested amendments to the proposal to address the issues set out in this report and to ensure that the site is developed in a more appropriate manner, no amendments have been received. Although the proposal is submitted in outline, it includes matters of scale, layout, appearance and access and on the basis of the submitted details, the proposal would introduce a large scale building that would appear over dominant and detrimental to the character of the immediate area. There is inadequate separation distance between the proposed development and existing houses that would detrimentally impact on the amenity of the occupiers of these houses. The proposal would not provide an adequate amount of private amenity or garden space for the occupiers of the proposed apartments. The proposal is therefore contrary to the National Planning Policy Framework, UDP Policy HS4 and SPD2 and is recommended for refusal.

### **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 would introduce a large scale building that would appear over dominant and detrimental to the character of the immediate area. There is inadequate separation distance between the proposed development and existing houses that would detrimentally impact on the amenity of the occupiers of these houses. The proposal would not provide an adequate amount of private amenity or garden space for the occupiers of the proposed apartments.

**Recommended            Refuse**  
**Decision:**

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

1. The proposal would introduce a large scale building which the Local Planning Authority considers would appear over dominant and detrimental to the character of the immediate area. This is contrary to the National Planning Policy Framework, Policy HS4 of the Wirral unitary Development Plan and Supplementary Planning Document 2.
2. The proposal would result in an unneighbourly form of development in that there is inadequate separation distance between the proposed development and existing houses on Corporation Road that the Local Planning Authority considers would detrimentally impact on the amenity of the occupiers of these houses. This is contrary to the National Planning Policy Framework, Policy HS4 of the Wirral unitary Development Plan and Supplementary Planning Document 2.
3. The Local Planning Authority considers the proposal to be unsatisfactory in that the layout of the site would result in a form of development lacking adequate provision of private amenity space, which the occupiers of the proposed development could reasonably expect to enjoy. This is contrary to the National Planning Policy Framework, Policy HS4 of the Wirral unitary Development Plan and Supplementary Planning Document 2.

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

**Last Comments By:** 13/09/2013 10:59:58  
**Expiry Date:** 01/11/2013

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## Planning Committee

21 November 2013

**Reference:**  
**APP/13/00975**

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

**Case Officer:**  
**Mr J Ashton**

**Ward:**  
**Upton**

**Location:** 22 OLD GREASBY ROAD, UPTON, CH49 6LT  
**Proposal:** Erection of a log cabin in the garden to house a hot tub and sauna (retrospective)

**Applicant:** Mr Robert Brimage  
**Agent :**

### Site Plan:



**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

Location: 22, Old Greasby Road, Upton. L49 6LT  
Application Type: Full Planning Permission  
Proposal: Erection of single storey side extension.  
Application No: APP/92/05815  
Decision Date: 02/07/1992  
Decision Type: Approve

Location: 22 Old Greasby Road, Upton, Wirral, L49 6LT  
Application Type: Full Planning Permission  
Proposal: Erection of a first floor side extension.  
Application No: APP/98/05716  
Decision Date: 24/07/1998  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 4 letters of notification were sent to neighbouring properties and a Site Notice was displayed on the highway.

One objection was received from the occupiers of no. 20 Old Greasby Road, citing the following concerns:

1. Height of the building (which exceeds permitted development allowances);
2. Close proximity to the party boundary;
3. The building is imposing when viewed from 20 Old Greasby Road;
4. If the application had not been retrospective, the application would be refused;
5. The legislative requirement for planning permission had been ignored - rules that are there to protect people, residences and the environment;
6. Privacy issues - there are direct views from 20 Old Greasby Road into the sauna, akin to a direct view into a bathroom, and conversely anyone using the spa can see directly into the rear windows of no. 20.
7. Consideration needs to be given to the dangers of hot tubs, pools etc. in terms of potential for water vapour transported illnesses such as Legionnaires disease. The HSE have issued guidance on the safe use of hot tubs (e.g. water testing, cleaning, safe maintenance). The garden of the application property is unkempt and not kept clean - this raises a concern at the proper maintenance of the hot tub/spa pool. The description of development clearly defines the intended use of the building as a hot tub and sauna, and so this should be considered as a planning matter. The Chief Executive of Wirral BC has, therefore been informed by the occupiers of no. 20 Old Greasby Road that in the event of the grant of planning permission, should neighbours or their visitors contract any water born condition, Wirral Borough Council will be attached in any claim as being complicit in the decision to hose the tub in a residential area.

**CONSULTATIONS**

None required.

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

Councillor Stuart Whittingham requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents that the application results in a loss of privacy and following concerns at the scale of the development.

**INTRODUCTION**

The proposal is for the retention of a single-storey log cabin-style outbuilding to the side of the existing detached house. The proposed building will be situated 20 metres from the rear wall of the host dwelling and 1 metre from the party boundary with the adjoining neighbour's garden. It will have a width of 5 metres, a depth of 4.1 metres and a maximum height of 3.4 metres.

### **PRINCIPLE OF DEVELOPMENT**

The site falls within a primarily residential area. The addition of an outbuilding of this size and design is acceptable in principle.

### **SITE AND SURROUNDINGS**

The application site consists of a typical, inter-war semi-detached property, with a small garden to the front and a more extensive garden to the rear. Parking is to the front. The application site forms part of a street of similarly styled properties. The main materials are red brick and render. The boundaries of the garden vary in the extent to which they provide screening, with some high trees and shrubs and other more open, exposed areas.

### **POLICY CONTEXT**

The proposal will be assessed against the criteria set out in Policy HS11 (House Extensions) and Supplementary Planning Guidance Note 11 (House Extensions) of the Unitary Development Plan. Policy HS11 and the supplementary planning guidance seek to ensure that extensions are:

- Appropriate in scale for the size of the plot
- Not dominating existing buildings
- Neighbourly with respect to size, outlook, light and over-looking
- Matching or complimenting existing materials and design

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 outbuilding is of a simple and increasingly common design, in which the applicant wishes to house a hot tub and sauna. There will be windows and a door on the front elevation and windows on the sides; other walls will be blank. With reference to HS11 and the supplementary planning guidance, the proposed outbuilding is appropriate in scale for the size of the plot and does not dominate the existing building. The materials will compliment those existing in the neighbourhood and the roof pitch, building lines and door/window sizes are acceptable for an outbuilding of this kind. Being an outbuilding located several metres from the host dwelling, there is no significant overlooking of neighbouring properties and no outlooks will be significantly affected. Whilst there will inevitably be some loss of light in the immediate vicinity, this is not considered to be significant, because the proposal is modest in size. Considering privacy, the development introduces windows and door openings, however these are at the ground floor level - it is not considered that this would result in significant loss of privacy when compared to the use of garden areas, or a relationship that would be unreasonable bearing in mind the allowances in permitted development legislation for outbuildings.

Considering the use of the building, whilst the description of development does confirm that the building is being used for a hot tub and spa, the application does not propose a change of use of the application site (or part of the application site). The use proposed is incidental to the enjoyment of a dwellinghouse - and permitted development legislation would allow a hot tub to be installed in a building or externally within a garden area without the need for planning permission in most cases (in the current case, the height of the building alone triggers the requirement for permission, exceeding permitted development allowances by 0.9m).

### **SEPARATION DISTANCES**

Separation distances do not apply in this instance - there are no habitable rooms directly facing neighbouring properties.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highways implications relating to this proposal.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental/Sustainability issues relating to this proposal.

## HEALTH ISSUES

Representations received raise concern that the improper maintenance and cleaning of the hot tub/spa housed in the building could lead to water borne diseases such as Legionnaire's. The proper maintenance/cleaning of such equipment is not a material planning consideration, and would remain the responsibility of the homeowner. As noted above, no change of use of the property is sought, and consideration therefore under planning legislation, consideration needs to be given to the built development rather than it's contents. The concerns raised may fall within the remit of Health and Safety legislation.

## CONCLUSION

The proposal is in accordance with Policy HS11 (House Extensions) and Supplementary Planning Guidance 11 (House Extensions) of the Unitary Development Plan. The proposal also accords with the National Planning Policy Framework. The proposal is not considered to have any harmful visual impacts on the surroundings or the character of the building. The proposal is not considered to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design. 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 HS11 (House Extensions) and Supplementary Planning Guidance 11 (House Extensions) of the Unitary Development Plan. The proposal also accords with the National Planning Policy Framework. The proposal is not considered to have any harmful visual impacts on the surroundings or the character of the building. The proposal is not considered to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design. The proposal is sustainable development.

**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 21st August 2013 and listed as follows: "CH43869", "APP/13/00975 - 01" and "APP/13/00975 - 02" (all undated).

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

### Further Notes for Committee:

**Last Comments By:** 30/10/2013 12:27:58  
**Expiry Date:** 16/10/2013



**Planning Committee**

21 November 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:**

Consideration of this application was deferred at Planning Committee on 31st October 2013 to allow for a formal site visit.

**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 there of, 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.

#### **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 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.

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

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

having regard to UDP Policy NC7.

8. There are to be no building materials left accessible to badgers during construction between the hours of 2000 hours until 0600 hours

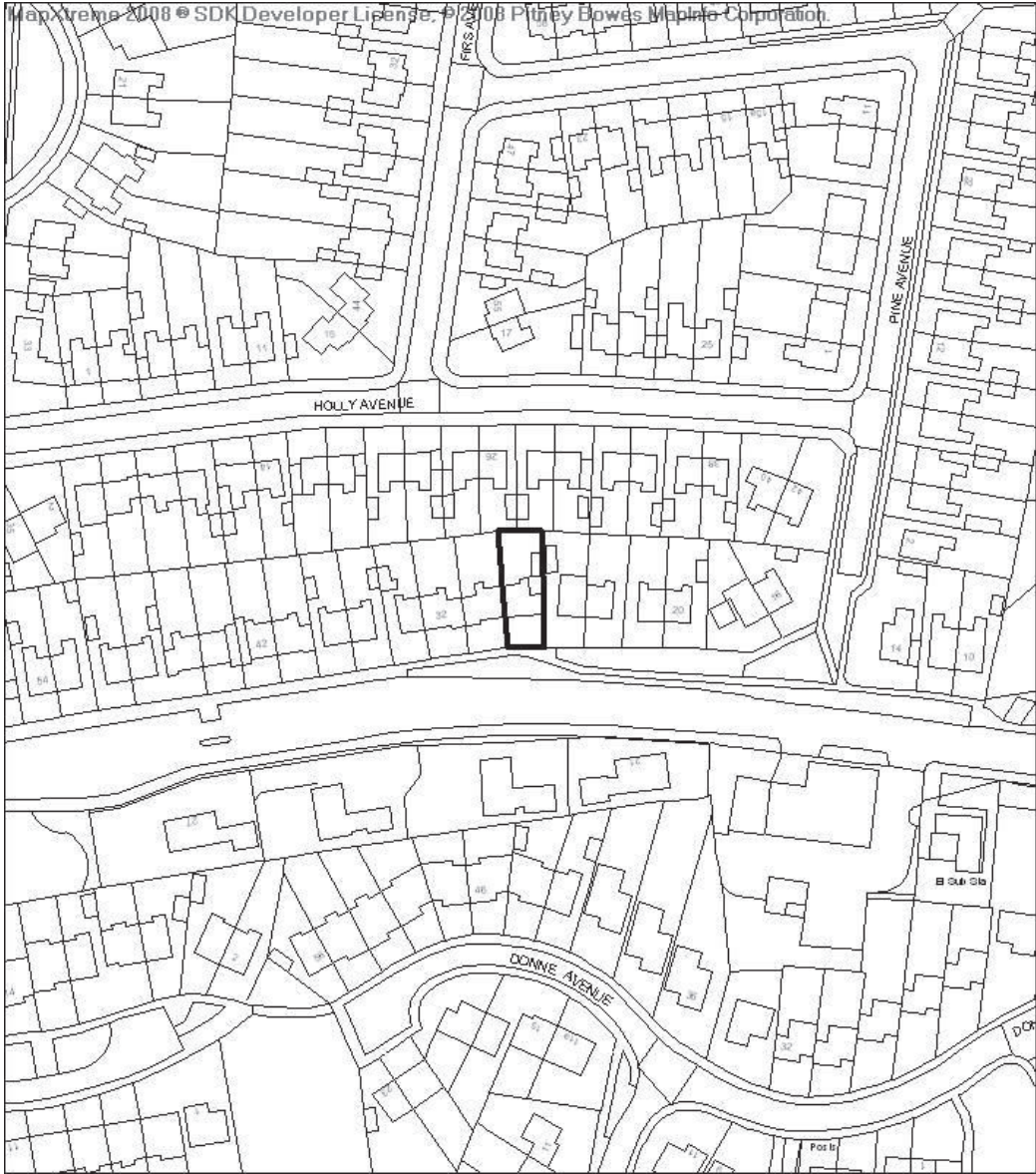
**Reason:** To ensure that the development is not harmful to the local badger population

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

**Planning Committee**  
21 November 2013

<b>Reference:</b> <b>APP/13/01015</b>	<b>Area Team:</b> <b>South Team</b>	<b>Case Officer:</b> <b>Mrs J McMahon</b>	<b>Ward:</b> <b>Clatterbridge</b>
<b>Location:</b>	28 BRIMSTAGE ROAD, BEBINGTON, CH63 3EW		
<b>Proposal:</b>	Proposed single storey rear extension and two storey side/rear extension. Construction of two storey bay window to existing side extension and erection of pitched roof on existing flat roofed extension.		
<b>Applicant:</b>	Mr William Harrington		
<b>Agent :</b>	N/A		

**Site Plan:**



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

No planning history

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

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

1. loss of light
2. height of extension
3. outlook from side kitchen window

**CONSULTATIONS**

No consultations necessary

**DIRECTORS COMMENTS:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Povall requested this application be removed from delegation and considered by the Planning Committee on the grounds that the extension would have a detrimental impact on the adjoining property.

**INTRODUCTION**

The application is for the erection of 2-storey side and single storey rear extensions, new front porch and alterations to an existing 2-storey flat roofed side extension.

**PRINCIPLE OF DEVELOPMENT**

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

**SITE AND SURROUNDINGS**

The site is located on the north side of Spital Road within a row of similar semi-detached houses, the property is set back and separated from the highway by a wide grass verge.

**POLICY CONTEXT**

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

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

HS.11 focuses on domestic extensions and the criteria they must comply with. SPG11 is a set of guidelines, which have been prepared to inform householders about issues relating to house extensions and to encourage a better standard of design.

**APPEARANCE AND AMENITY ISSUES**

The development includes alterations to an existing 2-storey flat roofed extension built onto the side elevation some years ago. In terms of its appearance the extended dwelling will be much improved by the changes to the window style and the construction of the new pitched roof. The roof line will be slightly lower than the main ridge, which will help to give the impression that the extension is subordinate to the host dwelling.

The adjoining property, 26 Brimstage Road, has kitchen and landing windows in the side elevation facing the proposed side extension. The kitchen window is the original window to that room and at one time would have been the only source of light. However, the kitchen has been extended into an

original outrigger and there is a secondary source of light in the rear elevation facing down the garden. Although the objector is concerned about the outlook from and a loss of light to the side windows it is considered that the impact would not be so bad as to warrant refusal of the proposal.

The proposed single storey rear extension projects 3 metres and complies with the current house extension policies.

#### **SEPARATION DISTANCES**

The proposed extension will not result in a loss of privacy to adjacent properties.

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

There are no Highway Implications relating to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

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

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

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

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

**Recommended            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 20 August 2013 and listed as follows: 13/02 01 Rev.A dated July 2013.

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

**Last Comments By:** 26/09/2013 13:04:18  
**Expiry Date:** 15/10/2013

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**Planning Committee**

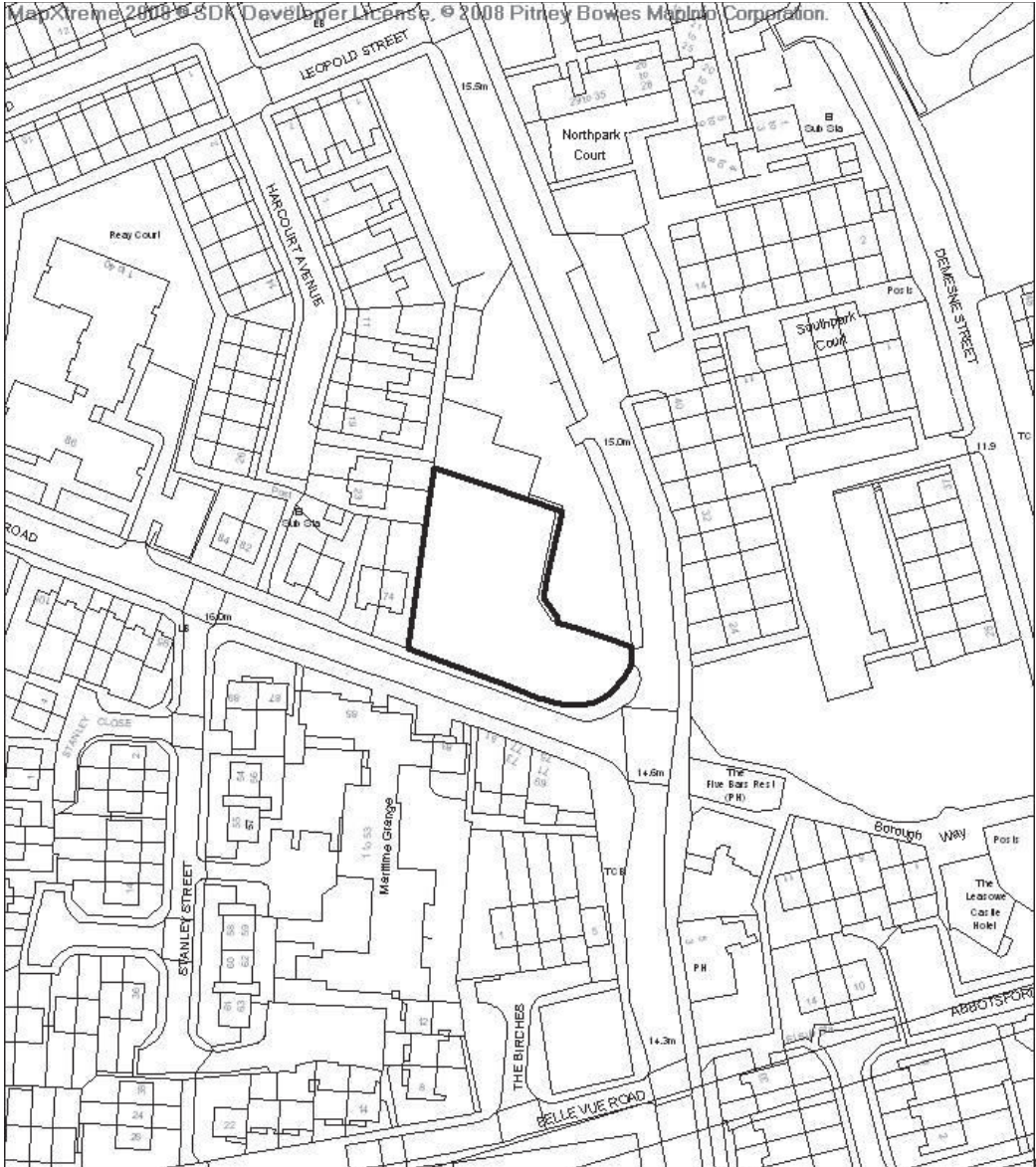
21 November 2013

<b>Reference:</b> <b>OUT/13/01140</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Day</b>	<b>Ward:</b> <b>Seacombe</b>
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**Location:** Unused Land, BOROUGH ROAD, SEACOMBE, CH44 6NQ  
**Proposal:** Erection of 28no. new build apartments in one three storey block and one two storey block together with site works

**Applicant:** Mr Arthur King  
**Agent :** DJ Cooke & Co Ltd

**Site Plan:**



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

### Planning History:

- Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ  
Application Type: Full Planning Permission  
Proposal: Erection of extensions to ground and first floor level and mezzanine.  
Application No: APP/92/05533  
Decision Date: 27/05/1992  
Decision Type: Refuse
- Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey extension at rear to form restaurant and use of part of side extension as kitchen.  
Application No: APP/93/06627  
Decision Date: 19/11/1993
- Location: La Banque, 58 Borough Road, Seacombe, Wirral, CH44 6NQ  
Application Type: Outline Planning Permission  
Proposal: Demolition of existing building and erection of 32 1 & 2 bed apartments and associated works (outline)  
Application No: OUT/06/05011  
Decision Date: 12/05/2006  
Decision Type: Approve
- Location: La Banque, 58 Borough Road, Seacombe, Wirral, CH44 6NQ  
Application Type: Outline Planning Permission  
Proposal: Demolition of public house and erection of 36 1 & 2 bed apartments (outline)  
Application No: OUT/05/05891  
Decision Date: 28/10/2005  
Decision Type: Approve
- Location: 64-74, Borough Road, Seacombe. L44 6NQ  
Application Type: Advertisement Consent  
Proposal: Erection of illuminated fascia signs, illuminated gable sign, and illuminated flag.  
Application No: ADV/86/05303  
Decision Date: 17/04/1986  
Decision Type: Approve
- Location: 64-74, Borough Road, Seacombe. L44 6NQ  
Application Type: Full Planning Permission  
Proposal: Conversion of existing bank premises with flat into a bar and restaurant with managers flat and car park.  
Application No: APP/85/06041  
Decision Date: 10/10/1985  
Decision Type: Approve
- Location: La Banque, 58, Borough Road, Seacombe. L44 6NW  
Application Type: Full Planning Permission  
Proposal: Erection of extensions to ground and first floor level and additional car parking.  
Application No: APP/92/06203  
Decision Date: 11/09/1992  
Decision Type: Refuse
- Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey side extension and car parking.

Application No: APP/92/06519  
Decision Date: 30/10/1992  
Decision Type: Refuse

Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey side extension to provide new toilets with storage over and laying out of car park.  
Application No: APP/93/05620  
Decision Date: 23/07/1993  
Decision Type: Approve

Location: La Banque, 58, Borough Road, Seacombe. L44 6NQ  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey extension and landscaping of existing car park.  
Application No: APP/93/05351  
Decision Date: 07/04/1993  
Decision Type: Withdrawn

Location: La Banque, 58 Borough Road, Seacombe, Wirral, CH44 6NQ  
Application Type: Planning Obligation Modification/Dischrg  
Proposal: Application to modify planning obligation to allow opening hours to 1:00am on Friday and Saturday nights, and 12:00 Midnight on Sundays.  
Application No: QDS/03/06018  
Decision Date: 09/10/2003  
Decision Type: Refuse

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

##### **CONSULTATIONS**

Director of Regeneration and Environment- Housing Strategy- Proposals will fulfill an identified need for housing in this location and 10% affordable units should be secured by a section 106 agreement.

Merseyside Cycling campaign - Inadequate cycle parking proposed

##### **REPRESENTATIONS**

In line with the Council's Guidance for publicity of planning applications, letters were sent to 79 individual properties and a notice displayed on site. Two objections have been received from 23 Harcourt Avenue and 18 Maritime Grange. The grounds of objection are as follows:-

1. detrimental impact on privacy of existing properties
2. Already enough properties to rent, site should just be landscaped.

##### **DIRECTORS COMMENTS:**

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

The application relates to the redevelopment of the site for 28 residential apartments, defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

##### **INTRODUCTION**

The application site was formerly occupied by La Banque which was a substantial public house. The building has been demolished and the site has been vacant for a number of years. The site has previous planning permissions for 32 apartments and 36 apartments on a larger site. The previous approvals included apartments in two, three and four storey buildings. The current proposal is for 28 apartments in two buildings, one three storey and one two storey.

##### **PRINCIPLE OF DEVELOPMENT**

The proposal is an outline application for the erection of 28 apartments within a residential location

where the principle of development is acceptable subject to the National Planning Policy Framework and Wirral's UDP Policies URN1, HSG2 and HS4. In addition, there has also been previous approvals for residential development, which have now expired.

### **SITE AND SURROUNDINGS**

The application site consists of a vacant corner plot which was previously occupied by a public house with a large car park to the rear of the building which took access from Borough Road. The site is now vacant and overgrown. There is a low wall around the boundary of the site and an existing vehicular access point from Borough Road. To the west of the site are two storey residential properties, opposite the site on Borough Road are three storey properties which are commercial at ground floor and residential above. To the north and west of the site buildings are a mix of residential and commercial with an area of landscaped open space immediately adjoining the north of the site.

### **POLICY CONTEXT**

The National Planning Policy Framework (NPPF) supports sustainable housing development is well designed and represents a positive improvement to the area. New development should improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand. Policies WM8 and WM9 of the Joint Waste Local Plan for Merseyside and Halton, are also relevant.

The proposal includes the provision of 10% affordable housing units. This accords with Policies HSG2 and URN1 which state that the delivery of affordable housing to meet local needs should make full and effective use of land by bringing unused land into beneficial use. Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the surrounding area and should include landscaping and boundary treatment which contributes to a secure environment.

### **APPEARANCE AND AMENITY ISSUES**

The application is outline which includes details of access, layout and scale. As a specific number of units is proposed, floor plans are submitted which indicate how the number of units could be achieved with regard to interface distances and position of windows.

The development would take the form of two blocks, one larger three storey block which would turn the corner of Borough Road and Brighton Street, and a two storey block positioned within the site adjacent to the northern boundary. This reflects the building position of the last approval in 2006, for 32 units. The main aspect of the smaller block faces east and west, whilst the larger block faces north and south. The approval for 32 units had the same footprint but was a storey higher which enabled the additional units to be accommodated. The previous building on the site was a substantial two storey building which was positioned close to the frontage of the site adjacent to Brighton Street and Borough Road and had upper floor windows to the main Borough Road and Brighton street elevations.

The proposals include an area of amenity space between the two buildings and a car parking area to the west of the buildings. The car parking area occupies a similar position to the last use of the site and would re-use the existing access.

The application site is within an area where 10% affordable housing would be required, The applicant has confirmed their intention to provide at least 10% which would be subject to a section 106 agreement.

### **SEPARATION DISTANCES**

The application would not meet the Councils interface distance requirements in terms of the distance between the larger block and the upper floor flats opposite on Borough Road. This distance is would be between 13m and 19m from the main elevation of the existing buildings and the proposed flats. For a new development, this distance would normally be 21m. This issue was considered with previous approvals and it was concluded that the proximity of the previous building together with prevailing interface distances in the area and the irregular shape of the site, would justify a lower interface distance in this particular instance.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The proposal includes 10 off street parking spaces and vehicular access from Borough Road. This replicates previous approvals and uses an existing access. Cycle parking is also indicated but as this is an outline application , no further detail is submitted.

#### **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 would result in a sustainable re development of a vacant site. The regeneration of the site for residential purposes, access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan policies URN1, HSG2 and HS4 and is recommended for approval subject to a Section 106 to secure affordable housing.

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

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

The proposal would result in a sustainable re development of a vacant site. The regeneration of the site for residential purposes, access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan policies URN1, HSG2 and HS4 and is recommended for approval subject to a Section 106 to secure affordable housing.

**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) Appearance
- (b) 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. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.



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

4. No part of the development shall be brought into use until visibility splays of 2.4 metres x 2.4 metres measured down each side of the access and the back edge of the footway have been provided clear of obstruction to visibility at or above a height of 0.9 metres above the footway level of Borough Road. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**Reason:** In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. Vehicular Sight lines shall be provided at the junction of the access to Borough Road in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. Any such access and sight lines shall be formed and hard surfaced before any other part of the development is brought into use.

**Reason:** In the interests of Highway safety

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

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

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.

**Reason:** To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

8. No part of the development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangement for its implementation. Development shall be carried out in accordance with the approved schedule.

**Reason:** To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

9. 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 WM9 of the Joint Waste Local Plan.

10. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th August 2013 and listed as follows:

5063/33 and 5063/34.

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

**Further Notes for Committee:**

**Last Comments By:** 28/10/2013 13:50:26

**Expiry Date:** 29/11/2013



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**Planning Committee**

21 November 2013

**Reference:**  
**APP/13/01294**

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

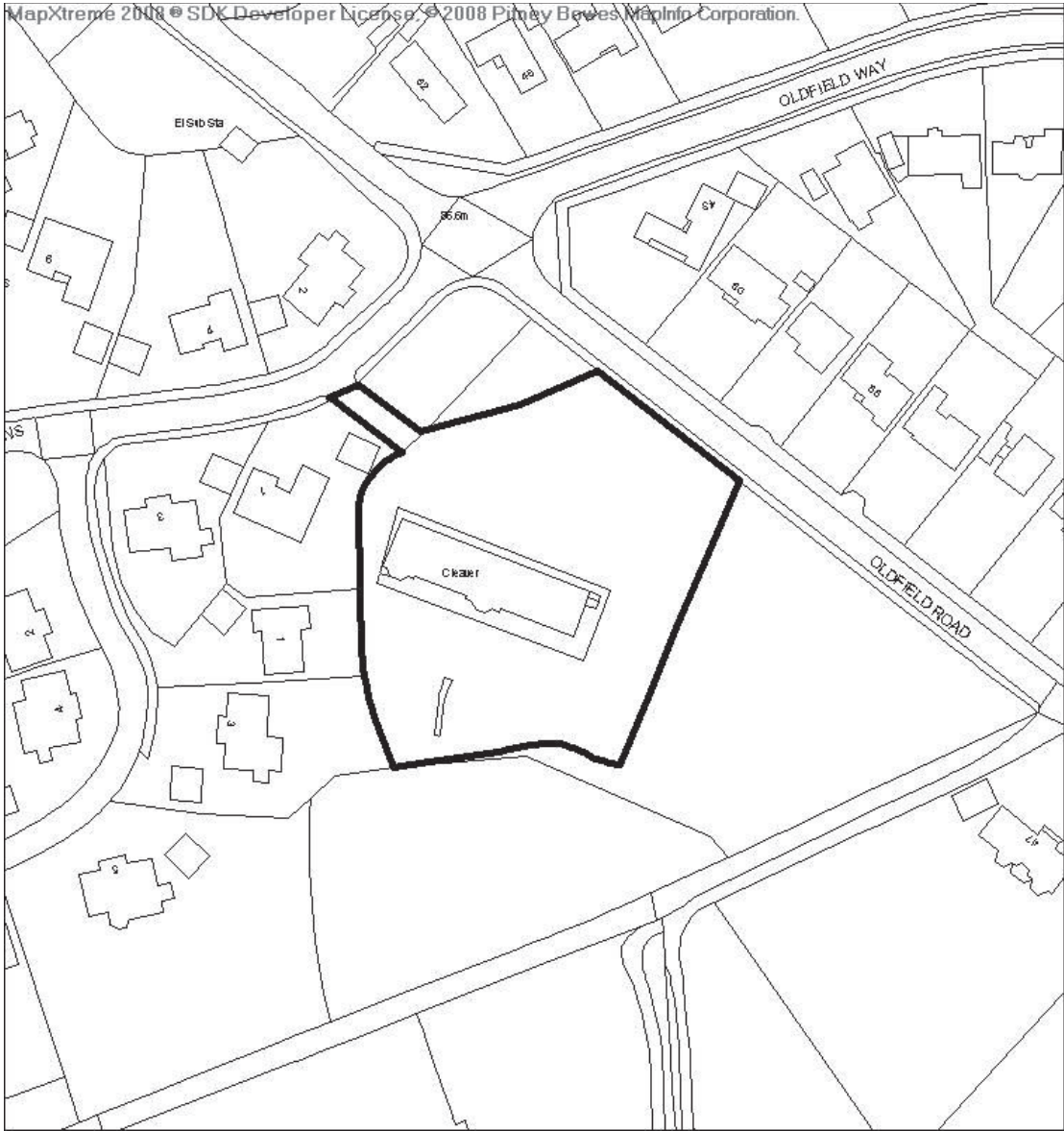
**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Heswall**

**Location:** Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
**Proposal:** Refurbishment of the existing care home and the erection of a new extension wing to provide 53 Bedrooms with associated facilities, new access road from Oldfield Road, new car park with associated hard and soft landscaping to grounds.

**Applicant:** Cleavercare Limited  
**Agent :** KDP Architects

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area  
Urban Greenspace  
Area of Special Landscape Value

**Planning History:**

- Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building & erection of a 44 bed residential care home  
Application No: APP/08/06792  
Decision Date: 20/02/2009  
Decision Type: Refuse
- Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and erection of two three-storey buildings containing total of 12 No. apartments  
Application No: APP/07/05623  
Decision Date: 05/07/2007  
Decision Type: Withdrawn
- Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and erection of two buildings containing a total of 12 No. apartments  
Application No: APP/07/06964  
Decision Date: 14/12/2007  
Decision Type: Refuse
- Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and construction of two blocks of 6 no. apartments. (total 12 units ).  
Application No: APP/03/07829  
Decision Date: 27/02/2004  
Decision Type: Refuse
- Location: Plots 1 & 2, Nos. 1 & 3, Oldfield Gardens, Heswall. L60 6TG  
Application Type: Full Planning Permission  
Proposal: Substitution of house type on plot 1 and repositioning of garages on plots 1 and 2.  
Application No: APP/91/05938  
Decision Date: 23/07/1991  
Decision Type: Approve
- Location: Cleaver Hospital ,Oldfield Road ,Heswall,Wirral,L60 6S  
Application Type: Disposal Government Land  
Proposal: Disposal of surplus Government land  
Application No: DGL/83/23286  
Decision Date: 25/11/1983  
Decision Type: No objections
- Location: Cleaver Hospital Site, Oldfield Road, Heswall. L60 6SW  
Application Type: Outline Planning Permission  
Proposal: Demolition of existing buildings and redevelopment with residential units.  
Application No: OUT/85/06300  
Decision Date: 06/10/1986  
Decision Type: Withdrawn

Location: Nurses Home, Former Cleaver Hospital, Oldfield Road, Heswall. L60 6SW  
Application Type: Full Planning Permission  
Proposal: Change of use of nurses' home to nursing home.  
Application No: APP/85/06675  
Decision Date: 14/11/1985  
Decision Type: Approve

Location: Cleaver Hospital ,West of Oldfield Road ,Heswall ,L60 6SW  
Application Type: Full Planning Permission  
Proposal: Demolition of buildings and redevelopment with residential units of whole site.  
Application No: APP/84/25761  
Decision Date: 15/11/1984  
Decision Type: Refuse

Location: Former Cleaver Nurses Home, Oldfield Road, Heswall. L60 6SW  
Application Type: Full Planning Permission  
Proposal: Change of use to residential home for 37 persons.  
Application No: APP/89/06381  
Decision Date: 16/08/1989  
Decision Type: Approve

Location: Cleaver Hospital, Oldfield Road, Heswall. L60 6SW  
Application Type: Outline Planning Permission  
Proposal: Redevelopment for residential purposes following demolition of existing hospital buildings.  
Application No: OUT/87/05940  
Decision Date: 14/10/1987  
Decision Type: Approve

Location: Dale Gardens, Heswall. L60 6TQ  
Application Type: Full Planning Permission  
Proposal: Erection of ten dwellings.  
Application No: APP/91/06338  
Decision Date: 20/11/1992  
Decision Type: Withdrawn

Location: Former Cleaver Hospital Site, Oldfield Road, Heswall. L60 6SW  
Application Type: Reserved Matters  
Proposal: Erection of 35 dwelling units with garages.  
Application No: DLS/88/06042  
Decision Date: 28/07/1988  
Decision Type: Approve

Location: Land south of Oldfield Gardens, Heswall. L60 6TG  
Application Type: Full Planning Permission  
Proposal: Erection of 18 dwellings with garages.  
Application No: APP/91/05612  
Decision Date: 07/06/1991  
Decision Type: Refuse

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Application to replace an extant planning permission in order to extend the time limit for implementation. (08/6792 approved on Appeal-2101010)

Application No: APP/11/01532  
Decision Date: 22/02/2012  
Decision Type: Approve

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

In accordance with the Council's Guidance on Publicity for applications 34 letters of notification were sent to adjoining residents and a site notice was displayed at the site. At the time of writing this report no letters of objection have been received.

### **CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transport Division) - No objections subject to conditions and an informative relating to the traffic Regulation Order.

Head of Environment and Regulation (Tree Officer) - No objection

The Wirral Wildlife Trust - not anticipated to effect Heswall Dales SSSI, including the nature reserve, Don't see any evidence of a bat or breeding bird survey,

Objections have been received from the occupiers of

1, 5,7,9, 43 47, Oldfield Drive, 48, 56, 58 Oldfield Road, 12, 14, Oldfield Gardens

Close to 47 Oldfield Road issues of overlooking, increase in on street parking, fourth floor extension is wrongly sited in size and position, the box design of the proposed extension together with no visible pitched roof over the older central block, adds to the lack of satisfactory design, size and design of the extension is out of character and proportion. Miss leading transport statement, should be re-submitted before a decision can be made, Oldfield Drive has a Traffic Restriction order in place for residents only, highway safety issues, proposed extension is unattractive and not in keeping with the existing housing, scale and appearance of the proposed extension is disproportionate and inappropriate to the surrounding development the provision of a new drive entrance onto Oldfield Road, together with the provision of very little parking and the increase in traffic flow will add to the already difficult problems existing residents face in entering/exiting their own driveways, This section of Oldfield Road is already used extensively for car parking by dog owners, walkers and other visitors, If planning permission is granted, there should be conditions requiring the provision of signs placed at either end of the byway "No Cleaver Home Traffic", Once commissioned, permanent signage should be placed at the entrance and exit stating that access to Telegraph Road cannot be gained via Oldfield Drive, Directional signs on the A540 showing the correct legal routes from Heswall to Thurastaston, Literature for staff and visitors making it clear the acceptable and unacceptable routes to and from the home, nuisance from noise and cooking smells that will arise from the proposed fourth floor kitchen, consider using the existing access, removal of trees will change the character of the site, existing roads not particularly wide, if parking on one side would become a 1 way passing system, could use the land to be developed for the wing for parking, applicant depends on acquisition from MBC for part of the adjoining land to provide parking is considered inappropriate use of what should be regarded as amenity land for local residents

Heswall Society, Oldfield Road - Appeal decision relating to the previous scheme was for the demolition of the existing building and the erection of a new one on a similar footprint, this application seeks permission for a large extension to the existing property, main issue is the impact on the character and appearance on the site and the area generally, Urban Green space policy GR2 of the UDP specifies development should not be permitted except for the reuse of existing buildings and their replacement, this application has no such support, The proposed building is of a size that is out of place in this location.

1,3 and 5 Oldfield Drive, Carrickness, Oldfield Drive 4 and 11, Oldfield Gardens - broadly support the proposals but concerned about -

enforcement of the traffic regulation order, and that approval is conditional upon there being no access or exit via Oldfield Drive, Not against the use but against any extension to the existing building due to lack of off street parking and increase in traffic, transport statement is incorrect, Oldfield Road does not meet Mere lane to the northern end of Heswall, there is a traffic regulation order in place which prohibits traffic unless for access, number of proposed parking spaces to support the proposal is woefully short of those required, needing to increased parking on the surrounding residential roads, increasing congestion and decreasing road safety, the number of spaces need to be increased or the

number of bedrooms decreased, 30 or more spaces are required,

#### **DIRECTORS COMMENTS:**

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

This application is defined as a major application and is therefore required to be determined by the Planning Committee under the Council's scheme of delegation. In addition Councillor Hodson has requested that the application is removed from delegation on the grounds that the development would have a substantially greater impact on the Urban Green space and the character of the local area than the existing building and the currently approved development. It would conflict with the UDP Policies GRE(iv) and HS(I)

#### **INTRODUCTION**

The existing building was originally built in 1902 as a sanitarium and remained as a hospital until 1983.

A planning application for the development of a 44 bed Cleaver Residential Care Home and the demolition of the existing building within the site was refused by the Authority in February 2009 (application Ref 08/06792) A subsequent appeal decision against the refusal of planning permission, allowed the development and planning permission was granted in July 2009 by the planning Inspectorate. The approved scheme proposed the demolition of the existing three storey building and the erection of a new three storey building within a similar footprint of the former care home.

This application is for the retention of the existing care-home building and the construction of extensions to provide a 53 single bed care home (Use Class C2). The existing building is three storeys in height, with a part hipped roof and attic accommodation. The proposal includes a part single, part two storey extension to the rear of the property and a four storey wing extension to east of the existing block. The fourth floor element has been stepped in from the main walls and will provide a small self contained unit for the manager and kitchen and staff rooms for staff. A new access is proposed off Oldfield Road and the existing access to the site will be removed. A new dormer window is also proposed within the roofspace of the existing building.

#### **PRINCIPLE OF DEVELOPMENT**

The site is an existing developed site that has an established care use. The proposal is acceptable in principle subject to both National and Local Planning Policy Advice.

#### **SITE AND SURROUNDINGS**

The application site contains a vacant, three storey detached building which is located on the southern side of Oldfield Road. The property was last in use as a nurse's hostel. The building is set within extensive grounds and contains a large number of mature trees and shrubs that are covered by a tree preservation order. The front of the site has been hard surfaces to provide car parking. The west of the site is occupied by a small residential development, this formed part of the original hospital site. Beyond Oldfield gardens to the west lies Heswall Dales Local Nature reserve which is managed by Cheshire wildlife trust. The north and east of the site contain a number of detached properties that differ in terms of design and scale. The site levels are lower within the site which reduces the impact of the building within the street scene.

The site is within a designated Urban Green Space and within an Area of Special Landscape value within Wirral's Unitary Development Plan.

#### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 200) and the joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18th July 2013. UDP Policies HS8, GR1 and LA1 and the Waste Local Plan Policies are relevant. These are considered to be consistent with National Planning Policy Framework 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 outlines that the purpose of the planning system is to contribute to the



achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system. There is now a presumption in favor of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 7 Requiring Good Design and 8 Promoting Health Communities are particularly relevant.

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

With regards to Policy GR1, The Protection of urban Green Space, the site is a currently developed site for the use of a residential care home. The land is privately owned and not accessible to the general public. The developed nature of the site is a material consideration in terms of redevelopment within the Urban Green Space. Furthermore, the urban Greenspace in this particular instance provides a pleasant contribution to the visual amenity and character of the area, the provision of extensions to the side and rear of the existing building. The retention of a large number of mature trees along the site frontage will ensure that this area remains visually attractive and in keeping with the adjoining frontages in the immediate area.

UDP Policies LA1 and LA2 - Protection for Area of Special Landscape Value advise that the Local Authority will protect the character and appearance of areas designated as Areas of special Landscape Value from adverse effects of development and will not permit proposals which would, introduce new development within an otherwise open setting, result in the loss or erosion of distinctive features such as woodland, hedges or trees, and other proposals which in terms of their siting, scale, form and external appearance, would detract from the appearance of the area or intrude within important views into or out of the area.

The original building will be retained, with extensions to the side and rear of the property. The well established gardens to the front, side and rear of the site will be retained. The design of the care home extension has been informed by the architectural detail of the original building, but with a contemporary twist. The proposed extension will be constructed in timber and render. The increased footprint will require the felling of a number of trees, the site is covered by a Tree Preservation Order, however, there has been no objection from the Authorities tree officer. The visually important trees within the site would be retained and the additional wing would sit alongside a very extensive area of mature landscaping which sits alongside an extensive area of mature landscaping which encloses the eastern boundary. The development is set well back from Oldfield Road at a lower ground level within very generous and maturely landscaped grounds. The wooded character of the site would be retained.

In relation to UDP Policy HS8 Nursing Homes/Residential Care Homes, the provision of such a proposal is acceptable, the scale relates well to the surrounding property, and will not result in an over concentration of care homes or nursing homes within the area. The proposal complies also with the advice Policy HS4 and HS5.

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

The application has been made in full for the development of the existing building and extensions to form a 53 bed care home. The existing building is three storeys in height with an attic roof. The proposed development includes an extension to the east of the existing building to create a new wing which will be four storeys. A part single part two storey extension is proposed at the rear of the property. The architecture of the existing building is typical of its time and function and while not listed is considered to be worthy of retention. The proposed extension will be constructed in render and timber which is considered to provide relief against a brick building and to distinguish between the modern and historic fabric of the existing structure.

In terms of the buildings layout, the existing layout of the property and the proposed extensions will result in a floor plan that is replicated on each floor, resulting in a similar stacking of rooms and uses. This should eliminate any issues of noise transmission between floors. The extension has also been designed to minimise the impact on the surrounding residents through its position within the site and to maximise views.

With regards to the scale of the new extensions, the two storey rear extension will step down to single storey and steps into the terraced garden at the rear. The design of the extension will offer a contemporary design that will complement the existing building. The proposed height of the main three storey element of the extension will be constructed to the same height as the existing flat roofed part of the main building. The fourth floor will be set in from the main faces of the existing building to minimise the impact and soften the buildings scale at street level. The fourth floor element will have the same ridge height as the existing roof. Furthermore, the proposed building is located within the centre of the site and this is set at a lower level than the existing surrounding residential properties.

#### **SEPARATION DISTANCES**

In terms of impact on the residential amenities of surrounding occupiers through overlooking or poor outlook, the Authorities SPD2 states that main habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

In this instance, the eastern elevation of the proposed extension will be located approximately 68m from the side elevation of no 47 Oldfield Road, and the northern elevation will be sited 40m plus from the front elevations of no's 58 and 60 Oldfield Road to the north and 30m to the south of the site. For these reasons the proposal is considered to comply with the advice contained within the above document and will not therefore have a detrimental impact on the residential amenities of those occupiers though overlooking or poor outlook.

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

The proposal includes for a new access road from Oldfield Road. This is in order to retain as many trees within the site in order to provide additional parking. There are no objections from a highway safety point of view to this revised access subject to a condition stop up the old access. The scheme includes car parking for 17 cars which are spread throughout the site to eliminate the need for an expanse of hardstanding which is to the benefit of the site that parking is provided in a sensitive manner rather than an expanse of hardsurfaced area.

The proposed scheme is for 54 bed care home and provides 17 car parking spaces, which has substantially increases the parking provision that was to be provided through the previously approved scheme, which was 44 bed care home and only 8 car parking spaces. The proposed scheme more than doubles the approved parking provision.

There has been some concern raised from local residents that part of Oldfield Drive, is subject to a traffic regulation order prohibiting all motor vehicles "except for access". Under the terms of the traffic regulation order, Cleaver Residential Home is not one of those properties to which motor vehicles are allowed access along Oldfield Drive. However, any motor vehicles driving along Oldfield Drive for the purpose of gaining access to Cleaver Residential Home would be doing so in contravention of the traffic regulation order, which is subject to enforcement by Merseyside Police and should not be duplicated by a planning condition.

In addition, the application and operator have confirmed that they will provide signage internally and externally confirming that Oldfield Drive is not to be used, in accordance with 'Byway Regulation'

#### **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 scheme, although slightly larger than the previous development allowed on appeal, has

been assessed against the scale and permitted use of the existing building and is considered not to harm the character and appearance of the site itself or the immediate area. The proposal would ensure the retention of a building of character and maintain the visually important trees within the site which give this part of Oldfield Road its special character. For these reasons the proposal will not conflict with the aims of Unitary Development Plan Policies GR1 and GR2 and the sites Urban Green Space designation.

**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 scheme, although slightly larger than the previous development allowed on appeal, has been assessed against the scale and permitted use of the existing building and is considered not to harm the character and appearance of the site itself or the immediate area. The proposal would ensure the retention of a building of character and maintain the visually important trees within the site which give this part of Oldfield Road its special character. For these reasons the proposal will not conflict with the aims of Unitary Development Plan Policies GR1 and GR2 and the sites Urban Green Space designation

**Recommended Decision:                      Approve**

**Recommended Conditions and Reasons:**

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

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

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

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

3. Prior to the commencement of development detailed plans to show existing and proposed ground levels, sections across the site and details of the finished slab level for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The ground levels across the site and finished slab levels for each part of the new development shall be as per the approved plans.

**Reason:** In the interests of visual and residential and amenity of neighbouring occupiers and to ensure that the development complies with Policies of the Wirral Unitary Development Plan.

4. No development shall take place until a full scheme for the protection of retained trees including details of the working methods to be employed for the installation of drives and paths within the root protection areas of protected trees in accordance with the principles

of 'no dig' construction along with a schedule of tree works specifying pruning and other remedial or preventative work in accordance with BS3998 Recommendations For Tree Work have been submitted to and approved in writing by the Local Planning Department. The development shall be carried out in full in accordance with the approved details.

**Reason** Having regard to the Tree Preservation Order.

5. That the existing boundary treatment be retained or replaced by a suitable hedge species in accordance with a scheme to be approved by the Local Planning Authority, such work to be completed before the building or buildings are occupied and thereafter maintained to the satisfaction of the Local Planning Authority.

**Reason:** To ensure that the proposed development does not prejudice the appearance of the locality and retains a hedgerow which is an important feature of the Conservation Area.

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

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

7. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar size species to be replaced

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

8. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

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

9. The area so designated within drawing no 103 G 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.

10. 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 visual and residential amenities of the surrounding occupiers.

11. All plant machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of this approval shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises.

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

12. 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 Policies of the Wirral Unitary Development Plan.

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

**Reason:** In the interests of highway safety and to accord with Policy [§] in the in the Wirral Unitary Development Plan 2006

14. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority prior to the occupation of the building.

**Reason;** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9

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

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

16. 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 Policies in the in the Wirral Unitary Development Plan.

17. The existing Vehicular access from Oldfield Gardens (that will be rendered obsolete by this development) to be reinstated to standard footway levels within three months of first completion to the written satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with Policies in the in the Wirral

Unitary Development Plan.

18. Prior to the commencement of development details of the proposed vehicular access onto Oldfield Road shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation.

**Reason:** In the interests of highway safety and to accord with Policies in the in the Wirral Unitary Development Plan.

**Further Notes for Committee:**

1. Oldfield Drive, which is a "Byway Open to All Traffic" to the north of the property, is subject to a traffic regulation order prohibiting all motor vehicles "except for access". Under the terms of the traffic regulation order, Cleaver Residential Home is NOT one of those properties to which motor vehicles are allowed access along Oldfield Drive. Any motor vehicles driving along Oldfield Drive for the purpose of gaining access to Cleaver Residential Home would be doing so in contravention of the traffic regulation order, which is subject to enforcement by Merseyside Police.

**Last Comments By:** 27/11/2013 11:48:11

**Expiry Date:** 20/01/2014



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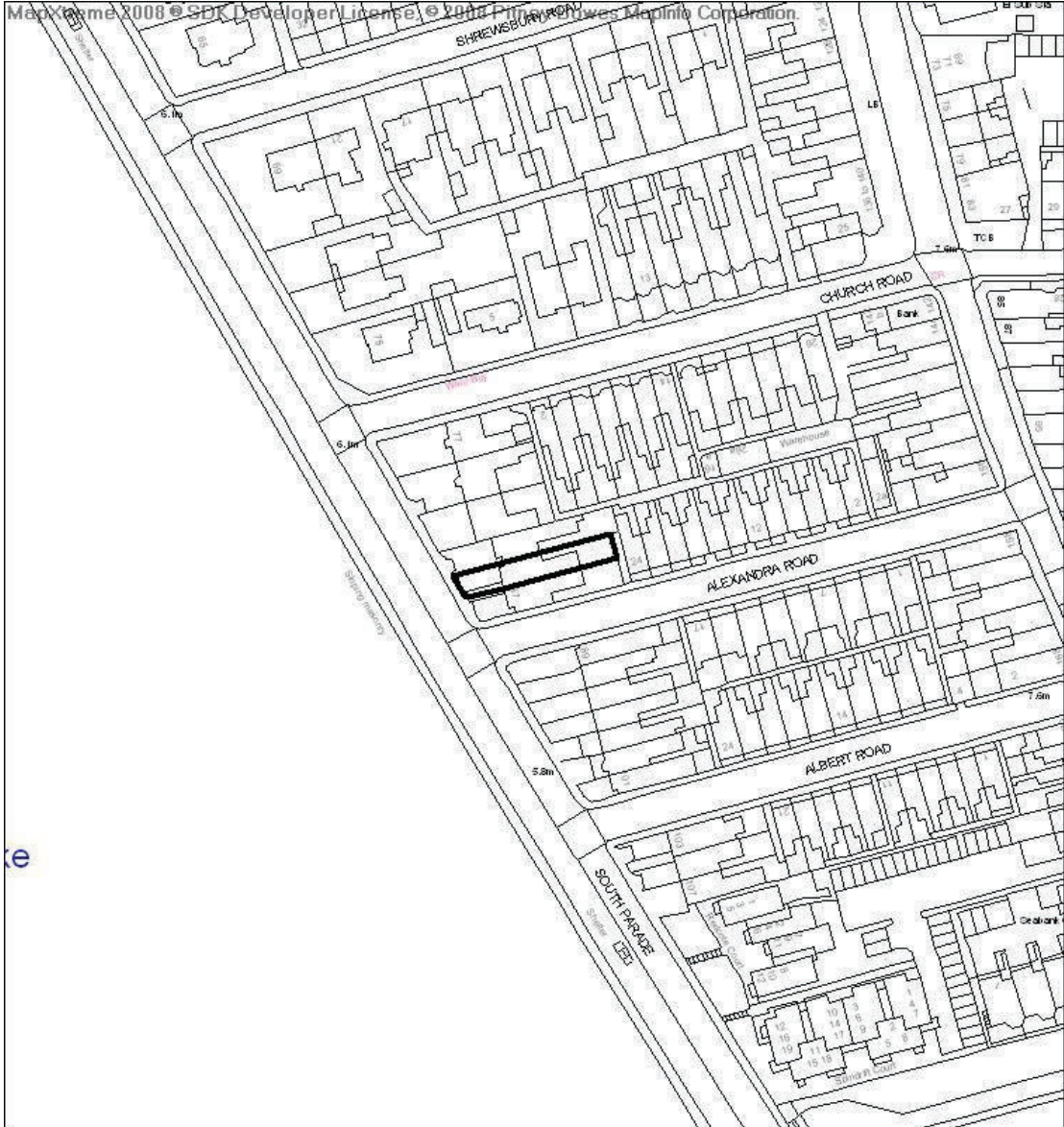
**Planning Committee**

21 November 2013

<b>Reference:</b> <b>APP/13/01301</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Lacey</b>	<b>Ward:</b> <b>West Kirby and Thurstaston</b>
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<b>Location:</b>	85A SOUTH PARADE, WEST KIRBY, CH48 0RR
<b>Proposal:</b>	Balcony to front, external and internal alterations, and conversion from 2 flats to 1 flat.
<b>Applicant:</b>	Mrs F Foley
<b>Agent :</b>	SDA Architects & Surveyors

**Site Plan:**



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Development Plan allocation and policies:

Primarily Residential Area

**Planning History:**

Location: 85B SOUTH PARADE, WEST KIRBY, CH48 0RR  
Application Type: Full Planning Permission  
Proposal: Addition of a front and rear dormer extension  
Application No: APP/13/00315  
Decision Date: 19/06/2013  
Decision Type: Approve

Location: 85B South Parade, West Kirby, Wirral, CH48 0RR  
Application Type: Full Planning Permission  
Proposal: Retention of french doors to flat 85b and erection of a safety rail and staircase to rear of flat. (amended description)  
Application No: APP/08/06390  
Decision Date: 13/11/2008  
Decision Type: Approve

Location: 85A South Parade, West Kirby, Wirral, CH48 0RR  
Application Type: Full Planning Permission  
Proposal: Conversion of garage to living accommodation and alterations to front elevation  
Application No: APP/07/05769  
Decision Date: 08/06/2007  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 6 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections have been received at the time this report was written.

**DIRECTORS 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 balcony to front, external and internal alterations, and the conversion from two flats into one.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle, subject to policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 and the National Planning Policy Framework.

**SITE AND SURROUNDINGS**

The site comprises of a rendered art deco style building split into flats, situated on a terrace between two similar style properties. No.77-81 on the terrace are set forward and are of a different design. The property faces West Kirby Marine Lake and is accessed up a set of external steps. There are a mixture of front balconies in the vicinity, including wrought iron balcony to the flat above, and first floor wooden balconies to No.83 (adjacent) and No.81.

**POLICY CONTEXT**

Whilst the building is split into flats, it is considered policy HS11 House Extensions of the adopted Wirral Unitary Development Plan and SPG11 House Extensions are relevant to assess the impact of the external alterations to neighbouring properties. Both policies refer to any increase in overlooking or loss of privacy being detrimental to neighbouring properties. Siting, scale, design and choice of

materials should not be detrimental to the character of the area. SPD2 promotes good quality conversions to flats which will provide a good quality living environment and will not harm the character of the area or surrounding residential properties. The NPPF looks for proposals to contribute to the built environment and build strong economies.

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

The proposed conversion from two flats down to one flat is considered acceptable and will not harm the amenities of neighbouring properties or the character of the area. The proposal retains an adequate outlook and complies with SPD2.

It is considered front balconies facing the Marine Lake are a feature of the promenade, and as such the balcony is considered acceptable. There are other examples of front balconies in the vicinity including wrought iron balcony to the flat above, and first floor wooden balconies to No.83 (adjacent) and No.81. The proposed materials for the steel frame and glazed balcony are considered acceptable. The proposed doors to the front elevation leading onto the first floor balcony and removal of a door at ground floor are not considered harmful to the character of the building.

As such the proposal is acceptable in relation to policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 and the National Planning Policy Framework.

#### **SEPARATION DISTANCES**

The proposed balcony does not result in direct overlooking, and is not considered to result in loss of privacy to adjacent residential properties. The proposed balcony is adjacent to an existing balcony on No.83. It is not considered necessary to condition a privacy screen between these balconies.

#### **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 design and is not deemed detrimental to the character of the area. The proposal complies with policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 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 and is not deemed detrimental to the character of the area. The proposal complies with policy HS11 of the adopted Wirral Unitary Development Plan, SPG11, SPD2 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 17 October 2013 and listed as follows: drawing numbers 140\_2013\_01 and 140\_2013\_02 (dated 27.09.2013)

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

**Further Notes for Committee:**

**Last Comments By:** 19/11/2013 14:15:36  
**Expiry Date:** 12/12/2013



## Planning Committee

21 November 2013

**Reference:**  
**OUT/13/00527**

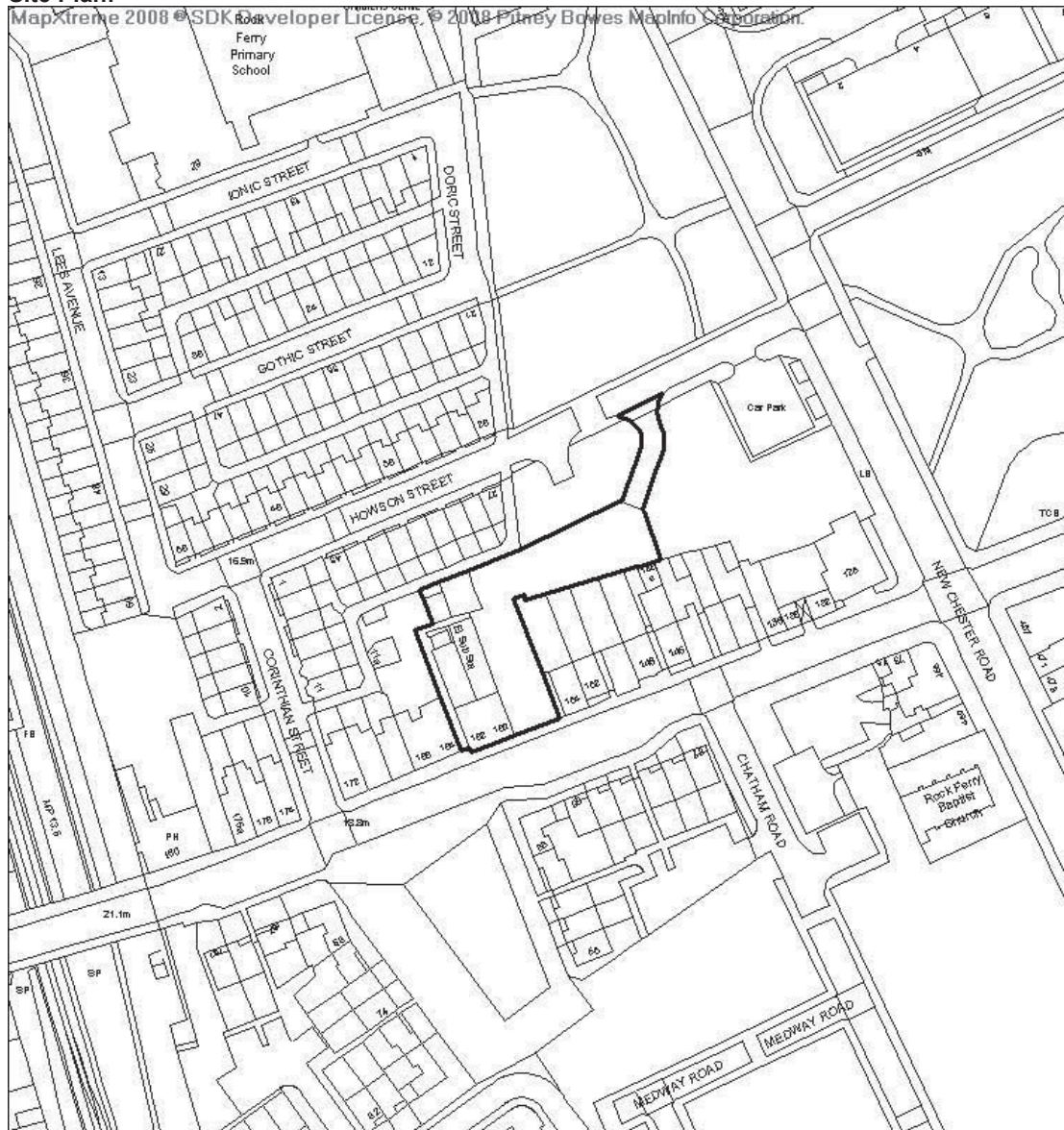
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs C Parker**

**Ward:**  
**Rock Ferry**

**Location:** 156-162 BEDFORD ROAD, ROCK FERRY, CH42 2AS  
**Proposal:** Demolition of existing buildings and erection of 27 apartments  
**Applicant:** SDA  
**Agent :**

### Site Plan:



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



**Planning History:**

Location: 156 & 158 Bedford Road ,Rock Ferry,L42 2AS  
Application Type: Full Planning Permission  
Proposal: Change of use from shop to car display area  
Application No: APP/81/19132  
Decision Date: 05/11/1981  
Decision Type: Conditional Approval

Location: 156-162 Bedford Road, Rock Ferry, Wirral, L42 2AS  
Application Type: Outline Planning Permission  
Proposal: Demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space  
Application No: OUT/06/05133  
Decision Date: 12/04/2006  
Decision Type: Withdrawn

Location: 156-162 Bedford Road, Rock Ferry, Wirral, CH42 2AS  
Application Type: Outline Planning Permission  
Proposal: Demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space  
Application No: OUT/06/07563

Location: 156-162 Bedford Road, Rock Ferry, Wirral, CH42 2AS  
Application Type: Reserved Matters  
Proposal: Demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space (reserved matters)  
Application No: DLS/08/06932  
Decision Date: 20/02/2009  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

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

Merseyside Cycling Campaign - Secure cycle storage should be provided.

**CONSULTATIONS:**

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

Head of Environment & Regulation (Pollution Control Division) - No objection subject to conditions

Head of Environment & Regulation (Housing Strategy) - No objection subject to securing affordable housing (Section 106)

Fire & Rescue Service - Housing developments of this type should have an adequate water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant.

**DIRECTORS COMMENTS:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE:**

The application relates to the redevelopment of the site for 27 residential units, defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

## **INTRODUCTION**

The proposal is the erection of 27 apartments and is submitted as an outline application with all matters (access, appearance, landscaping, layout and scale) reserved for subsequent approval. There has been a previous outline and reserved matters approval for residential development which included additional land, this proposal is similar albeit for a smaller site area and a reduced number of apartments.

## **PRINCIPLE OF DEVELOPMENT**

The application is for the erection of 27 apartments within a residential location where the principle of development is acceptable subject to the National Planning Policy Framework and Wirral's UDP Policies URN1, HSG2 and HS4. Furthermore there has been previous approvals for residential development, which have now time expired.

## **SITE AND SURROUNDINGS**

The frontage of the site runs alongside Bedford Road and extends to the rear of properties along Bedford Road and the houses that bound the site to the north on Howson Street. The site currently comprises a car repair garage that is accessed via an opening between existing commercial and retail properties along this parade. There is a row of terraced houses further along Bedford Road with terraced housing located to the north (Howson Street) and to the east in Corinthian Street. The area reflects an older, urban area with the housing is set out in a traditional grid iron formation, which is predominantly 2-3 storeys in appearance constructed with smooth faced red brick and slate roofs.

Bedford Road is a busy street with a mix of commercial, retail and residential uses and Rock Ferry train station is located close by. Further along Bedford Road is a recently completed development, Fiveways that comprises a mix of residential units.

## **POLICY CONTEXT**

The National Planning Policy Framework (NPPF) supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

The proposal includes the provision of 20% affordable housing units. This is in accordance with Policies HSG2 and URN1 where it states that the delivery of affordable housing to meet local needs should make full and effective use of land by bringing unused land into beneficial use. Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.

## **APPEARANCE AND AMENITY ISSUES**

The outline proposal reserves all matters, however an indicative layout showing the siting of two blocks has been submitted. Block A will be located to infill the existing open area that is the access to the car garage between 154 and 164 Bedford Road. This block then extends to the rear to form an 'L' shape. Block B will be located at the rear of the site immediately to the rear of 146-154 Bedford Road and will face Howson Street. The removal of the existing buildings within the site considered acceptable as they are not of any architectural merit and are generally in poor condition that contribute little to the character and setting of Bedford Road.

The indicative layout is considered acceptable and will blend well with the surrounding built development. Matters of landscaping, appearance and scale are reserved for subsequent approval and will be considered at reserved matters stage. Access is also reserved and the submitted indicative plan shows an existing access from Howson Street which can be utilised for this development.

It is considered that the proposal for residential development by redeveloping the site can be

adequately accommodated having regard to the character of the area and the amenity of the occupiers of nearby properties.

#### **SEPARATION DISTANCES**

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres. All matters are reserved, however the indicative layout demonstrates that the standard separation distances can be achieved.

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

There are no Highway Implications relating to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal represents a sustainable regeneration opportunity by redeveloping the site for residential purposes. Access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. Careful consideration of the layout, appearance, scale, access and landscaping at reserved matters stage should ensure a satisfactory development having regard to the character of the area and the relationship with surrounding development. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan policies URN1, HSG2 and HS4 and is recommended for approval subject to a Section 106 to secure affordable housing.

#### **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 represents a sustainable regeneration opportunity by redeveloping the site for residential purposes. Access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. Careful consideration of the layout, appearance, scale, access and landscaping at reserved matters stage should ensure a satisfactory development having regard to the character of the area and the relationship with surrounding development. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan Policies URN1, HSG2 and HS4.

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

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

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

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

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

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

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

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

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

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

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

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

5. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for the proposed apartments. The apartments shall be constructed in accordance with the approved ground levels across the site and finished slab level.

**Reason:** In the interests of privacy and amenity of neighbouring occupiers and to ensure that the development complies with Policy HS4 of the Wirral Unitary Development Plan.

6. The detailed plans submitted as reserved matters shall include full details indicating the positions, design, materials and type of boundary treatment to be erected within the site. The boundary treatment shall be completed before the dwellings are occupied and development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. No development shall take place until an assessment of ground contamination is carried out in accordance with authoritative technical guidance (CLR11) and submitted to and

approved in writing by the Local Planning Authority. The Assessment shall take into account any potential contaminants from all known previous land uses and if any contamination posing unacceptable risk is found, a report specifying the measures to be taken to remediate the site to render it suitable for the proposed use shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

8. Prior to the commencement of development, the site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved in writing by the Local Planning Authority. If during the course of development any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

**Further Notes for Committee:**

**Last Comments By:** 16/10/2013 12:56:22  
**Expiry Date:** 12/12/2013



**Planning Committee**

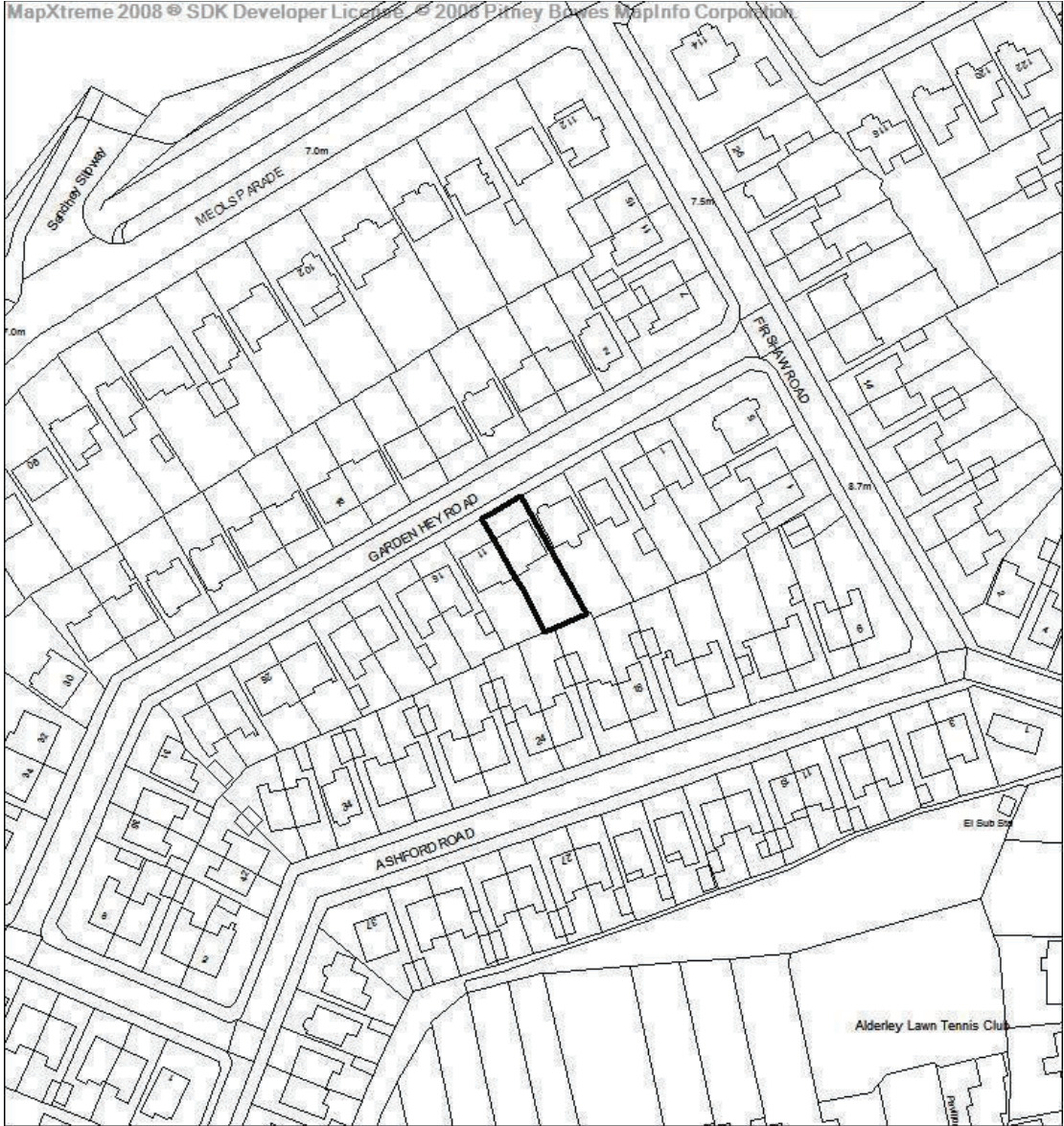
21 November 2013

**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:**



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**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:**

Consideration of this application was deferred at Planning Committee on 31st October 2013 to allow for a formal site visit.

**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**

21 November 2013

**Reference:** APP/13/01174      **Area Team:** South Team      **Case Officer:** Mr K Spilsbury      **Ward:** Rock Ferry

**Location:** 104-106 EGERTON PARK, ROCK FERRY, CH42 4RB  
**Proposal:** Retrospective application for Landscaping, fencing and car parking (amended description).

**Applicant:** SCWF Property & Invest  
**Agent :** SDA Architects & Surveyors

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location:  
106 Egerton Park, Rock Ferry, Wirral, CH42 4RB  
Application Type:  
Full Planning Permission  
Proposal:  
Change of use from residential property to 7 letting rooms  
Application No:  
APP/09/05265  
Decision Date:  
02/06/2009  
Decision Type:  
Refuse

Location:  
104 & 106 Egerton Park, Rock Ferry, Wirral, CH42 4RB  
Application Type:  
Full Planning Permission  
Proposal:  
Erection of 18 new flats in a 4 storey block and alterations to Egerton Park gates.  
Application No:  
APP/05/07355  
Decision Date:  
27/10/2006  
Decision Type:  
Refuse

Location:  
104 & 106 Egerton Park, Rock Ferry, Wirral, CH42 4RB  
Application Type:  
Full Planning Permission  
Proposal:  
Demolition of existing properties, erection of 22 new flats in a 4 storey block, alterations to Egerton Park gates.  
Application No:  
APP/05/06900  
Decision Date:  
10/10/2005  
Decision Type:  
Withdrawn

Location:  
104, Egerton Park, Rock Ferry. L42 4RB  
Application Type:  
Full Planning Permission  
Proposal:  
Change of use of part of building to pre-school nursery.  
Application No:  
APP/89/07481  
Decision Date:  
27/12/1989  
Decision Type:  
Returned invalid

Location:  
104, Egerton Park, Rock Ferry. L42 4RB  
Application Type:  
Full Planning Permission  
Proposal:

Change of use of part of building to childrens day nursery.

Application No:

APP/90/05045

Decision Date:

14/02/1990

Decision Type:

Refuse

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

#### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 21 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objections have been received from the occupiers of 98, 99 and 107 Egerton Park and 69 Birkett Road, listing the following grounds:

1. We hope the owner will respect his neighbours and the character of the area when carrying out further work and also that they install adequate drainage on the car park.
2. Are all trees being cut down?
3. The materials used are inadequate and will not stand up to general wear and tear
4. The proposed fence is out of character with the rest of the area
5. No planning permission for the change of use of the property.
6. Adverse impact upon parking outside the site
7. The development will set an unwanted precedent
8. The development is contrary to policy LAN1 and WA1.
9. Impact on ecology

#### **CONSULTATIONS:**

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

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

#### **DIRECTORS 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**

This is a retrospective application for the for landscaping, fencing and car parking.

#### **PRINCIPLE OF DEVELOPMENT**

The site is located within a primarily residential area and as such the development is acceptable in subject to relevant policies outlined below.

#### **SITE AND SURROUNDINGS**

The property is made up of a pair of victorian dwellings that have been converted into one large bed and breakfast. The property is set back from the road with car parking to the front. The works on the property have already been carried out and as such the application is retrospective.

There is a mix of dwelling types in the area, including three storey Victorian properties split into flats, mid twentieth century semi detached houses as well as detached bungalows.

There is a variety of boundary walls, hedges and fences fronting onto Egerton Park.

#### **POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan and as such policy HS15 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.

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

The proposed fence forms a boundary to the north of the site fronting the road and replaces a small brick wall with a fence and hedge row above. The hardstanding in the form of block paving with flag stone pathways has been done to a high standard and all fencing now ties in creating a sense of uniformity.

The 2m high fencing that runs along the side boundaries does not require planning permission as it falls under permitted development.

Given the examples of other high fences within the immediate area, it is considered that the proposal would remain in keeping with the character and appearance of Egerton Park.

At the time of writing this report four objections have been received from the occupier of 98, 99 and 107 Egerton Park and 69 Birkett Road. The objections are summarised as follows and responded to accordingly.

1. We hope the owner will respect his neighbours and the character of the area when carrying out further work and also that they install adequate drainage on the car park.

The plans indicate adequate drainage at several points on the plan in order to deal with surface water runoff. In addition drainage is a civil matter and as such the Local Planning Authority can not refuse a planning application on such grounds.

2. Are all trees being cut down?

The plans indicate that three trees have been removed and one new tree planted at the front of the site.

3. The materials used are inadequate and will not stand up to general wear and tear  
This is not a planning matter

4. The proposed fence is out of character with the rest of the area  
As stated above there is a mix of property designs and ages in the area. Over the years the larger properties have been converted into flats and infill development has occurred as such the character of the area is generally quite varied. There is a mixture of both fencing and walls fronting onto Egerton Park as well as some soft landscaping in the form of hedges. As a result the installation of wooden fencing is not deemed inappropriate to the character of the area.

5. No planning permission for the change of use of the property.  
The change of use of the building does not form part of this planning permission,

6. Adverse impact upon parking outside the site  
The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the proposed scheme with regards to car parking of highway safety.

7. The development will set an unwanted precedent  
This application has been determined on its own merits as are all other planning applications submitted to the Local Authority. It is therefore considered that the proposed scheme will not set an unwanted precedent.

8. The development is contrary to policy LAN1 and WA1.  
The proposed development is not considered to be contrary to policy LAN1 as the character of the area is mixed with boundary treatment varying in size and style around Egerton Park.  
Policy WA1 refers to areas designated as wash land. As Egerton Park is not an area of wash land policy WA1 - 'Development and Flood' risk' does not apply.

9. Impact on ecology

With regards to policy NC7 - Species Protection the Local Planning Authority is satisfied that the development would not have an adverse impact upon wildlife species protected by law. No conditions are therefore required to secure their protection.

Overall, in terms of the proposals design, appearance and scale, the development satisfies relevant Council policies. It is considered that the proposed boundary treatment is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

#### **SEPARATION DISTANCES**

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

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

The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the proposed scheme with regards to car parking of highway safety.

#### **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, HS15 of the Wirral UDP and is therefore recommended for approval.

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

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

The 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, HS15 of the Wirral UDP and is therefore recommended for approval.

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

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

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9th September 2013 and listed as follows: 127\_2013\_01 (dated 02.09.13)

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

**Last Comments By:** 18/10/2013 11:05:09  
**Expiry Date:** 04/11/2013

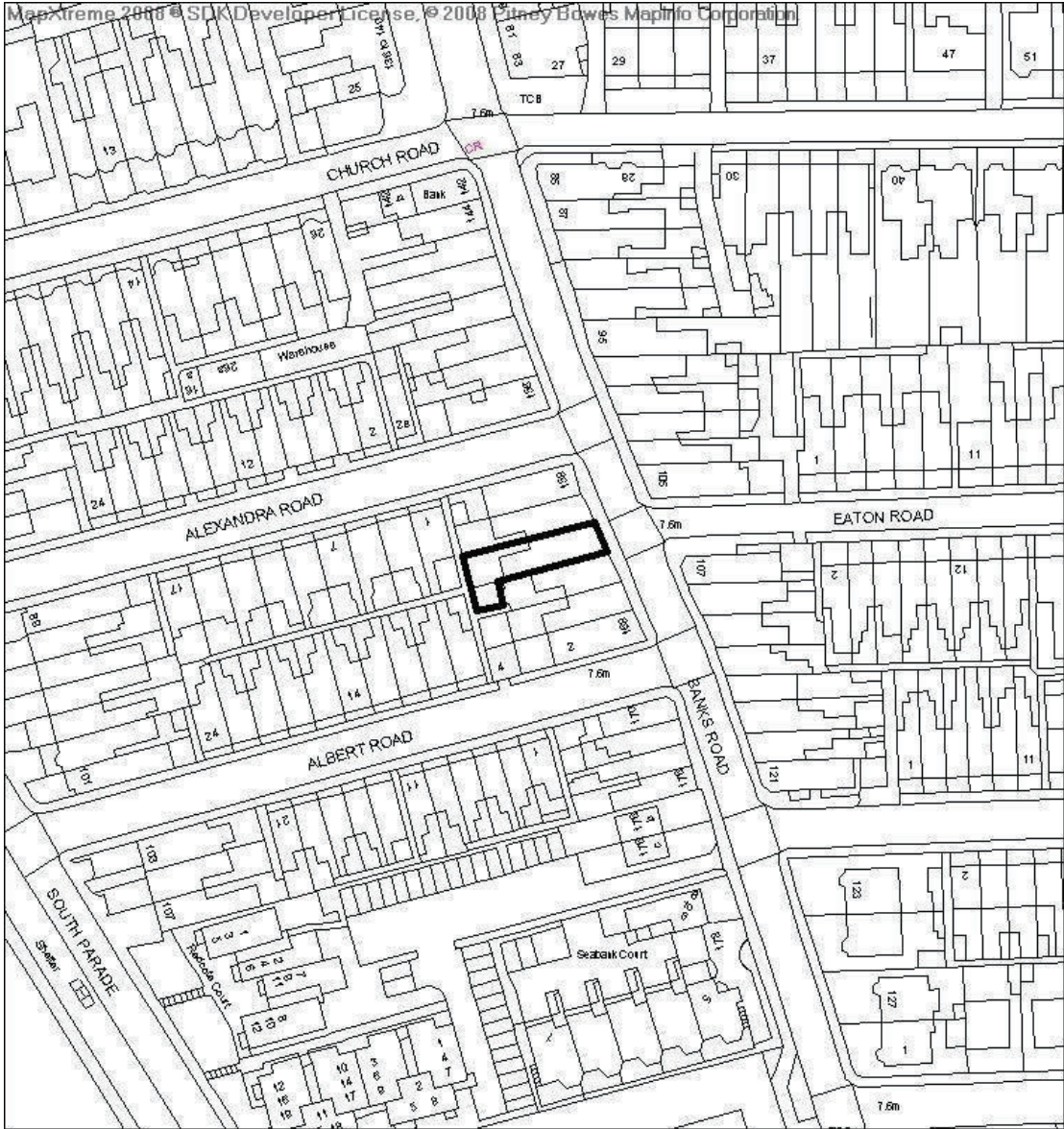
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**Planning Committee**  
21 November 2013

<b>Reference:</b> <b>APP/13/01288</b>	<b>Area Team:</b> <b>North Team</b>	<b>Case Officer:</b> <b>Mrs S Lacey</b>	<b>Ward:</b> <b>West Kirby and Thurstaston</b>
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<b>Location:</b>	Serenity Clinic, 162 BANKS ROAD, WEST KIRBY, CH48 0RH
<b>Proposal:</b>	Loft alterations and provision of rear dormer.
<b>Applicant:</b>	Mrs T Locke
<b>Agent :</b>	Mr D Turner

**Site Plan:**



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

Key Town Centre

**Planning History:**

Location: 162 BANKS ROAD, WEST KIRBY, CH48 0RH  
Application Type: Full Planning Permission  
Proposal: Loft alteration and provision of front and rear dormers.  
Application No: APP/13/00670  
Decision Date: 26/07/2013  
Decision Type: Refuse

Location: Serenity Clinic, 162 Banks Road, West Kirby, Wirral, CH48 0RH  
Application Type: Full Planning Permission  
Proposal: Change of use of first and second floors from residential to commercial to be used as an extension of the ground floor use as a beauty clinic.  
Application No: APP/06/05178  
Decision Date: 15/05/2006  
Decision Type: Approve

Location: 162 Banks Road, West Kirby, L48 0RH  
Application Type: Full Planning Permission  
Proposal: New shop front  
Application No: APP/84/24717  
Decision Date: 08/05/1984  
Decision Type: Approve

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 7 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections have been received at the time of writing this report.

**CONSULTATIONS:**

The Head of Environment and Regulation (Environmental Health) -

**DIRECTORS 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 dormer window to the rear of the building.

A previous planning application APP/13/00670 for dormer windows to the front and rear of the building was refused in July 2013. The principle concern with the proposal was the large front dormer, which was considered harmful to the character of the street scene. The applicant has chosen to remove this element from the resubmitted plans.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle, subject to policy SH1 of the adopted Wirral Unitary Development Plan.

**SITE AND SURROUNDINGS**

The site comprises a parade of commercial units characterised by small front and rear dormers and front gable elevations in the roofspace.

**POLICY CONTEXT**

The application shall be assessed against policy SH1 Criteria for Development in the Key Town

Centre of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework. Policy SH1 sets out the siting, scale, design and choice of materials should not be detrimental to the character of the area. The NPPF looks for proposals to contribute to the built environment and build strong economies.

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

The scale and design of the dormer on the rear elevation is not considered to form a prominent feature within the street scene or form a visually obtrusive feature. The height of the dormer is 1.5m below the ridge level, and it is stepped away from the side elevations, which keeps it in proportion within the roof space. The proposed materials are slate to match the existing roof. The proposal will help support the growth of an existing local business. The proposal complies with policy SH1 and the NPPF.

#### **SEPARATION DISTANCES**

The proposed rear dormer does not result in direct overlooking, and is not considered to result in an increase in overlooking as there is an existing dormer window. The proposed Juliet balcony is not considered to increase overlooking as it does not form a balcony that can be stepped out onto.

#### **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 design and is not deemed to be detrimental to the character of the Key Town Centre. The proposal complies with policy SH1 Criteria for Development in the Key Town Centre of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

#### **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 and is not deemed detrimental to the character of the Key Town Centre. The proposal complies with policy SH1 Criteria for Development in the Key Town Centre of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

**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 09 October 2013 and listed as follows: drawing numbers 82\_2013\_01 (dated 08.10.2013) and 82\_2013\_02 (dated 08.10.2013).



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

**Further Notes for Committee:**

**Last Comments By:** 14/11/2013 14:36:20  
**Expiry Date:** 04/12/2013

**Planning Applications Decided Under  
Delegated Powers Between  
01/10/2013 and 10/11/2013**

**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.:** TRE/13/00161/ENQ                      **Application Type:** Tree Pre-Application Enquiry  
**Ward:**                      **Decision Level:** Delegated  
**Decision Date:** 21/10/2013                      **Decision:** Pre-Application Reply  
**Case Officer:** Mr E Bowman  
**Applicant:** Mr R Arnott                      **Agent:**  
**Location:** 67 Lingdale Road, Cloughton  
**Proposal:** Tree surgery for trees on a severe bank very close to the house (some with TPO'S)

**Application No.:** APP/13/00180                      **Application Type:** Full Planning Permission  
**Ward:** Cloughton                      **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.:** OUT/13/00189                      **Application Type:** Outline Planning Permission  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr G Sidhu                      **Agent:** SDA  
**Location:** Lock Up Garages (14), ELTHAM GREEN, WOODCHURCH  
**Proposal:** Development of disused garages and land into 20 new build apartments including parking and garden provision.

<b>Application No.:</b>	OUT/13/00262	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	Hughes Architectural
<b>Location:</b>	Woodland, SEVEN ACRES LANE, THINGWALL		
<b>Proposal:</b>	Erection of four detached dwellings with integral garages with integral garages (outline with all matters reserved)		
<b>Application No.:</b>	APP/13/00286	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Clatterbridge Hospital, MOUNT ROAD, CLATTERBRIDGE		
<b>Proposal:</b>	Erection of a 1500mm diameter, 12m high exhaust flue with associated plant machinery, palisade fencing and new roller shutter door to boiler house.		
<b>Application No.:</b>	OUT/13/00289	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/11/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	S & M Poole	<b>Agent:</b>	Shack Architecture Ltd
<b>Location:</b>	Unused Land, SEVEN ACRES LANE, THINGWALL, CH61 7XY		
<b>Proposal:</b>	Construction of six detached family houses including parking and access (Outline)		
<b>Application No.:</b>	APP/13/00426	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/11/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Williamson		
<b>Applicant:</b>	Dr D Roberts	<b>Agent:</b>	
<b>Location:</b>	1 GROSVENOR AVENUE, WEST KIRBY, CH48 7HA		
<b>Proposal:</b>	Proposed rear single storey extension and erection of decking platform		
<b>Application No.:</b>	OUT/13/00494	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/10/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Paul Keegan Associates
<b>Location:</b>	4 SPRINGFIELD AVENUE, NEWTON, CH48 9UZ		
<b>Proposal:</b>	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.:** OUT/13/00810                      **Application Type:** Outline Planning Permission  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 07/11/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:**    **Agent:** Architects-Direct.com  
**Location:** Grazing Land, LEASOWE ROAD, WALLASEY VILLAGE  
**Proposal:** Outline planning application for the erection of 16no. residential units.

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**Application No.:** APP/13/00812                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 09/10/2013                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr K Durkin                              **Agent:** Mr I Jackson  
**Location:** 4 OAK AVENUE, UPTON, CH49 4NL  
**Proposal:** Erection of a garage

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**Application No.:** APP/13/00816                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                              **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Miss S Taylor                              **Agent:**  
**Location:** 39 CROSS LANE, BEBINGTON, CH63 3AH  
**Proposal:** Erection of a 2 storey side and single storey front extension

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**Application No.:** APP/13/00825                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 07/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mrs Luc                                      **Agent:** Mr Colin Medicott  
**Location:** 211A TEEHEY LANE, HIGHER BEBINGTON, CH63 2JE  
**Proposal:** 5.5 metre wide x 4 metre projection single storey conservatory

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**Application No.:** LDC/13/00887                      **Application Type:** Lawful Development Certificate Existing  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 04/11/2013                      **Decision:** Lawful Use  
**Case Officer:** Mr S Lacey  
**Applicant:** Mr G Trueman                              **Agent:** Champion Solicitors  
**Location:** Deepfield, CHESTER ROAD, GAYTON, CH60 3SD  
**Proposal:** Lawful development certificate for the existing use of the property as a dwelling.

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<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>	LBC/13/00976	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Birkenhead Town Hall, HAMILTON SQUARE, BIRKENHEAD, CH41 5BR		
<b>Proposal:</b>	New and replacement inner lobby doors to main entrance		
<b>Application No.:</b>	ADV/13/00978	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/10/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	
<b>Location:</b>	Bradshaw Farnham and Lea, 18 THE CRESCENT, WEST KIRBY, CH48 4HN		
<b>Proposal:</b>	New shop signage		
<b>Application No.:</b>	APP/13/00993	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<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>	Mr Charles Hollywood	<b>Agent:</b>	
<b>Location:</b>	11 COWLEY CLOSE, UPTON, CH49 4GR		
<b>Proposal:</b>	Rear conservatory		
<b>Application No.:</b>	APP/13/00994	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr David Skillen	<b>Agent:</b>	
<b>Location:</b>	1 Heron Road Meols Wirral CH47 9RU		
<b>Proposal:</b>	Dropped Kerb and vehicular access		

<b>Application No.:</b>	APP/13/00997	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr J Ashton		
<b>Applicant:</b>	Mr Graham Hardy	<b>Agent:</b>	Mr Charlie Chu
<b>Location:</b>	34 OLD GREASBY ROAD, UPTON, CH49 6LT		
<b>Proposal:</b>	Single storey side extension for kitchen and garage.		
<b>Application No.:</b>	APP/13/01007	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/11/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Williamson		
<b>Applicant:</b>	Mr C Goodall	<b>Agent:</b>	Mr C Tooby
<b>Location:</b>	25 HUGHES LANE, OXTON, CH43 5TU		
<b>Proposal:</b>	Flat roof refurbishment, external rendering and new veranda.		
<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 McMahan		
<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 McMahan		
<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>	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 McMahan		
<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/13/01016	<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/13/01023	<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>	APP/13/01027	<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>	Dr Nicola Chapman	<b>Agent:</b>	
<b>Location:</b>	Hessle Bank, 61 GAYTON ROAD, GAYTON, CH60 8QE		
<b>Proposal:</b>	Construction of new single storey front, side and rear domestic extension, to create store, wine cellar and study. And new raised deck at rear.		
<b>Application No.:</b>	APP/13/01029	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/10/2013	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr David Plant	<b>Agent:</b>	
<b>Location:</b>	Bergblick, COTTAGE DRIVE EAST, GAYTON, CH60 8NY		
<b>Proposal:</b>	Replacement of dormer level floor with full storey and associated new roof, extension of garage to form 2 car garage.		
<b>Application No.:</b>	DPP3/13/01030	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>		<b>Agent:</b>	Mr Paul Hetherington
<b>Location:</b>	Brookfield Family Resource Centre, BIRKENHEAD ROAD, MEOLS, CH47 9SJ		
<b>Proposal:</b>	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, HOYLAKE, 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:** Cloughton    **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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<b>Application No.:</b>	APP/13/01038	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Rock Ferry	<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>	Mr Chris Bedford	<b>Agent:</b>	Mr Cliff Elliott
<b>Location:</b>	7 RICHARDSON ROAD, ROCK FERRY, CH42 4PH		
<b>Proposal:</b>	Erection of a two storey side and rear extension and a single storey rear extension.		
<b>Application No.:</b>	APP/13/01039	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/10/2013	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr and Mrs Pritchard	<b>Agent:</b>	Garry Usherwood
<b>Location:</b>	Chicken Corner Farm, RABY MERE ROAD, RABY, CH63 4JQ		
<b>Proposal:</b>	Extension of time for approved application LBC/10/1101- Erection of a single storey rear extension		
<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.		

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**Application No.:** APP/13/01046                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 18/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Sanders                      **Agent:** Anthony Izzard Associates  
**Location:** 28 NEWLYN ROAD, MEOLS, CH47 7AS  
**Proposal:** Erection of a single storey front and rear extensions with roof terrace above. First-floor side part two-storey rear extension

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**Application No.:** APP/13/01047                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr Austin                      **Agent:**  
**Location:** 93 SOUTH PARADE, WEST KIRBY, CH48 0RR  
**Proposal:** Glazed extensions to front elevation and rear side alley and enlargement of the front balcony

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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/13/01053                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr Tim Lemon    **Agent:** Paddock Johnson Partnership  
**Location:** 2 OAKLEA ROAD, IRBY, CH61 3US  
**Proposal:** Erection of dormer bungalow (Alteration to approved application APP/12/01302).

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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/13/01057                      **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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**Application No.:** APP/13/01059                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr Diamond                      **Agent:** Collins Architecture  
**Location:** 18 YORK AVENUE, WEST KIRBY, CH48 3JF  
**Proposal:** Single storey side and rear extensions to existing dwelling

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**Application No.:** ADV/13/01060                      **Application Type:** Advertisement Consent  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**                      **Agent:** Styles and Wood Ltd  
**Location:** 224- 230 TELEGRAPH ROAD, HESWALL, CH60 7SG  
**Proposal:** 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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**Application No.:** APP/13/01062                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 04/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mrs L Algamri                      **Agent:** Martin Potts Associates  
**Location:** 10-12 VILLAGE ROAD, WEST KIRBY, CH48 3JW  
**Proposal:** Conversion of garage and games room into an annexe

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**Application No.:** APP/13/01063                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey                      **Decision Level:** Delegated  
**Decision Date:** 11/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr Neil Scullion                      **Agent:**  
**Location:** 36 ROLLESTON DRIVE, LISCARD, CH45 6XF  
**Proposal:** New pitched roof over existing flat roof.

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**Application No.:** APP/13/01065                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 08/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr H Ellis                      **Agent:** Mr R Lear  
**Location:** 5 CUNNINGHAM DRIVE, BROMBOROUGH, CH63 0JU  
**Proposal:** Erection of side and rear extensions, new pitched roof and extension to existing garage and new front porch.

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**Application No.:** APP/13/01067                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 09/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr A O'Brien    **Agent:**  
**Location:** 16 FERNLEA ROAD, HESWALL, CH60 5SH  
**Proposal:** 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/13/01070                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 29/10/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:**    **Agent:** Workman LLP  
**Location:** Dixons, 2 ST JOHNS PAVEMENT, BIRKENHEAD, CH41 2YB  
**Proposal:** Subdivision of existing retail unit into two retail units and alteration to existing external shop fronts facing St Johns Pavement

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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.:** 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/13/01096                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 24/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr B Eckman                                      **Agent:**  
**Location:** Land to the rear of 21 The Rake, BROMBOROUGH  
**Proposal:** Proposal to build two detached bungalows. The proposed bungalows will have two bedrooms and will have off street parking

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**Application No.:** APP/13/01097                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 24/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** Paddock Johnson Partnership  
**Location:** Land to the north west of 191 Spital Road, BROMBOROUGH, CH62 2AF  
**Proposal:** Renewal of planning permission APP/10/01458 - Erection of three 2½ storey detached houses with integral single gardens

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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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**Application No.:** ADV/13/01099                      **Application Type:** Advertisement Consent  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 15/10/2013                      **Decision:** Approve  
**Case Officer:** Mr M Rushton  
**Applicant:**    **Agent:** Greens the Signmakers Limited  
**Location:** Carpet Right, 2 BIDSTON MOSS, LEASOWE, CH44 2HE  
**Proposal:** 1 NO. INTERNALLY ILLUMINATED BOX SIGN 1 NO. ALUMINIUM PANEL TO NEW STORE FRONTAGE

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**Application No.:** APP/13/01101                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton                      **Decision Level:** Delegated  
East  
**Decision Date:** 18/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:**    **Agent:**  
**Location:** Clare Mount School, FENDER LANE, MORETON, CH46 9PA  
**Proposal:** 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).

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**Application No.:** APP/13/01103                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Refuse  
**Case Officer:** Mr J Ashton  
**Applicant:** Mr Nigel Golborne                      **Agent:**  
**Location:** 29 BENNETS LANE, MEOLS, CH47 7AY  
**Proposal:** 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

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**Application No.:** APP/13/01104                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 16/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Pat Scott                      **Agent:** Brassey Partnership  
**Location:** 2 Rangers House, STATION ROAD, THURSTASTON, CH61 0HN  
**Proposal:** Erection of two 2-storey extensions, and creation of first-floor balcony

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**Application No.:** RESX/13/01105                      **Application Type:** Prior Approval Householder PD  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 02/10/2013                      **Decision:** Permission Required  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr A Gaunt                      **Agent:** SNA Architectural Services Ltd  
**Location:** 20 CHILDWALL GREEN, WOODCHURCH, CH49 5NP  
**Proposal:** 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

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**Application No.:** OUT/13/01106                      **Application Type:** Outline Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 04/11/2013                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr & Mrs Dean                      **Agent:** The Kenefick Jones Partnership Ltd  
**Location:** Land adj 32 BUFFS LANE, BARNSTON, CH60 2SG  
**Proposal:** Erection of a new dwelling (Outline application with all matters reserved)

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**Application No.:** LBC/13/01109                      **Application Type:** Listed Building Consent  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:**                      **Agent:** KKA  
**Location:** Lever House, Lever Brothers Ltd, WOOD STREET, PORT SUNLIGHT, CH62 4XN  
**Proposal:** Alterations to the front entrance to form level access and refurbishment of the internal layout

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**Application No.:** APP/13/01112                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 17/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mrs Chamberlain                      **Agent:** Lightblue Solutions Ltd  
**Location:** 3 CHURCH MEADOW LANE, HESWALL, CH60 4SB  
**Proposal:** Small lean to extension at front of recessed garage

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**Application No.:** APP/13/01113                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 31/10/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr Kay    **Agent:**  
**Location:** 59 KILBURN AVENUE, EASTHAM, CH62 8BQ  
**Proposal:** Erection of a timber log summer house at the end of the garden. The summer house is 5 metres by 4 metres with a pitched roof and has an overall height of 3.5 metres. The summer house will be positioned 1.5 metres away from the boundaries on both sides. The primary use of the building will be as a sitting room / garden office.

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**Application No.:** APP/13/01114                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 18/10/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr J Thorne    **Agent:** RADM Architects  
**Location:** 16 GREENFIELDS CRESCENT, BROMBOROUGH, CH62 6DH  
**Proposal:** Alteration and extension to a single storey dwelling.

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**Application No.:** APP/13/01116                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 21/10/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Dr M Brown    **Agent:**  
**Location:** 25 CARPENTERS LANE, WEST KIRBY, CH48 7EX  
**Proposal:** Application for removal or variation of condition 4 following grant of planning permission APP/09/05522

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**Application No.:** ANT/13/01118                      **Application Type:** Prior Approval of Telecommunications PD  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 03/10/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mr N Williams  
**Applicant:**    **Agent:** Lambert Smith Hampton  
**Location:** Footpath adjacent to New Rake Hotel, Mill Park Drive, Eastham Rake, Eastham, Wirral CH62 9AY  
**Proposal:** 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

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**Application No.:** APP/13/01121                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr C Davies                      **Agent:**  
**Location:** 18 CHERITON AVENUE, NEWTON, CH48 9XX  
**Proposal:** Erection of a first-floor rear extension and conversion of garage to provide a study, WC and storeroom

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**Application No.:** APP/13/01123                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mrs Boileau                      **Agent:** Bromilow Architects Ltd  
**Location:** 131 MILLHOUSE LANE, MORETON, CH46 6EF  
**Proposal:** Proposed single storey side and rear extension to provide disabled accommodation at ground floor level

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**Application No.:** APP/13/01126                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 17/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Robert Broadfield                      **Agent:** Bryson McHugh Architects  
**Location:** Hawthorn Cottage, 4 SCHOOL LANE, THURSTASTON, CH61 0HH  
**Proposal:** Erection of two storey rear extension with roof space dormers

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**Application No.:** APP/13/01127                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr Poe                      **Agent:**  
**Location:** 4 OAKRIDGE CLOSE, BROMBOROUGH, CH62 2AT  
**Proposal:** Replace existing defective flat roof to garage and open porch with tiled pitched roof and enclosed and extended porch.

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**Application No.:** APP/13/01128                      **Application Type:** Full Planning Permission  
**Ward:** Liscard                      **Decision Level:** Delegated  
**Decision Date:** 17/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**                      **Agent:** Michael Laird Architects  
**Location:** Natwest Bank, 31-35 WALLASEY ROAD, LISCARD, CH45 4NS  
**Proposal:** 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/13/01130                      **Application Type:** Full Planning Permission  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 04/11/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr Hewer    **Agent:**  
**Location:** 22 OAKLANDS DRIVE, BEBINGTON, CH63 7NA  
**Proposal:** Two storey rear extension

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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.:** APP/13/01136                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 21/10/2013                      **Decision:** Approve  
**Case Officer:** Miss J Wood  
**Applicant:** Mr K Horsewood    **Agent:**  
**Location:** Heather Hey, 8 OLDFIELD ROAD, HESWALL, CH60 6SE  
**Proposal:** Extension to existing outbuilding to form a granny annexe

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**Application No.:** APP/13/01137                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 29/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Miss Susan Simpson                      **Agent:**  
**Location:** 22 SEAVIEW AVENUE, IRBY, CH61 4UX  
**Proposal:** Erection of a detached garage

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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.:** APP/13/01142                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 23/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Martin Hutchinson                      **Agent:**  
**Location:** Horama, 32A CALDY ROAD, WEST KIRBY, CH48 2HQ  
**Proposal:** Conversion of existing attached double garage to single garage and utility room, addition of canopy to front of house, demolition of existing ground floor raised balcony to rear of house and erection of new raised balcony.

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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.

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**Application No.:** APP/13/01148                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 21/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** Paddock Johnson Partnership  
**Location:** Wirral Hospice St Johns Mount Road, Clatterbridge, Wirral CH63 6JE  
**Proposal:** Second floor extension to provide service accommodation. Amendment to original approval APP/12/0312

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**Application No.:** APP/13/01150                      **Application Type:** Full Planning Permission  
**Ward:**    **Decision Level:** Delegated  
**Decision Date:** 29/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Joy Alcock                                      **Agent:**  
**Location:** Rossiniere 1 Pikes Hey Road Caldy Wirral  
**Proposal:** Erection of a single storey rear extension

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**Application No.:** ADV/13/01152                      **Application Type:** Advertisement Consent  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 04/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:**    **Agent:** Futurama  
**Location:** Co Op Late Shop, 194 SAUGHALL MASSIE ROAD, UPTON, CH49 4LD  
**Proposal:** 3 x externally illuminated fascia signs & 1 x internally illuminated projecting sign

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**Application No.:** APP/13/01153                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs J Leigh    **Agent:**  
**Location:** 4 DEE PARK CLOSE, GAYTON, CH60 3RB  
**Proposal:** Conversion of existing flat roof to pitched roof

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**Application No.:** APP/13/01154                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Mr J Ashton  
**Applicant:** Mrs Katie Johnson-Davies                                      **Agent:**  
**Location:** 18 SPRINGFIELD AVENUE, NEWTON, CH48 9UZ  
**Proposal:** Replacement of existing garage, to be demolished, with new timber log cabin.

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**Application No.:** APP/13/01156                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 31/10/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:**    **Agent:** IBI Taylor Young  
**Location:** The Clatterbridge Cancer Centre, CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JY  
**Proposal:** The external works comprise the removal of existing red face brickwork to form an opening for a new solid timber double doorset to an existing plant room. The works form a part of an internal refurbishment to the existing M10-2 specialist cancer treatment bunker.

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**Application No.:** APP/13/01157                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr M Thompson                      **Agent:** CADStation Ltd  
**Location:** Land to the rear of 10 SEA VIEW, HOYLAKE, CH47 2DJ  
**Proposal:** Demolition of existing vacant storage unit & erection of 1no. detached dwelling

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**Application No.:** APP/13/01158                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 07/11/2013                      **Decision:** Approve  
**Case Officer:** Ms C Berry  
**Applicant:** Mr Morris                      **Agent:** IBI Taylor Young  
**Location:** The Clatterbridge Cancer Centre, CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JY  
**Proposal:** The external works comprise the development of three new small extensions with full height glazing to overlook an existing landscaped garden (within the heart of the hospital site). The proposal also includes the modification of an existing 'open' walkway to form a fully enclosed circulation route with secured entrance lobby.

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**Application No.:** APP/13/01160                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 23/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr K Dutton                      **Agent:**  
**Location:** 17 SUMMERTREES CLOSE, GREASBY, CH49 2SD  
**Proposal:** Single storey side extension

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**Application No.:** APP/13/01161                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Trevor Cornford                      **Agent:**  
**Location:** 5 RONALDSWAY, HESWALL, CH60 8QD  
**Proposal:** Rear & Side Extensions

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**Application No.:** APP/13/01162                      **Application Type:** Full Planning Permission  
**Ward:** Cloughton                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**                      **Agent:** Michael Cunningham Architects  
**Location:** Park High School (Upper School), PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY  
**Proposal:** Proposal for a 3m high fenced boundary system for the enclosure of animals used for educational purposes.

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**Application No.:** ADV/13/01163                      **Application Type:** Advertisement Consent  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 23/10/2013                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:**    **Agent:** Zillwoods Ltd  
**Location:** The Curve, 139 TELEGRAPH ROAD, HESWALL  
**Proposal:** Illuminated letters on building Fascia

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**Application No.:** APP/13/01164                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 07/11/2013                      **Decision:** Refuse  
**Case Officer:** Mrs J Malpas  
**Applicant:** Dr Javed                                      **Agent:** ShepherdMyers  
**Location:** The Bothy, GAYTON FARM ROAD, GAYTON, CH60 8NN  
**Proposal:** First floor and side extension to form 1.5 storey dwelling

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**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

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**Application No.:** RESX/13/01169                      **Application Type:** Prior Approval Householder PD  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 24/10/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr N Broster                                      **Agent:** RADM Ltd  
**Location:** 1 SALTBURN ROAD, WALLASEY VILLAGE, CH45 8LT  
**Proposal:** Erection of a single storey extension to rear which would extend beyond the rear wall of the original house by 3.36m for which the maximum height would be 3.67m and for which the height of the eaves would be 2.44m

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**Application No.:** APP/13/01171                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 30/10/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr R Pennington                                      **Agent:**  
**Location:** 15 Oak Road, Bebington, Wirral CH63 8PQ  
**Proposal:** Single storey side extension

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**Application No.:** RESX/13/01187      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 21/10/2013      **Decision:** Permitted development  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs F Meyler-Kadioglu      **Agent:**  
**Location:** 12 NORTH ROAD, WEST KIRBY, CH48 4DF  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.3m for which the maximum height would be 4m and for which the height of the eaves would be 2.5m

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**Application No.:** APP/13/01188      **Application Type:** Full Planning Permission  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 04/11/2013      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr D Pogson      **Agent:** Mr Hancock  
**Location:** 22 OLDFIELD GARDENS, HESWALL, CH60 6TG  
**Proposal:** Construction of new study at upper level of existing garage with access from new spiral stair.

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**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

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**Application No.:** APP/13/01190      **Application Type:** Full Planning Permission  
**Ward:** Upton      **Decision Level:** Delegated  
**Decision Date:** 07/11/2013      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Hughes      **Agent:** Collins Architecture  
**Location:** 16a MORETON ROAD, UPTON, CH49 6LL  
**Proposal:** Erection of a single storey extension and loft conversion to create a rear facing dormer

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**Application No.:** APP/13/01191      **Application Type:** Full Planning Permission  
**Ward:** New Brighton      **Decision Level:** Delegated  
**Decision Date:** 07/11/2013      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:**      **Agent:** Roman Summer Associates Ltd  
**Location:** Units 5, 5A & 6, Marine Promenade, New Brighton CH45 2JU  
**Proposal:** Variation of condition 3 (APP/11/00295)

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**Application No.:** ADV/13/01192                      **Application Type:** Advertisement Consent  
**Ward:** Leasowe and Moreton                      **Decision Level:** Delegated  
East  
**Decision Date:** 07/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr Nguyen                                      **Agent:** PWE Design  
**Location:** 189 HOYLAKE ROAD, MORETON, CH46 9QA  
**Proposal:** Replacement advertising to front facade above entrance

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**Application No.:** RESX/13/01194                      **Application Type:** Prior Approval Householder PD  
**Ward:** Leasowe and Moreton                      **Decision Level:** Delegated  
East  
**Decision Date:** 21/10/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Karl Ormond                                      **Agent:**  
**Location:** 144 TWICKENHAM DRIVE, LEASOWE, CH46 1PG  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.8m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.3m

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**Application No.:** APP/13/01197                      **Application Type:** Full Planning Permission  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Paul Doyle                                      **Agent:** Neville Pickard  
**Location:** 10 WESTMINSTER ROAD, LISCARD, CH44 1AP  
**Proposal:** Single storey rear extension

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**Application No.:** APP/13/01198                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 07/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:** Mr & Mrs Fitzherbert                                      **Agent:** Robert Graham Partnership  
**Location:** 20 BERESFORD ROAD, OXTON, CH43 1XG  
**Proposal:** Erection of a two-storey part single storey rear extension (resubmission of APP/13/00928)

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**Application No.:** APP/13/01199                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Withinshaw                                      **Agent:** Lightblue Solutions Ltd  
**Location:** 3 ROCKLANDS LANE, THORNTON HOUGH, CH63 4JX  
**Proposal:** Alterations and extensions including first floor roof alteration to enlarge bedroom, front entry hall extension and replacement garage.

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**Application No.:** LBC/13/01208                      **Application Type:** Listed Building Consent  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Ms Anne Marie Riley                      **Agent:** Paddock Johnson Partnership  
**Location:** 224 NEW CHESTER ROAD, NEW FERRY, CH62 4RQ  
**Proposal:** Replacement of rear door

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**Application No.:** RESX/13/01209                      **Application Type:** Prior Approval Householder PD  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 21/10/2013                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Williams  
**Applicant:** Mrs Lillian Lanceley                      **Agent:** Bryson McHugh Architects  
**Location:** Field End, 177 HILL BARK ROAD, FRANKBY, CH48 1NJ  
**Proposal:** Erection of a single storey rear extension providing enlarged kitchen, dining room and rest area, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.7m

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**Application No.:** DPP3/13/01210                      **Application Type:** Work for Council by Council  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 07/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs S Williams  
**Applicant:**    **Agent:** Wirral Borough Council  
**Location:** Wirral Metropolitan Borough Council, Solar Campus, 235 LEASOWE ROAD, LEASOWE, CH45 8LW  
**Proposal:** Demolition of existing timber built store shed and re-configuration of car parking.

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**Application No.:** APP/13/01213                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Dennis Mahony                      **Agent:** OWEN ELLIS ARCHITECTS  
**Location:** Solway, 43 GAYTON ROAD, GAYTON, CH60 8QE  
**Proposal:** Demolition of existing single storey garage and out buildings, construction of new garage, utility and store room (side) and new rear orangery and raised patio.

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**Application No.:** APP/13/01220                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton    **Decision Level:** Delegated  
**Decision Date:** 08/11/2013                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr S Ward    **Agent:** DJ Cooke & Co Ltd  
**Location:** 1 PRINCESS ROAD, NEW BRIGHTON, CH45 5EP  
**Proposal:** Erection of a dormer to the front roof slope.

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**Application No.:** RESX/13/01271      **Application Type:** Prior Approval Householder PD  
**Ward:** Greasby Frankby and Irby      **Decision Level:** Delegated  
**Decision Date:** 31/10/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr J Gaskill      **Agent:**  
**Location:** 16 JEFFREYS DRIVE, GREASBY, CH49 2NJ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.1m

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**Application No.:** RESX/13/01275      **Application Type:** Prior Approval Householder PD  
**Ward:** Liscard      **Decision Level:** Delegated  
**Decision Date:** 31/10/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr and Mrs Hutchinson      **Agent:** The Kenefick Jones Partnership  
**Location:** 47 KNARESBOROUGH ROAD, LISCARD, CH44 2BQ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.585m for which the maximum height would be 3.764m and for which the height of the eaves would be 2.550m

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**Application No.:** RESX/13/01277      **Application Type:** Prior Approval Householder PD  
**Ward:** Heswall      **Decision Level:** Delegated  
**Decision Date:** 06/11/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Coyle      **Agent:** The Kenefick Jones Partnership  
**Location:** Mayfield, 45 BARNSTON ROAD, BARNSTON, CH60 2SS  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.584m for which the maximum height would be 3.669m and for which the height of the eaves would be 2.470m

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**Application No.:** RESX/13/01278      **Application Type:** Prior Approval Householder PD  
**Ward:** Moreton West and Saughall Massie      **Decision Level:** Delegated  
**Decision Date:** 04/11/2013      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr C Jones      **Agent:** RADM Ltd  
**Location:** 12 NETHERTON ROAD, MORETON, CH46 7TR  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.50m for which the maximum height would be 4.0m and for which the height of the eaves would be 2.50m

<b>Application No.:</b>	RESX/13/01296	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/11/2013	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs Dwyer	<b>Agent:</b>	Cliff Elliot
<b>Location:</b>	4 BERWYN BOULEVARD, HIGHER BEBINGTON, CH63 5LR		
<b>Proposal:</b>	Erection of a edwardian conservatory extension which would extend beyond the rear wall of the original house by 4.00m for which the maximum height would be 3.75m and for which the height of the eaves would be 2.40m		

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**Total Number of Applications Decided: 164**

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**Summary of data**

	Total Per
Approve	127
Lawful Use	1
Permission Required	1
Permitted development	1
Pre-Application Reply	1
Prior Approval Given	1
Prior approval is not required	15
Prior Approval Refused	1
Refuse	14
Withdrawn	2
Report Total	164