



Planning Committee

Date:	Thursday, 20 March 2014
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

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1. MINUTES (Pages 1 - 10)

To approve the accuracy of the minutes of the meeting held on 20 February, 2014.

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/13/01110 TOWER PROMENADE, NEW BRIGHTON, CH45 2JY : THE PROPOSED ERECTION OF 1NO. THREE BEDROOM AND 1NO. 2 BEDROOM APARTMENT AT FOURTH FLOOR LEVEL OF THE EXISTING BUILDING. (Pages 11 - 16)

5. APP/13/01346 : CALDY GOLF COURSE, CALDY GOLF CLUB, LINKS HEY ROAD, CALDY, CH48 1NB : ROCK ARMOUR PROTECTION TO COASTAL CLIFFS - MAINTENANCE WORKS TO EXISTING EROSION PROTECTION STRUCTURE, CONSISTING RE-PACKING OF EXISTING ROCK ARMOUR, AND IMPORTATION AND PLACING OF NEW BEDSTONE AND ROCK ARMOUR (REVISED ACCESS ARRANGEMENTS RECEIVED, UTILISING CROFT DRIVE). (Pages 17 - 44)

6. **APP/13/01494 : BOAT STORAGE YARD, BACK SEA VIEW, HOYLAKE, CH47 2DL : DEMOLITION OF EXISTING VACANT STORAGE UNIT AND ERECTION OF 1 NO. DETACHED DWELLING (AMENDED SITE PLAN RECEIVED). (Pages 45 - 52)**
7. **APP/14/00011 : GREAT MEOLS PRIMARY SCHOOL, ELWYN ROAD, MEOLS, CH47 7AP : ERECTION OF A SPORTS HALL AND RELOCATION OF STORE BUILDINGS. (Pages 53 - 60)**
8. **APP/14/00090 : 12 BRACKEN LANE, HIGHER BEBINGTON, CH63 2LZ : SINGLE STOREY REAR EXTENSION. (Pages 61 - 64)**
9. **RESX/14/00165 : 40 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL : ERECTION OF A REAR EXTENSION 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 2.5M. (Pages 65 - 68)**
10. **ANT/14/00193 : LAND OUTSIDE OF THE RAILWAY, CORNER OF BIRKENHEAD ROAD & GREENWOOD ROAD, MEOLS, CH47 6AA : REPLACEMENT OF EXISTING 14.8M MONOPOLE FOR A 17.5M DUAL USER MONOPOLE AND ANCILLARY WORKS. (Pages 69 - 74)**
11. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/02/2014 AND 09/03/2014. (Pages 75 - 88)**
12. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

Public Document Pack Agenda Item 1

PLANNING COMMITTEE

Thursday, 20 February 2014

Present:

Councillor B Mooney (Chair)

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

215 MINUTES

The Strategic Director for Transformation and Resourced submitted the minutes of the meeting held on 23 January 2014.

Resolved – That the minutes be approved

216 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 items of the agenda and to state the nature of the interest.

No such declarations were made.

217 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/13/0110: TOWER PROMEDNADE, NEW BRIGHTON, CH45 2JY – THE PROPOSED ERECTION OF 1 NO. THREE BEDROOM AND 1NO. 2 BEDROOM APARTMENT AT FOURTH FLOOR LEVEL OF THE EXISTING BUILDING

APP/13/01494: BOAT STORAGE YARD, BACK SEA VIEW, HOYLAKE, CH47 2DL – DEMOLITION OF EXISTING VACANCT STORAGE UNIT AND ERECTION OF 1 NO. DETACHED DWELLING

APP/14/00011: GREAT MEOLS PRIMARY SCHOOL, ELWYN ROAD, MEOLS, CH47 7AP – ERECTION OF A SPORTS HALL AND RELOCATION OF STORE BUILDINGS.

- 218 **APP/13/01110: TOWER PROMENADE, NEW BRIGHTON, CH45 2JY - THE PROPOSED ERECTION OF 1NO. THREE BEDROOM AND 1NO. 2 BEDROOM APARTMENT AT FOURTH FLOOR LEVEL OF THE EXISTING BUILDING**

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

- 219 **APP/13/01375: LAND TO THE REAR OF 1-4 MILL ROAD, THINGWALL - CONSTRUCTION OF 3NO. SPLIT LEVEL HOUSES ON LAND TO THE REAR OF 1-4 MILL ROAD. AMENDMENT TO PLOT 2**

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

A Ward Councillor addressed the Committee

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

Resolved (11:2) That the application be refused on the following grounds:

The proposal would result in an unneighbourly form of development in that it would lead to overbearance which the Local Planning Authority considers would be detrimental to the amenities which the occupiers of the adjoining properties 28, 30 and 32 Beverley Gardens could reasonably expect to enjoy, contrary to Unitary Development Plan Policy HS4.

- 220 **OUT/13/01403: ANCHOR COTTAGE, WALLASEY VILLAGE, CH45 3LP - OUTLINE APPLICATION FOR A RESIDENTIAL HOUSE AND GARAGE WITH ACCESS OFF WALLASEY VILLAGE ROAD**

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

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

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

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.

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.

No development shall take place before samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

- 221 **APP/13/01494: BOAT STORAGE YARD, BACK SEA VIEW, HOYLAKE, CH47 2DL - DEMOLITION OF EXISTING VACANT STORAGE UNIT AND ERECTION OF 1 NO. DETACHED DWELLING (AMENDED SITE PLAN RECEIVED)**

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

- 222 **APP/14/00011: GREAT MEOLS PRIMARY SCHOOL, ELWYN ROAD, MEOLS, CH47 7AP - ERECTION OF A SPORTS HALL AND RELOCATION OF STORE BUILDINGS.**

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

- 223 **APP/14/00039: 1 BORDER ROAD, BARNSTON, CH60 2TN - FIRST FLOOR SIDE EXTENSION AND CONSERVATORY**

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

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

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

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

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 15 January 2014 and listed as follows: 146_2013_02 dated 14 January 2014.

- 224 **APP/13/01022: ST HILARY MANOR, 6 ST HILARY DRIVE, WALLASEY VILLAGE, CH45 3NB - RECONSTRUCTION OF GROUND FLOOR BALCONY/TERRACE TO INCLUDE GLASS ROOM EXTENSION AND BASEMENT IMPROVEMENTS INCLUDING SWIMMING POOL AND SPA; ERECTION OF AN EAST FACING DORMER, AND; ERECTION OF BALCONY AT FIRST FLOOR LEVEL AND ROOFLIGHTS TO WEST FACING ELEVATION (AMENDED DESCRIPTION)**

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

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

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

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

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27th September 2013 and listed as follows: drawing numbers 101_2013_03 and 101_20013_04 (dated 30.09.2013).

Notwithstanding the approved plans, before the first use of the first-floor balcony hereby approved, a 1.8 metre high opaque glass screen or close board timber fencing shall be erected along the full length of the north and south facing sides of the balcony. The screen shall be retained as such thereafter.

- 225 **APP/13/01273: GERALD COURT, 2A GERALD ROAD, OXTON, CH43 2JX - RETROSPECTIVE APPLICATION FOR REGULARISATION OF AMENDED DESIGN AND LAYOUT AND AN ADDITIONAL FLAT TO PERMISSION APP/05/6232; AND PROPOSED DEVELOPMENT OF DORMER WINDOW TO GERALD ROAD ELEVATION (AMENDED DESCRIPTION).**

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

Within six months of the date of permission, the new dormer shown on Drawing No. 561_2013_01 Revision A shall be constructed in full and retained as such thereafter.

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 24th January 2013 and listed as follows: Drawing No. 561_2013_01 Revision A (dated 04.04.13).

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.

Within three months of the date of permission, the rooflights in the north west facing elevation serving the bathroom and kitchen of Flat 5 , and the rooflight and windows in the south west facing elevation serving the living room of Flat 5 and the bathroom and kitchen of Flat 3, shall be fixed and obscure glazed. The development shall be retained as such thereafter.

226 **APP/13/01434: 1 POPLAR GROVE, TRANMERE, CH42 0JP - NEW BUILD BUNGALOW**

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

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

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

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

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd January 2014 and listed as follows: 130_2013_01 (dated 03.01.2014)

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.

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.

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

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.

Prior to the first occupation of the dwellings 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 to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

- 227 **APP/14/00012: SUMMER HOUSE, 111 HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PL - ERECTION OF A FRONT EXTENSION, CHANGE THE EXISTING FLAT ROOF TO A LEAN TO ROOF AND A SIDE EXTENSION**

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

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

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

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

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7 January 2014 and listed as follows: 167_2013_01 dated 29 November 2013.

- 228 **FAILURE TO COMPLY WITH PLANNING ENFORCEMENT NOTICE AT 137 RAEBURN AVENUE, EASTHAM WIRRAL CH62 8BE**

A Report by the Strategic Director for Regeneration and Environment advised Members of the failure to comply with the requirements of a Planning Enforcement Notice in relation to the property at 137 Raeburn Avenue, Eastham, Wirral.

The Report set out the options open to the Council in order to proceed with the matter and sought authority from the Planning Committee to take the appropriate course of action. Available options were:

Option A

The Council would pursue a prosecution in the Magistrate's Court against the occupiers for their failure to comply with the notice. The likely outcome would be that the occupiers are found guilty of the offence and fined. The Council would then afford a further period of time in which to comply with the enforcement notice, the Council would pursue a prosecution against them again.

The public interest in pursuing a prosecution would be the removal of a structure that does not comply with Wirral's adopted Supplementary Guidance note 11.

Option B

The Council would pursue a prosecution against the occupiers for their failure to comply with the requirements of the notice. The likely outcome would be that the occupiers are found guilty of the offence and fined. If the occupiers do not comply with the requirements of the notice following prosecution, the Council can take the stance that it is not in the public interest to pursue a further prosecution.

The Council would not continue to pursue compliance with the notice by the current owners. The enforcement notice would remain in force and any future buyer of the property would be responsible for ensuring that the requirements of the notice are carried out.

Option C

The Council can take the stance that it is not in the public interest to pursue a prosecution against the occupiers at all. The occupiers would be issued with a formal caution.

The Council would not continue to pursue compliance with the notice by the current owners. The enforcement notice would remain in force and any future buyer of the property would be responsible for ensuring that the requirements of the notice are carried out.

Option D

The Council can carry out the works required by the notice in default. It is estimated that the works would cost around £4000.00. A charge would be placed on the land and the Council would recoup the money if the property were sold.

In addition the Council has the option of either pursuing a prosecution against the occupiers for their failure to comply with the notice, or issuing a formal caution.

The Report recommended to Members that Option B is the most appropriate course of action

Members heard that since publication of the report representations had been made by the solicitor of the residents of the property concerned informing the Planning Authority of personal circumstances. As a result Planning Officers have opted to change their recommendation to Option C.

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

Resolved (12:1)

That the Committee agree to take Option C as the most appropriate course of action

229 **CHANGES TO THE SCHEME OF DELEGATION TO OFFICERS FOR THE DETERMINATION OF PLANNING APPLICATIONS AND PLANNING RELATED MATTERS**

A Report by The Strategic Director for Regeneration and Environment submitted a report recommending to Members that the current Scheme of Delegation relating to the determination of planning applications and planning related matters be revised.

It was reported that the Regeneration & Environment Department and the Development Management Division teams are committed to continuous improvement and performance in the delivery of planning decisions.

Members were advised that they will retain the right to remove any application from delegation should they wish to, providing there are sound planning reasons for referring the application to the Planning Committee

A Member welcomed on behalf of the Committee the importance of Members retaining the right to take applications out of delegation.

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

Resolved (13:0) That

(1) the proposed changes to the current Scheme of Delegation for determining planning applications and planning related matters be noted and Council be recommended to adopt the amendments as set out in Appendix A of the report and;

(2) the Chair of the Planning Committee be requested to attend the appropriate Cabinet meeting.

230 **PROPOSED DESIGNATION OF LOWER BEBINGTON CONSERVATION AREA**

A Report by the Strategic Director for Regeneration and Environment sought the approval of Members to designate a Conservation Area in Lower Bebington. It was

reported that Wirral Council had published a Conservation Area appraisal for the area on the Council website. A copy of the appraisal and a map showing the proposed boundary was attached to the report.

A Councillor queried the implications of further housing being built in Bebington if Members were to approve the adoption of the Conservation Area.

The Head of Regeneration and Environment advised that adoption of the Conservation Area would not prevent further developments, however any new housing would need to be planned and designed in line with the nature of the character of the area.

On a motion by Councillor Foulkes and seconded by Councillor Elderton it was

Resolved (13:0) That the Planning Committee note the proposed designation of Lower Bebington as a Conservation Area together with the attached Character Appraisal and boundary plan and recommend to Council that the designation be approved as a material consideration in planning and conservation related matters.

231 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/01/2014 AND 09/02/2014**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 13/01/2014 and 09/02/2014

Resolved – That the report be noted.

232 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

The Head of Regeneration and Environment addressed the Committee to inform Members that Matthew Rushton, Principal Planning Officer will be leaving the Authority. He expressed his sincere thanks to Matthew for his attitude and approach in handling planning applications. Members heard how Matthew's level of expertise has been greatly valued in the Department and he was applauded for all the work he had undertaken.

Councillor David Elderton addressed the Committee to express his personal thanks to Matthew for all the help he had given him over the years.

The Chair and Councillor Stuart Kelly reiterated comments made by Councillor Elderton.

The Committee endorsed all comments and wished Matthew best wishes and luck for the future.

Agenda Item 4

Planning Committee

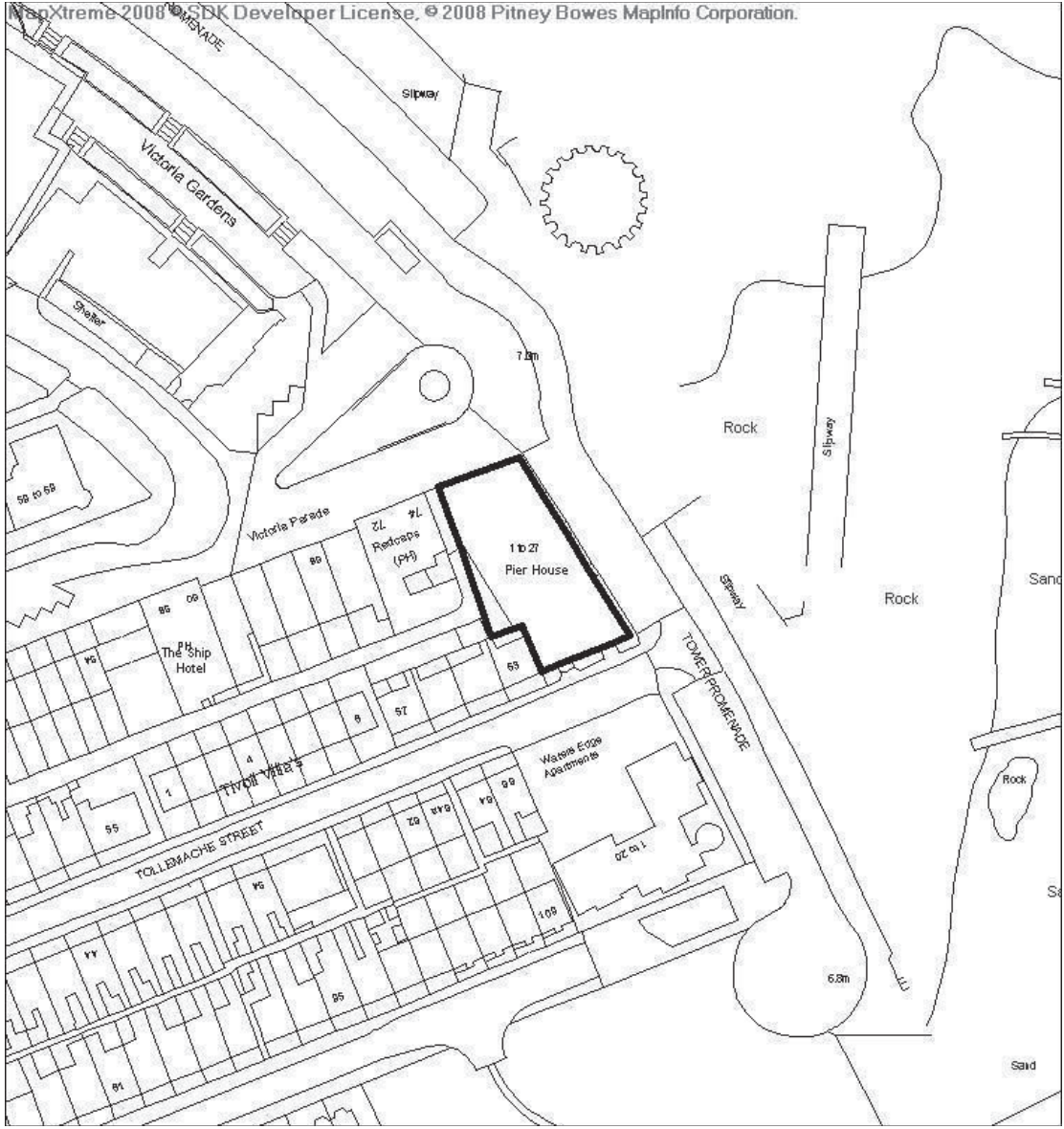
20 March 2014

Reference: APP/13/01110 **Area Team:** North Team **Case Officer:** Mrs S Day **Ward:** New Brighton

Location: Pier House, TOWER PROMENADE, NEW BRIGHTON, CH45 2JY
Proposal: The proposed erection of 1no. three bedroom and 1no. 2 bedroom apartment at fourth floor level of the existing building

Applicant: The Elliot Charles Group
Agent : ATELIER 2 ARCHITECTURE LTD.

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

- Location: Club Ozone (Chelsea Reach), 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use of land at front of building to outdoor café bar and erection of 1.1 metre high railings and gates.
Application No: APP/00/06976
Decision Date: 20/07/2009
Decision Type: Withdrawn
- Location: 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use of basement to car parking with new external ramp at the rear with vehicular access off Victoria Parade
Application No: APP/06/05743
Decision Date: 31/01/2007
Decision Type: Approve
- Location: Vacant Building, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Third floor extension and conversion to create 30 self contained apartments. (amended description).
Application No: APP/05/07339
Decision Date: 31/03/2006
Decision Type: Approve
- Location: The Chelsea, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Alterations and extension and conversion into 27 No. apartments
Application No: APP/03/05981
Decision Date: 14/01/2005
Decision Type: Approve
- Location: Club Ozone and Flat, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use to 20 self contained flats, external alterations including erection of third floor roof and rear extensions. (amended description and amended plans)
Application No: APP/02/05430
Decision Date: 26/04/2003
Decision Type: Approve
- Location: The Chelsea , 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Advertisement Consent
Proposal: Retention of illuminated signage.
Application No: ADV/01/05525
Decision Date: 06/06/2001
Decision Type: Refuse
- Location: Chelsea Reach ,Tower Promenade ,New Brighton,L45 2JY
Application Type: Advertisement Consent
Proposal: Two illuminated signs.
Application No: ADV/82/20620
Decision Date: 22/07/1982
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

CONSULTATIONS

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

REPRESENTATIONS

In accordance with the Councils adopted Guidance on Publicity for Planning Applications, letters were sent to 41 individual properties and a Site Notice displayed on site.

In response to notifications letters and electronic comments were received from Flats, 5, 8A, 9, 16 22, 25, and 24 Pier House, 45 and 57 Tollemache Street, 5 Tivoli Villas and 22 Vyner Road. In addition a qualifying petition listing signatures from 36 households has been submitted and an objection from the Wallasey Civic Society.

1. The reasons for objection can be summarised as:
2. Lack of parking which would be worsened by more flats
3. Detrimental visual impact which would detract from existing building
4. Harm to structural integrity of existing building
5. noise and disturbance to existing residents

Councillor Glasman has registered support for those residents objecting to the proposed development on the following grounds:

Apart from the fact that residents have bought their flats in the building as it currently stands, including the current 'Penthouses' – there have already been problems with the building in relation to parking, waste disposal and proper access. The building has had a history of flooding in the basement and hence has a pump in situ in case of further problems. The upper storey already shows signs of stress with cracks appearing in walls.

There is not enough parking for the residents already in the building and this would be exacerbated by two more large flats being constructed. New Brighton has a problem already with access to parking during busy periods and can become gridlocked causing concern should the lifeboat be required to launch. The opening up of the bottom of Victoria Road is likely to cause further congestion exactly at the point where the road narrows as it passes in front of Pier House, ending in a roundabout which is effectively a cul de sac bringing traffic back to the corner of the building at the bottom of Victoria Road.

The building work which already is planned for the construction of flats next to the Floral Pavilion will I believe cause some inconvenience to the residents of Pier House who will be faced with the construction work of another floor and disruption of their lives going on all around them in their own homes. The fact that the owners of the building have failed to consult flat owners before submitting the Application does not bode well for the level of appreciation by them of the effect any building works would have on the owners' quality of life.

Councillor Hackett has made the following objections:

The parking issues which will not be sufficient in my view. There is currently insufficient with the number of apartments at present and this additional accommodation would add greatly to parking pressure in the area particularly as New Brighton becomes busier as a seaside resort after the regeneration efforts and this will be exacerbated with the road adjacent to this property due to be opened up to traffic as a result of highway improvements in this area. We will also have the new apartments to be built by Neptune developments next door to these properties adding extra demand on parking spaces.

My other objection is that the planned construction activities would be directly on top of occupied apartments which also has a disabled resident in a wheelchair lift required for access to their apartment, this proposed work would be chaotic and stressful for the current occupants who also inform me they were not made aware of the scheme by the applicant.

Director's Comments:

Consideration of this application was deferred from Planning Committee on 20 February 2014 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Glasman and Hackett requested this application be removed from delegation and considered by the Planning Committee following representations received from local residents, as detailed above: insufficient parking, congestion, construction impacts to existing residents and the building itself, and exacerbation of existing problems with waste disposal and access.

INTRODUCTION

The proposals are for the erection of an extension to the roof of the existing building to accommodate two additional apartments.

PRINCIPLE OF DEVELOPMENT

As the application site is within a primarily residential area, new residential units are acceptable in principle subject to Unitary Development Plan Policy HS4 - Criteria for New Housing, Supplementary Planning Guidance note 2 - Designing for Self Contained Flat Development and Conversions, and the Merseyside Joint Waste Local Plan. Advice given in the National Planning Policy Framework (NPPF), specifically sections 6 and 7, is a material consideration, as is the emerging Core Strategy Development Plan Document.

SITE AND SURROUNDINGS

The application site consists of a prominent four storey building located fronting Tower Promenade at the end of Tollemache Street and Victoria Parade. The existing building is divided into 30 apartments as a result of a planning permission in 2006 with the upper floor formed by a largely glazed extension. The building has previously been used as a nightclub and although not listed is an important local landmark. Private parking spaces for 16 flats within the building are located immediately in front of the building on Tower Promenade.

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.

Policies WM8 and WM9 of the Joint Waste Local Plan are relevant, establishing requirements for waste prevention in demolition and construction, and waste management in the design and layout of new development.

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.

Policies TR9 and TR12 set out requirements for off street parking and for cycle parking respectively – the latter policy setting out that the Local Planning Authority will be guided by considerations including the availability of alternative modes of transport, road safety and traffic management issues and the likelihood of cars being parked in residential roads. SPG42 sets out detailed requirements for cycle parking.

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

APPEARANCE AND AMENITY ISSUES

The additional two apartments are to be created by an extension to the roof of the building. This would consist of a lightweight steel and glass structure erected on top of the existing roof structure. The extension does not occupy the whole roof area and is set back 6m from the front elevation of the building, 5.5m from the side elevation with Tollemache Street and 13.5m from the side elevation with Victoria Parade. Given this set back from the elevations, the visual impact will be minimal. Views of

the building from the immediate vicinity are limited by the proximity of the river so that close up the extension will have little impact. The additional height will be more apparent from a distance but at such a distance will not appear over dominant. There is already a small extension on top of the existing roof which is not obvious except from the rear views of the building.

Objectors have expressed concern over the structural integrity of the building and its ability to support an additional roof extension. The applicant has confirmed that the existing building is a predominantly pre-cast concrete and steel frame building which would enable the proposed extension to connect to without the need for structural alteration. The construction process will involve the lightweight pre-fabricated components of the extension being craned into place and assembled on the roof. This will minimise the disturbance to existing residents.

The existing flats were approved subject to the provision of 16 dedicated parking spaces to the front of the building that are currently in use. This is a provision of just over 50%. Supplementary Planning Document 4 - Parking Standards requires a maximum of one parking space per flat and in areas where on street parking is available a lower provision can be acceptable. The addition of two units would require a maximum of two further parking spaces. No additional spaces are proposed but it is considered that the additional demand for parking could be met by existing on street parking in the vicinity. Cycle parking is made for existing units, and it is considered that there is potential to increase this provision.

SEPARATION DISTANCES

The proposed flats will result in three additional bedroom windows to the rear elevation. The existing development has numerous windows on this elevation and as such it is not considered that the additional three bedroom windows will result in a significant further loss of amenity.

HIGHWAY/TRAFFIC IMPLICATIONS

The Head of Environment and Regulation (Traffic and Transportation Divisions) has not objected to the 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 proposals will result in an extension which will replicate the appearance of the existing building and will have a minimal visual impact. The proposals do not conflict with UDP Policy HS4 or SPD2 and will result in a sustainable, well-designed development which accords with 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 proposals will result in an extension which will replicate the appearance of the existing building and will have a minimal visual impact. The proposals do not conflict with UDP Policy HS4 or SPD2 and will result in a sustainable, well designed development which accords with the NPPF.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three

years from the date of this permission.

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

2. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

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

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th October 2013 and listed as follows: A2A.13.401_001, A2A.13.401_002, A2A.13.401_003, A2A.13.401_004, A2A.13.401_005, A2A.13.401_101, A2A.13.401_102, A2A.13.401_103, A2A.13.401_104 and A2A.13.401_105.

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

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 of the Wirral Unitary Development Plan.

Last Comments By: 07/11/2013 15:12:23
Expiry Date: 03/12/2013

Planning Committee

20 March 2014

Reference:
APP/13/01346

Area Team:
North Team

Case Officer:
Mr M Rushton

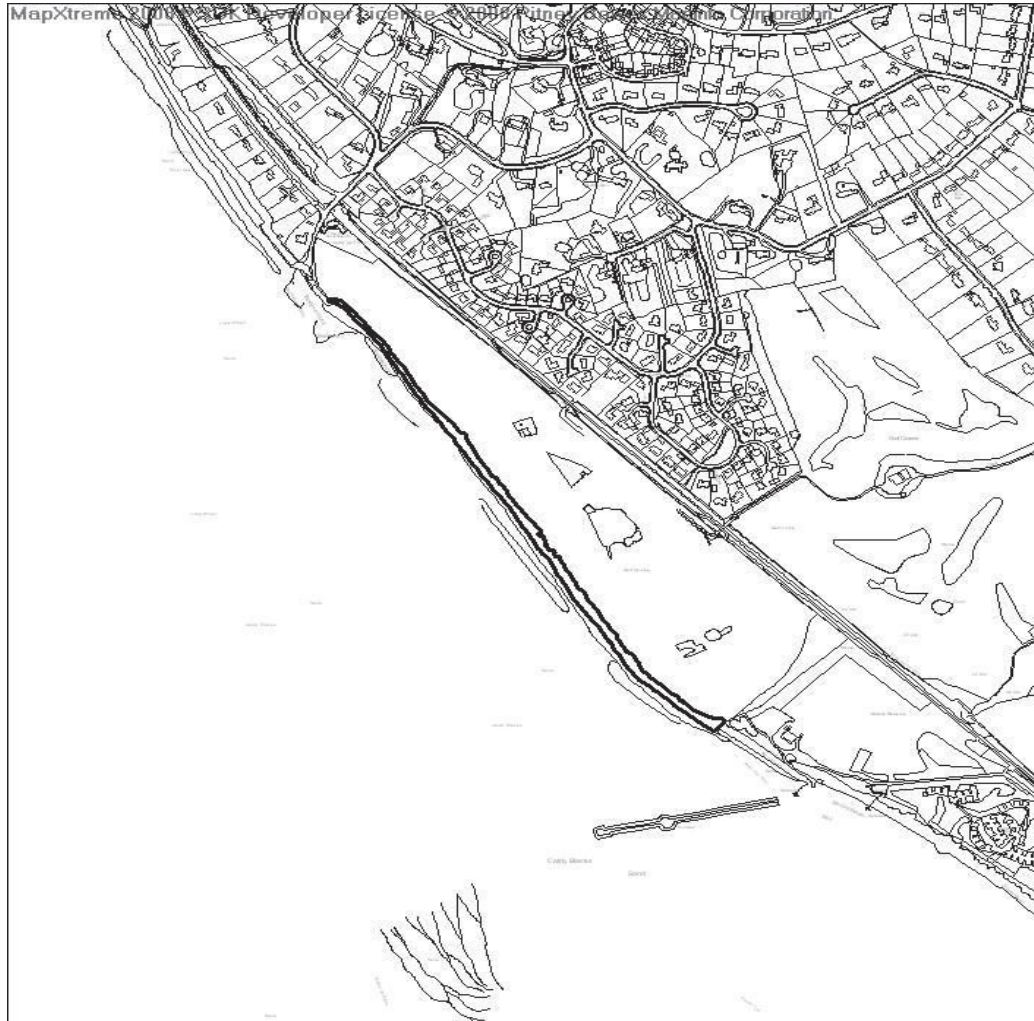
Ward:
**West Kirby and
Thurstaston**

Location: Caldy Golf Course, Caldy Golf Club, LINKS HEY ROAD, CALDY, CH48 1NB

Proposal: Rock armour protection to coastal cliffs - maintenance works to existing erosion protection structure, consisting re-packing of existing rock armour, and importation and placing of new bedstone and rock armour (REVISED ACCESS ARRANGEMENTS RECEIVED, UTILISING CROFT DRIVE)

Applicant: The Caldy Golf Club Limited
Agent: Mr C Davies

Site Plan:



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Development Plan Designation:

Coastal Zone
Green Belt
Site of International Importance for Nature Conservation
Area of Special Landscape Value
Site of Biological Importance
Site of Earth Science Importance

Planning History:

Location: Caldy Golf Club cliffs off, Links Hey Road, Caldy. L48 1NB
Application Type: Full Planning Permission
Proposal: Coastal protection works (protection of cliff toe with rock armour and cliff top drainage works).
Application No: APP/85/05393
Decision Date: 27/06/1985
Decision Type: Approve

Location: Thurstaston Cliffs ,Thurstaston,L61 0H
Application Type: Deemed
Proposal: Cliff restoration which includes provision of limestone armour barrier
Application No: DPP/81/18802
Decision Date: 03/09/1981
Decision Type: Conditional Approval

Location: Caldy Golf Course, Links Hey Road, Caldy. L48 1NB
Application Type: Full Planning Permission
Proposal: Coastal Protection Works (protection of cliff toe with rock armour and cliff top drainage works).
Application No: APP/87/05745
Decision Date: 22/10/1987
Decision Type: Approve

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

Having regard to the adopted Guidance on Publicity for Planning Applications, 8 letters of neighbor notification were issued. A site notice was placed adjacent to the site at the public car park on Croft Drive serving Caldy Steps. In addition, a notice was placed in the Wirral Globe. At the time of writing, one representation of objection has been received, stating the following grounds:

1. The coastal defenses are unsightly;
2. The materials become strewn over the beach, having a detrimental impact visually and becoming a hazard to walkers;
3. The defenses interrupt the natural interplay between sea and sand;

CONSULTATIONS

Environment Agency – no objection in principle, but comment that prior written consent is required for any proposed works within 8 metres of the bank of a main river – as the River Dee is designated a ‘main river’, Flood Defence Consent will be required in this instance.

Natural England – whilst initially registering an objection to the proposal through concerns at the absence of an assessment of the likely likelihood of significant effects to Internationally and Nationally designated sites, following submission of additional supporting information and the completion of a Habitat Regulations Assessment on the Council’s behalf, Natural England does not object to the proposed development subject to the imposition of planning conditions. Similarly objections in relation to the potential impacts of the development to the Dee Cliffs and Dee Estuary SSSI sites due to the absence of information have been withdrawn conditionally.

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

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

Head of Environment and Regulation (Coastal Protection) – from a coastal defence perspective, the amended arrangements for the proposed means of access are welcomed because it will reduce access requirements along the foreshore from Thurstaston, thereby reducing possible damage to the foreshore and the SSSI

Wirral Wildlife – highlight that it is essential that Natural England are consulted, and any response is subject to their comment. The Estuary is protected primarily for overwintering wildfowl and waders, whilst the Dee Cliffs are protected for their geological, floral and invertebrate importance and continued erosion is essential to the maintenance of the features for which they are designated. Caldy Golf Course cliffs form part of the Golf Course SBI, because of their interesting flora. The cliffs were surveyed [by Wirral Wildlife] for plants last summer. Slow or patchy erosion is important to keep this flower rich grassland in good condition, and to keep open vegetation for the likely invertebrates. In the long term, works such as this – which only protect from tidal damage – can only slow erosion, rather than stopping it, and eventually the golf club will have to decide when the only practical way forward is to create additional playing area on fields owned inland to the clubhouse. The current proposal is, however, not sufficient to object if Natural England are satisfied. To minimize loss of biodiversity, conditions should be imposed to:

- restrict the timing of works
- take precautions to avoid pollution such as hydrocarbons on the shore and estuary (e.g. removal of excess bedstone/rock material from the shore
- confine the extent of works to the foot of the cliffs, and to the height of the existing rock armour – no materials should be placed higher on the cliffs, since this can badly affect flora for years to come
- no grass or flower seed, fertilizer, pesticide to be applied to the cliffs

Concerning the proposed access adjacent to Caldy Steps, a condition is suggested that hardcore be placed on a geotextile membrane and removed after use, especially from the cliff face where it would soon erode into view and invite trespass as well as changing the ecology. Great Crested Newts breed in ponds adjacent to Hole 4 and adjacent to Tee 9, and it should be checked that these are in excess of 250m from the access road. This being the case, no survey or mitigation would be required, but reasonable avoidance measures should be put in place: contractors being made aware of the appearance of GCNs, all clearance works to be undertaken by hand, and machinery to be confined to Croft Drive and the access route shown.

Mersey Environmental Advisory Service – an assessment of the likely significant effects of the proposed project, in accordance with the Habitats Regulations and the EU Habitats Directive has been prepared for Wirral Council by MEAS. The body of that assessment has been appended to this report. The conclusions of the assessment are that taking into account mitigation measures included within the planning application, and provided that planning conditions are imposed to restrict the nature, extent and timing of works in accordance with the measures outlined, the development would not intrude into the Dee Estuary Natura 2000 sites and is not likely either alone or in combination with other projects to have a likely significant effect to the designated sites. Accordingly, no appropriate assessment is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations before permission is given for the project.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application site is in excess of 2 hectares. As such, under the provisions of the Scheme of Delegation for the Determination of Planning Applications & Planning Related Matters, as approved by Full Council on 10 March 2014, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposed development is for the maintenance of existing rock armour coastal defences adjacent to Caldy Golf Course. The extent of the development is approximately 1 kilometer, from Caldy Steps

to Dee Sailing Club. Rock armour has previously been placed at the site, over the period 1989 to 1993, by virtue of planning permissions granted in the late 1980's (refer to Planning History above). Whilst minor stone repacking has been carried out at intervals since then, the current proposal would include a significant maintenance operation - repacking of dislodged rock including isolated pieces of large rock that have rolled onto the beach from the toe-line of the structure, and the importation and placing of additional quantities of bedstone and rock armour. The quantities of materials to be imported are significant, and indeed the application has been amended to increase the amounts to be imported since submission due to the impacts of severe storms during the 2013-2014 winter – approximately 1550 tonnes of rock armour (in 3-5 tonne pieces), and 600 tonnes of bedstone (150mm-300mm). Works would be undertaken during summer months (May, June and early July) over three years – 2014, 2015 and 2016, with the majority of works being focused in the first year.

PRINCIPLE OF DEVELOPMENT

The application site is designated within the adopted Unitary Development Plan as Green Belt, and within the Undeveloped Coastal Zone. Parts of the application site also fall within a Site of Biological Importance, a Site of Importance for Earth Science, and sites designated at the national and international level for nature conservation. In terms of the principle of development, whilst UDP Policy GB2: Guidelines for Development in the Green Belt does not make provision for consideration of such works as appropriate development, the National Planning Policy Framework is a material consideration, paragraph 90 outlining that engineering operations can be deemed not inappropriate development, so long as they preserve openness. UDP Policy CO4: Criteria for Coastal Protection and Sea Defence Works outlines that such works can be acceptable in principle, subject to consideration of a number of criteria. A coastal protection structure is already established in this location, the application is seeking permission for repacking of the rock and importation of additional material to reinstate the profile of the existing structure – given this, it is considered that the existing structure establishes the principle of development.

SITE AND SURROUNDINGS

The application site is a strip of land at the base of cliffs that separate Caldy Golf Course from the Dee Estuary. The cliffs slope steeply, the upper reaches supporting course grassland, to the east of which is the golf course itself. To the north there are residential properties fronting Croft Drive and Shore Drive, whilst to the south is Dee Sailing Club and there are areas of nature reserve and recreation land forming the Wirral Country Park. The coastal protection to Caldy Golf Course follows a line of coastal defence structures maintained by Wirral Council which continues to the north and south of the site.

POLICY CONTEXT

The relevant Unitary Development Plan Policies include : GB2, CO4, NC1, NC2, NC3, NC4, NC6, NC7, NC10, NC11 and LA1. Consideration of the development proposal against the criteria of these policies is set out in the following sections:

There is no explicit provision for this type of development in UDP Policy GB2: Guidelines for Development in the Green Belt however the need to maintain coastal defences can be considered as very special circumstances to justify development under this Policy. Nevertheless, engineering operations that preserve openness and do not conflict with the purposes of the Green Belt and are appropriate under the terms of paragraph 90 in the National Planning Policy Framework. In this particular instance, it is considered that the proposed development would preserve openness, the materials being proposed to reinforce an existing structure at the foot of a series of coastal cliff structures and part of wider coastal defences and no conflict is found with the purposes of including the land within the Green Belt.

Turning to Policy CO4: Criteria for Coastal Protection and Sea Defence Works, it must be noted that the application of this policy is to new coastal protection and sea defence works, however, the criteria are of relevance. The policy outlines that such works will be permitted subject to the following criteria:

- (i) the works are necessary to protect life, existing built development or fixed capital assets which cannot be relocated inland;
- (ii) other options for achieving the same end have been considered, including managed retreat and other soft engineering techniques;

- (iii) allowance has been made for sea level rise;
- (iv) impacts on sediment movement within the same sedimentary cell have been examined and minimised;
- (v) impacts on landscape character and visual quality have been minimised, particularly within Areas of Special Landscape Value and along the undeveloped part of the coastline;
- (vi) the works safeguard sites of international, national and special local importance for nature conservation and earth science on both the landward and seaward sides of the coast;
- (vii) impacts on the archaeological resource are identified and assessed to minimise potential loss or damage.
- (viii) the works preserve and enhance public access to the coastline, and do not impede navigation;
- (ix) satisfactory measures are proposed to minimise the environmental impact of any construction activity; and
- (x) the works do not increase the risk of coastal erosion or flooding elsewhere.

In this instance, it is considered that the proposal addresses the criteria. The area of land formed part of the Wirral Coastal Strategy Study and there is a Shoreline Management Plan (SMP2) in place that has established an approach to this section of coastline of 'hold the line' in the medium term, under which the coastline should be held in its current position by the use of coastal defences or beach management. The applicant is able to rely on the findings of the Shoreline Management Plan (Aecom 2012), which considers the impact to sediments within the Dee Estuary, noting that the estuary is currently considered to have a positive sedimentary budget – given this, coastal defenses that slow erosion would not have detrimental effect in the short term. The applicant has considered the suitability of the cross section of materials proposed in light of recent storm events, and concludes that this is appropriate for coping with potential 1:200 year sea level rise events. Consideration of the impacts of the proposal to nature conservation and earth science are set out below.

APPEARANCE AND AMENITY ISSUES

Policy LA1: Protection for Areas of Special Landscape Value sets out that the Local Planning Authority will protect the character and appearance of areas designated as Areas of Special Landscape Value from the adverse effects of development and will not permit proposals that would:

- (i) introduce new intrusive development within an otherwise open setting, especially along a prominent skyline or along the undeveloped coast; or
- (ii) result in the loss or erosion of distinctive landscape features, such as woodlands, hedges or trees, without appropriate replacement provision; and
- (iii) other proposals that, 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.

In this instance, the reinstatement of existing sea defenses is not considered to conflict with the provisions of policy LA1. The coastal defences are an established part of the character area. The adopted Landscape Character Assessment categorises the landscape strength in this area (Dee Coastal Farmland) to be 'good', and does not highlight the existing coastal defenses as a threat or negative feature in this environment. The rock armour, whilst clearly visible in views along the coastline, is not visible in views from inland areas out across the estuary, nor in the skyline which looking inland from coastal areas. One positive benefit of the proposed development would be the reinstatement of larger rocks that have spilled onto the beach at the present time, and have a slight

detrimental impact to the appearance of this area. Overall, the proposed development is not considered to detrimentally impact the appearance of the Area of Special Landscape Value, nor harm character.

Considering residential amenity, whilst the construction access at the northern end of the application site, from Croft Drive, would be close to residential properties (notably The Old Nineteenth, and Cowley Cottage), the application site itself is well screened and distanced from residential properties by the cliff face itself. It is not considered that the development itself would impact significantly to residential amenity, and would not impact to the outlook of any such property.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed development would include the creation of a construction access from Croft Drive, through the removal of a section of an earth bank adjacent to the road and an existing mesh fence. The access would permit the importation of materials at this northern end of the defenses. The access would be temporary, with topsoil reinstated and a double gate and fencing provided at the road frontage. The proposal is not considered to raise significant highway safety or traffic management implications – the Head of Environment and Regulation (Traffic and Transportation) has raised no objection to the proposed development.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The application site is within an area that is particularly important for nature conservation. The site is on the edge of the Dee Estuary, an SAC, SPA, Ramsar Site, and SSSI, adjacent to the Dee Cliffs SSSI and Site of Local Importance for Earth Science through which access to the development site would be necessary (the southern access from Dee Sailing Club would traverse parts of this site), and the Golf Course itself is a designated SBI for a range of protected species of wildlife.

The impacts of the development on this range of sensitive habitats and environments has been considered by the applicant, and supporting information includes a range of avoidance and mitigation measures in relation to the wildlife for which the designations have been imposed. The application has been assessed on behalf of the Council by Merseyside Environmental Advisory Service, in consultation with Natural England, and by Wirral Wildlife, who have been consulted in relation to local designations (the Sites of Biological and Earth Science Importance). The advice given is that the proposed development can, subject to the imposition of conditions including a measures to ensure the development does adhere to the mitigation measures set out by the applicant and avoid impacts of significance to the Internationally, Nationally and locally protected wildlife features. It is considered that the proposed development can address the requirements of the following UDP Policies:

- NC1 The Protection of Sites of International Importance for Nature Conservation
- NC2 Sites of International Importance for Nature Conservation
- NC3 The Protection of Sites of National Importance For Nature Conservation
- NC4 Sites of National Importance for Nature Conservation
- NC5 The Protection of Sites of Local Importance for Nature Conservation
- NC6 Sites of Biological Importance
- NC7 Species Protection
- NC10 The Protection of Sites of Importance for Earth Science
- NC11 Sites of Local Importance for Earth Science

A Habitat Regulations Assessment is appended to this report, the screening conclusions; provided that planning conditions are imposed to restrict the nature, extent and timing of works in accordance with the measures outlined; are that the development would not intrude into the Dee Estuary Natura 2000 sites and is not likely either alone or in combination with other projects to have a likely significant effect to the designated sites. Accordingly, no appropriate assessment is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations before permission is given for the project.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In conclusion, the proposed development would extend the life of an existing coastal defense, without harm to the Green Belt, the Undeveloped Coastal Zone, landscape character, or the surrounding sites of International, National and Local importance for Nature Conservation.

5. Summary of Decision:

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

The proposed development would have no significant impact to the character of the area, visual amenity, nature conservation or residential amenity and is in accordance with the provisions of UDP Policies GB2: Guidelines for Development in the Green Belt (having regard to Paragraph 90 of the National Planning Policy Framework, LA1: Protection for Areas of Landscape Importance, CO4: Criteria for Coastal Protection, NC1: The Protection of Sites of International Importance for Nature Conservation, NC3: The Protection of Sites of National Importance For Nature Conservation, NC5: The Protection of Sites of Local Importance for Nature Conservation, NC7: Species Protection, and NC10: The Protection of Sites of Importance for Earth Science.

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 works shall only be undertaken in accordance with the timescales set out in Section 4 of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*. For the avoidance of doubt, the development works shall only be carried out in the months of May, June and July, in the years 2014, 2015 and 2016, with works completed by working one 10-hour shift to suit the daytime low tide period. Notwithstanding the details set out in the submitted *Rock Maintenance Work At Caldy Golf Club: Maintenance Licence*, this notice shall not be taken to grant planning permission for subsequent maintenance works beyond the period 2014-2016.

Reason: In the interests of nature conservation, having regard to Policies NC1, NC3, NC5, NC7 and NC10 of the Unitary Development Plan, and the Habitat Regulations Assessment undertake in relation to the development proposal.

3. The development works shall only be undertaken in accordance with the pollution prevention measures set out in the following submitted statements: *Rock Maintenance Work At Caldy Golf Club: Tidy Beach* (07 January 2014), *Rock Maintenance Work At Caldy Golf Club: Stockpile Areas* (08 January 2014), *Rock Maintenance Work At Caldy Golf Club: Oil and Fuel Spillage* (09 January 2014).

Reason: In the interests of nature conservation, having regard to Policies NC1, NC3, NC5, NC7 and NC10 of the Unitary Development Plan, and the Habitat Regulations Assessment undertake in relation to the development proposal.

4. Access to the development works shall only be provided at the point adjacent to Caldy Steps and Thurstaston Slipway, as set out in section 6 and Appendix B of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates,*

February 2014). Use of these access points shall only be in full accordance with the measures set out in the submitted *Maintenance Work At Caldy Golf Club: Plant and Machine Access to the Beach* (09 January 2014). For the avoidance of doubt, the working width including turning areas for vehicles shall at no point exceed 20m from the toe line of the existing rock armour. No materials, plant or machinery shall be stored at any time on the beach.

Reason: In the interests of nature conservation, having regard to Policies NC1, NC3, NC5, NC7 and NC10 of the Unitary Development Plan, and the Habitat Regulations Assessment undertake in relation to the development proposal.

5. All plant and machinery used on the beach shall be equipped with low pressure tires or tracks.

Reason: In the interests of nature conservation, having regard to Policies NC1, NC3, NC5, NC7 and NC10 of the Unitary Development Plan, and the Habitat Regulations Assessment undertake in relation to the development proposal.

6. The Caldy Steps construction access, as set out set out in section 6 and Appendix B of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)* shall be reinstated in accordance with the details provided no later than 9 months from the completion of the works hereby granted planning permission, unless an alternative timescale has previously been submitted and agreed in writing with the Local Planning Authority. For the avoidance of doubt, a geotextile membrane shall be utilised to protect the cliffs from damage during use of the access, and no grass or flower seed, fertilizer or pesticide to be applied to the cliffs

Reason: In the interests of nature conservation and visual amenity, having regard to Policies LA1, GB2, NC1, NC3, NC5, NC7 and NC10 of the Unitary Development Plan, and the Habitat Regulations Assessment undertake in relation to the development proposal.

7. The following Great Crested Newt (GCN) Reasonable Avoidance Measures shall be implemented in relation to the Caldy Steps construction access, as set out in section 6 and Appendix B of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*:

- All contractors shall be made aware of the appearance of GCN, and provided with clear information on the procedure should a GCN be encountered during construction;
- Clearance of bushes, large stones, timbers and site debris to establish the access route shall only be by hand, to allow checking of the environment for GCN;
- Plant and machinery access shall be restricted to the access route, as defined in the submitted information.

Reason: In the interests of nature conservation, and given the known presence of GCN in the vicinity of the development site, having regard to Policies NC5 and NC7 of the Unitary Development Plan, and the Habitat Regulations Assessment undertake in relation to the development proposal.

8. The development shall be carried out in accordance with the details contained in drawings numbered: CGC 1/2013 (received 02 December 2013) as amended by supporting information received by the Local Planning Authority on 7th, 8th and 9th January: *Maintenance Work At Caldy Golf Club* and received February 2014: *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*.

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

Further Notes for Committee:

Environment Agency Informative – the prior written consent of the Environment Agency is required for any proposed works within 8 metres of the bank of a main river – as the River Dee is designated a ‘main river’, Flood Defence Consent will be required in this instance. Details of how to apply for flood defence consent can be found using the following link: <http://www.environment-agency.gov.uk/business/topics/143737.aspx>

Last Comments By: 14/02/2014 14:46:45
Expiry Date: 03/03/2014

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Habitats Regulations Assessment

Draft Report for

Rock armour maintenance, Caldy Golf Course

Wirral Council

3 March 2014

Document Control


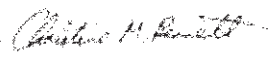
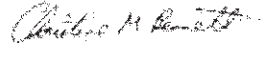
Project: Rock armour maintenance, Caldy Golf Course

Prepared for: Wirral Council

File Reference: WI13/041

File Origin: G:\MerseysideEAS\HRA\Project Screenings and AAs\Rock armour maintenance, Caldy Golf Course

Document Checking

Prepared by:	Tom King ACIEEM Merseyside EAS Ecologist	Signed: 
Checked by:	Christine Bennett MCIEEM Merseyside EAS Ecology Team Leader	Signed: 
Verified by:	Christine Bennett MCIEEM Merseyside EAS Ecology Team Leader	Signed: 

Issue	Date	Status
A	28 February 2014	Draft for internal review
B	3 March 2014	Final Draft for internal review and sign off
1	3 March 2014	Draft Report for Wirral Council

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Summary

1. This document sets out Wirral Council's assessment of likely significant effects of the proposed project in accordance with the Habitats Regulations¹ and the EU Habitats Directive². It is the Habitats Regulations Assessment (HRA) report for this planning application and it has been prepared for Wirral Council by Merseyside Environmental Advisory Service.

Approach

2. Our approach is based on the EU document "Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC" prepared by Oxford Brookes University for Natura 2000 Commission Environment DG and published by Natura 2000 Commission Environment DG, 2001, in particular the Annex 2 assessment forms³.
3. HRA is an assessment of the potential effects of a proposed project or plan – either a Development Plan Document (DPD) or a Supplementary Planning Document (SPD) – on one or more sites of international nature conservation importance. Projects and plans can only be permitted where the 'competent authority' (in this case Wirral Council) is satisfied that there will be no adverse effects on integrity of the relevant Natura 2000 sites.
4. These sites of international nature conservation importance are the network of Natura 2000 sites. The Natura 2000 sites are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. Natura 2000 sites include Special Protection Areas (SPAs) designated under the EU 'Wild Birds' Directive, Special Areas of Conservation (SACs) designated under the EU 'Habitats' Directive and Offshore Marine Sites (OMSs).
5. The National Planning Policy Framework (NPPF) (paragraph 118) states that Ramsar sites should be taken to be part of the Natura 2000 network and treated accordingly. Ramsar sites and wetlands of international importance designated under the International Wetlands Convention, which took place at Ramsar, Iran. NPPF also states that proposed sites should be treated in the same way as designated sites for all practical purposes, including for HRA. We have followed this Government guidance and have used the term 'Natura 2000 sites' to refer to all these designations and proposed designations.
6. Stage 1 of the HRA process is the assessment of proposed plans and projects for likely significant effects. If there is none, then no further steps need to be taken. Where significant effects seem likely, a more detailed Appropriate Assessment of the proposed

¹ The Conservation of Habitats and Species Regulations, 2010 (SI 2010 No. 490) and amendments in 2011 (SI 2011 No. 625) and 2012 (SI 2012 No. 1927).

² The European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.

³ Oxford Brookes University for European Commission Environment DG (2001). *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*

plan or project is necessary. This is known as Stage 2. This process will often establish mitigation measures or alternatives, which can offset all significant adverse effects and enable the plan or project to go forward. Where this is not the case, other more stringent measures need to be considered. This report takes into account mitigation measures included within the submitted project and forms a rigorous assessment of likely significant effects.

7. The source-pathway-receptor model is used to assess individual elements of the project likely to give rise to effects on the Natura 2000 sites. In using this method all potential effects are assessed to determine whether there is a pathway which could lead to an effect on the Mersey Estuary SPA and Ramsar sites. If there is a source-pathway-receptor link for any potential effect then this effect is assessed for likely significant effects within the HRA. Where no source or pathway is present then these effects are screened out at this stage. All potential effects, no matter how small are identified and the assessed for their level of significance. Even if the potential effects are small and thought likely to be insignificant they must be assessed to confirm this is the case. Figure 1 below shows how the model works.

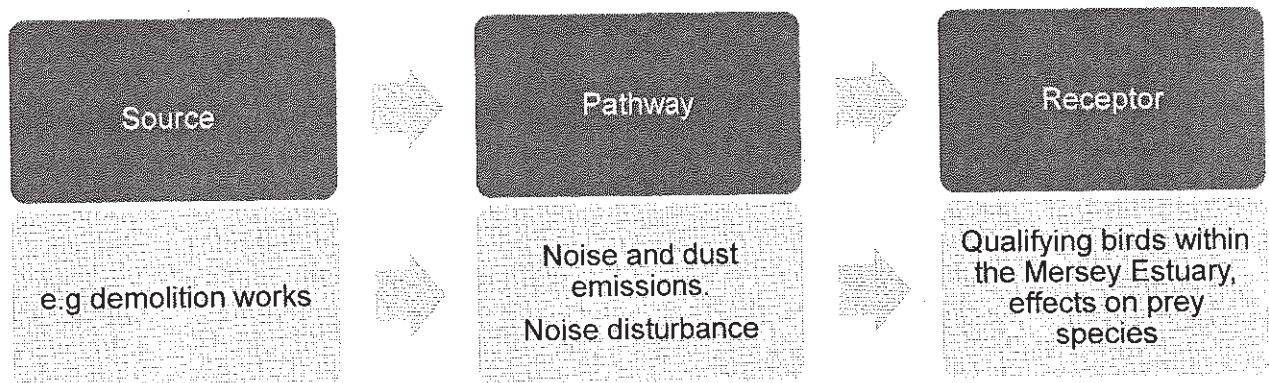


Figure 1 – Source-Pathway-Receptor Model

8. The approach used in this report has been scoped with Natural England and has been acceptable to them in the past. Natural England’s standing advice is that when a finding of no significant effect is reached, consultation is not required. Natural England has been consulted because the proposal is within a SSSI.

Recommendations

9. **The following matters will be secured through the Decision Notice:**

- The timing of the works are limited as set out in the application;
- Pollution prevention measures are following as set out in the application;
- The area of works is limited to that specified between NGRs SJ2220084800 and SJ32286084030;
- No materials, machinery or plant is stored on the beach;

3 March 2014

- The access is restricted to Caldy Steps and Thurstaston Slipway and must be in line with the applicant's note *Plant and Machine Access on Beach, 9 January 2014*;
- Any future maintenance is restricted to May, June or July for at least 25 years as set out in the applicant's note *Rock Maintenance at Caldy Golf Club, 07 January 2014*; and
- Machinery and plant used on the beach use low pressure tires or tracks.

Conclusions

10. After carrying out the HRA, taking into account the mitigation measures included in the planning application, and provided the above planning conditions are applied, we conclude that Planning Application APP/13/01346:
 - a. is not directly connected with or necessary to the management of the sites;
 - b. does not intrude into the Natura 2000 sites listed below;
 - c. is not considered, either alone or in-combination with any other plans or projects, to have a likely significant effect on each of the following sites;
 - Dee Estuary SAC;
 - Dee Estuary SPA; and
 - Dee Estuary Ramsar Site
11. This HRA report has assessed the project as submitted for planning permission. If there are changes to the project e.g. type of build, location, timing, that may affect the conclusions, then the project will require further assessment. This is part of the iterative process of undertaking HRA.
12. Accordingly, no appropriate assessment is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations, before the Council decides to undertake, or give any consent, permission or other authorisation for this project.

Brief Description of the project or plan

13. The project is located between National Grid References SJ2220084800 and SJ32286084030 (roughly 1.1km in length). The project is within the Dee Estuary Natura 2000 sites (See Figure 2). The project is also within the Dee Estuary SSSI and within 10m of the Dee Cliffs SSSI.

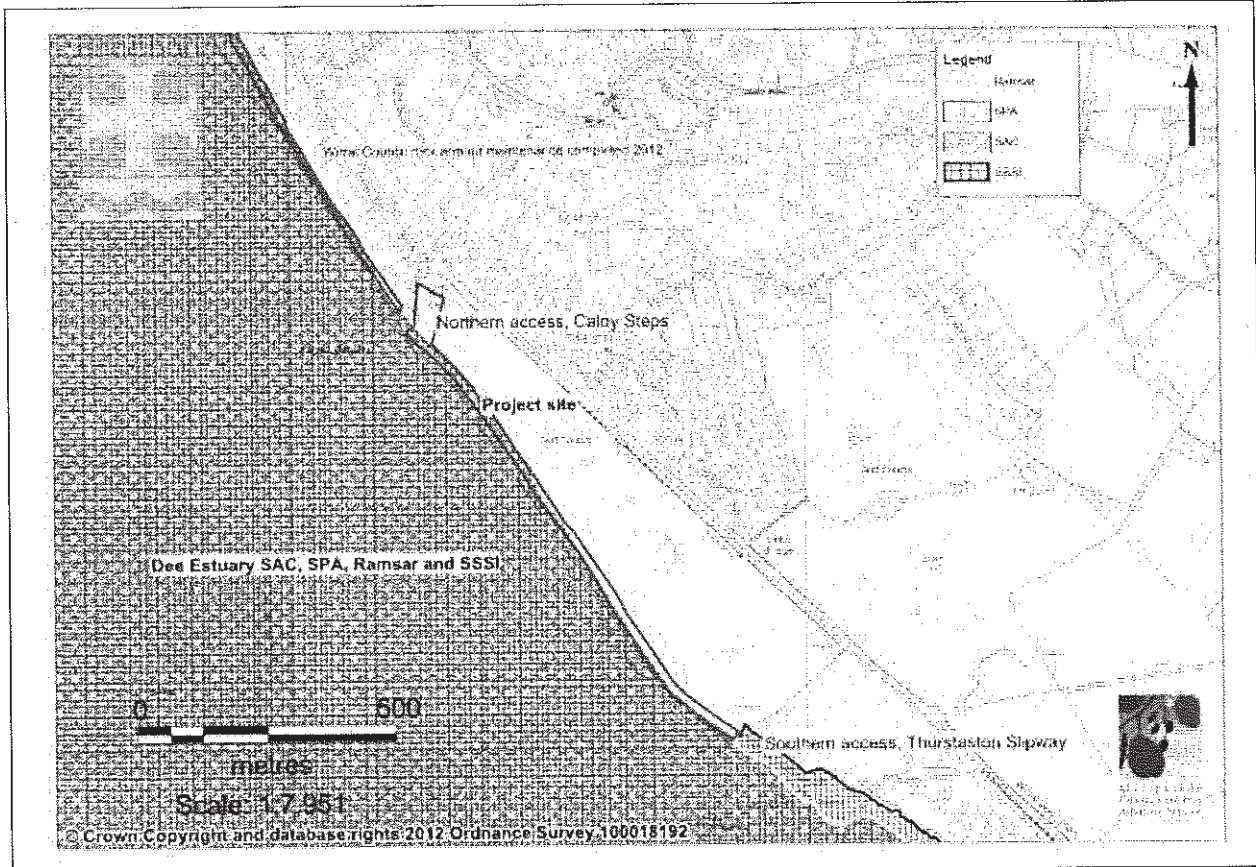


Figure 2: Map to show application site in relation to Natura 2000 sites

14. The project involves the following:

- Import of 3-5 tonne pieces of rock armour;
- Import 150mm-300mm bedstone;
- Stockpiles in two locations; northern area within the golf course adjacent to Caldy Steps car park and outside the designated sites, and southern area within Dee Sailing Club car park and outside the designated sites;
- Landscaping of existing ditch/drain within golf course at Caldy Steps to allow machinery to access the rock armour area;
- Transport rock armour and bedstone from stockpiles to and along beach using low pressure tractor and trailer units;
- At Caldy Steps rock armour and bedstone will be transported along the existing armour outside the designated sites, where possible;

3 March 2014

- Import and replace geotextile, only where the existing has moved due to the rock armour movement and will only be within the established footprint of the rock armour;
- Replace existing rock armour as required and place imported rock with excavator/grab;
- Maintain a tidy beach and access routes;
- Clean-up of slipway and stockpile areas following completion of works;
- Reinstatement of the ditch/drain within the golf course at Caldy Steps and replacement of existing land drain damaged by storms and landslip; and
- The project will maintain the established extent of rock armour and will not result in encroachment into the designated sites, or further into the cliffs where they are not statutorily designated. Loss of habitat will not occur.

15. Timings:

- The work will be undertaken over 3 years (2014-2016, inclusive);
- All work will be undertaken during May, June and July each year;
- Works in 2014 will concentrate at Caldy Steps and will involve the greatest amount of work, including the import of the rock armour and bedstone. This is to repair damage caused by the late 2013 and early 2014 storms. The access track at Caldy Steps, outside the designated sites, will be undertaken in late April to May 2014;
- Works in 2014 will be complete by early July 2014 to fit with the 2014 golf Open Championship at Royal Liverpool Golf Course.
- Works in 2015 and 2016 will be less in scope and will involve repacking of moved stone and some introduction of new material. This will be needed along the whole length of the rock armour but it is anticipated by the applicant that the majority of works will be at the southern end close to the Thurstaston Slipway.

Assessment of likely significant effects – Source-Pathway-Receptor model

16. Table 1 below provides a summary of the sources, pathways and receptors identified for this project. Full details are provided within subsequent sections of this report.

Source	Pathway	Receptor
Site Construction – activity on site	Visual and noise disturbance	Qualifying bird species within the Dee Estuary Natura 2000 sites.
Site construction – excavation	Release of existing onsite contamination	Qualifying habitats of the Dee Estuary SAC and Ramsar. Supporting habitats of the Dee estuary SPA.
Site construction – vehicles on site	Release of construction related pollutants	Qualifying habitats of the Dee Estuary SAC and Ramsar. Supporting habitats of the Dee estuary SPA. Qualifying species of the Dee Estuary SAC and Ramsar.

Site construction – access requirements	Abrasion and compaction	Qualifying habitats of the Dee Estuary SAC and Ramsar. Supporting habitats of qualifying species of the Dee Estuary SPA.
Maintenance – activity on site	Visual and noise disturbance	Qualifying bird species within the Dee Estuary Natura 2000 sites.
Maintenance – vehicles on site	Release of construction related pollutants	Qualifying habitats of the Dee Estuary SAC and Ramsar. Supporting habitats of the Dee estuary SPA. Qualifying species of the Dee Estuary SAC and Ramsar.
Maintenance – access requirements	Abrasion and compaction	Qualifying habitats of the Dee Estuary SAC and Ramsar. Supporting habitats of qualifying species of the Dee Estuary SPA.

Table 1: Source-Pathway-Receptor Summary

Brief Description of the Natura 2000 sites

17. The application site is located within the following Natura sites:

- Dee Estuary SAC;
- Dee Estuary SPA; and
- Dee Estuary Ramsar

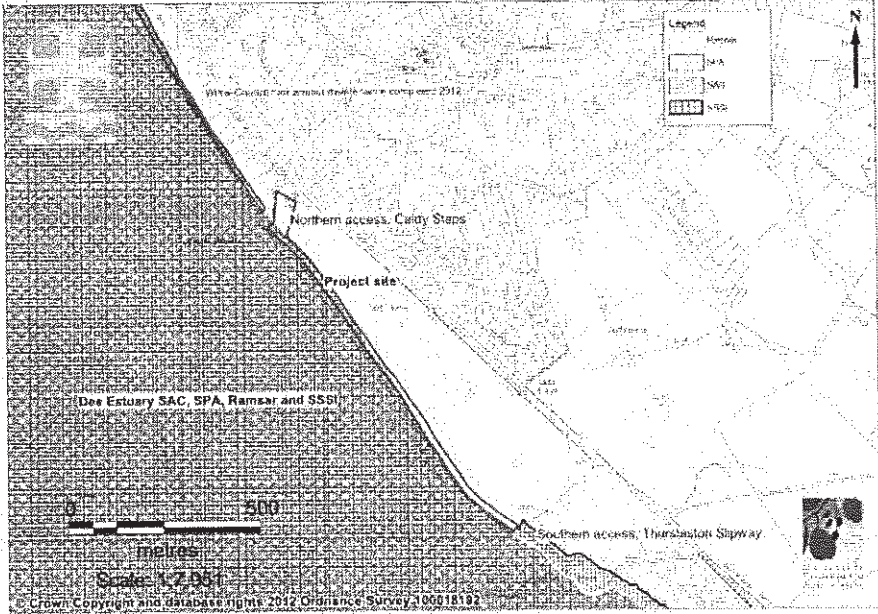
18. Brief description of Natura 2000 site(s);

The Dee Estuary is one of the largest estuaries in the UK, with an area of over 14,000 ha. It is the largest macro-tidal coastal plain estuary along a long stretch of coast between the larger Severn Estuary and the Solway Firth, with a mean spring tidal range of 7.7 m at the mouth. The River Dee drains an area of 2088 km² and flows from the mountains of Snowdonia to the Cheshire plain (Environment Agency, 1998).

19. Descriptions of the SPA and Ramsar sites plus their conservation objectives and vulnerabilities are available from the websites www.naturalengland.org.uk and www.jncc.defra.gov.uk or by request from Merseyside EAS.

20. The project is also within the Dee Estuary SSSI and adjacent to the Dee Cliffs SSSI at Thurstaston Slipway.

Finding of No Significant Effects Report - Rock armour maintenance, Caldy Golf Course, APP/13/01346

Name of Project or Plan	Rock armour maintenance, Caldy Golf Course
Name and location of Natura 2000 sites	<p>The Natura 2000 sites that may be influenced by this project are:</p> <ul style="list-style-type: none"> • Dee Estuary SAC; • Dee Estuary SPA; and • Dee Estuary Ramsar <p>The locations of the Natura 2000 sites relative to the project are presented in Figure 3 below. Other Natura 2000 sites in the region are not considered to be influenced by this project as no pathways exist according to the source-pathway-receptor model.</p>
Location of Project in relation to Natura 2000 sites	 <p>Figure 3: Map showing Site in relation to Natura 2000 sites</p>
Description of the project or plan	<ul style="list-style-type: none"> • Import of 3-5 tonne pieces of rock armour; • Import 150mm-300mm bedstone; • Stockpiles in two locations; northern area within the golf course adjacent to Caldy Steps car park and outside the designated sites, and southern area within Dee Sailing Club car park and outside the designated sites; • Landscaping of existing ditch/drain within golf course at Caldy Steps to allow machinery to access the rock armour area; • Transport rock armour and bedstone from stockpiles to and along beach using low pressure tractor and trailer units; • At Caldy Steps rock armour and bedstone will be transported along the existing armour outside the designated sites, where possible; • Import and replace geotextile, only where the existing has moved due

	<p>to the rock armour movement and will only be within the established footprint of the rock armour;</p> <ul style="list-style-type: none"> • Replace existing rock armour as required and place imported rock with excavator/grab; • Maintain a tidy beach and access routes; • Clean-up of slipway and stockpile areas following completion of works; • Reinstatement of the ditch/drain within the golf course at Caldy Steps and replacement of existing land drain damaged by storms and landslip; and • The project will maintain the established extent of rock armour and <u>will not result in encroachment into the designated sites</u>, or further into the cliffs where they are not statutorily designated. Loss of habitat is not considered to be an issue. <p>Timings</p> <ul style="list-style-type: none"> • The work will be undertaken over 3 years (2014-2016, inclusive); • All work will be undertaken during May, June and July each year; • Works in 2014 will concentrate at Caldy Steps and will involve the greatest amount of work, including the import of the rock armour and bedstone. This is to repair damage caused by the late 2013 and early 2014 storms. The access track at Caldy Steps, outside the designated sites, will be undertaken in late April to May 2014; • Works in 2014 will be complete by early July 2014 to fit with the 2014 golf Open Championship at Royal Liverpool Golf Course. • Works in 2015 and 2016 will be less in scope and will involve repacking of moved stone and some introduction of new material. This will be needed along the whole length of the rock armour but it is anticipated by the applicant that the majority of works will be at the southern end close to the Thurstaston Slipway.
<p>Is the project or plan directly connected with or necessary to the management of the site</p>	<p>No.</p>
<p>Are there other projects or plans that together with the project or plan being assessed could affect the site</p>	<p>Relevant plans assessed for in combination effects in relation to this project are:</p> <ol style="list-style-type: none"> 1. North Wales and North West Shoreline Management Plan 2 – This states for this unit of the Plan to 'hold the line'. This project is in line with this agreed policy. 2. Wirral Coastal Strategy Phase 2. Consultation document, August 2012. The strategy determines that in this unit (<i>Strategy Unit 3 – Caldy Cliffs</i>) maintaining and replacing the existing linear defences will be required, with likely finding coming from private sources (likely

<p>(provide details)?</p>	<p>the Golf Course). The project is completely in line with the Coastal Strategy.</p> <p>The following projects were assessed for in combination effects on the grounds that there are common potential pathways of impact on the Ribble and Alt Estuaries SPA / Ramsar:</p> <p>3. Dee Cockle Fishery</p>
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The assessment of significance of effects

<p>Describe how the project or plan (alone or in-combination) is likely to affect the Natura 2000 site</p>	<p>Potential effects identified were:</p> <ol style="list-style-type: none"> 1. Visual and noise disturbance 2. Release of existing onsite contamination 3. Release of construction related pollutants 4. Abrasion and compaction of habitats
<p>Explain why these effects are not considered significant.</p>	<p>Potential effects identified were:</p> <ol style="list-style-type: none"> 1. Visual and noise disturbance The original planning application was validated in December 2013 with set timings. Following discussions with the Council and MEAS and following the storms of late 2013/early 2014 revised times were confirmed with the applicant. All works will be restricted to May, June and July. This includes all works during 2014-2016 and any subsequent maintenance. This has been confirmed by the applicant (<i>Note on Maintenance License, 7 January 2014</i>) and will be secured as part of the Decision Notice, if the application is approved. The applicant has specifically timed the works for this period to avoid any impacts to passage or over-wintering birds. There are no likely pathways where the project could cause in-combination effects. No likely significant effects alone, or in-combination. 2. Release of existing onsite contamination The northern section of the cliffs near Caldy Steps has been built up with demolition waste in the historic past. The proposed works will not disturb the cliffs. The project will also involve the relaying of geotextile, which will secure the cliff under the rock armour and support the cliff above. This will reduce the instances of demolition material being washed out of the cliff. The project could benefit the Dee Estuary by limiting potentially contaminated material being released. There are no likely pathways where the project could cause in-combination effects. No likely significant effects alone, or in-combination. 3. Release of construction related pollutants The project will involve machinery moving onto and across the designated sites. This includes a small section of beach within the Dee Cliffs SSSI. The applicant has confirmed that they will avoid any impacts by following pollution control measures to prevent spills onto habitats within the Designated sites, including the Dee Cliffs SSSI (<i>Note on Oil and Fuel Spillage, 9 January 2014</i>). This applies to the proposed works between 2014 and 2016 and any subsequent maintenance. This will be secured as part of the Decision Notice, if the application is approved. There are no likely pathways where the project could cause in-combination effects. No likely significant effects alone, or in-combination.

4. Abrasion and compaction of habitats

The project involves running vehicles across the beach to gain access, deliver materials and placement of rock armour. This will be within the designated sites, including the section of the Dee Cliffs SSSI on the beach. The Regulation 33 package shows the habitats in this area by SAC designation (Appendix 4) and SPA/Ramsar (Appendix 5). The SAC designations are identified as 'Muddy sand communities' and 'Intertidal hard substrate'. The SPA/ Ramsar as 'Intertidal mudflats and sandflats'.

All these habitat classifications are considered to have a high vulnerability to abrasion/compaction. This is primarily due to the high level of activity, namely the cockle fishery, which takes place within the Estuary. However, the cockle fishery has been reviewed by the Environment Agency and further measures put in place including limiting the number of licenses available down to 50, compared to over 1000 people previously. This has reduced the pressure on the habitats. The closed season on cockling has also been extended and now runs from 1st Jan – 30th June. The project will be undertaken during a time when the cockle fishery is closed. This will limit in-combination impacts and not be significant.

The applicant has commented (*Note on Plant and Machine Access on Beach, 9 January 2014*) that there is a "narrow strip of sand at the toe of the rock structure" and "beyond this strip the beach is soft and muddy and is covered in sandstone blocks". A site visit on 5 February 2014 confirmed this as correct. The applicant has committed to only using the strip of sand and will not go into the softer muddy areas. The sand habitats are more resilient to abrasion. The applicant has also committed to use low pressure tyres on the tractors and trailers. This will further reduce the abrasion on the sand habitats.

The limited area of the works will only impact a very small area of habitat (roughly 2 hectares) when considering the whole of the Designated sites. The reduced timings of work also mean that habitats will be exposed to abrasion for a limited time.

The mitigation measures put in place by the applicant, in combination with advice from the Council and MEAS will reduce any impacts and will not be significant. This applies to the proposed works between 2014 and 2016 and any subsequent maintenance. **No likely significant effects alone, or in-combination.**

No likely significant effects predicted on the European Sites. The SSSIs are designated for similar features as the European Sites. The mitigation put in place to limit impacts on the Europeans Sites will also limit the impacts on the SSSIs.

<p>List of agencies consulted: provide contact name and telephone or e-mail address.</p>	<p>Natural England – Hannah Birtles Email: Hannah.birtles@naturalengland.org.uk</p> <p>Liaison has been mostly in relation to the SSSIs within and adjacent to the project site.</p>
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Data collected to carry out the assessment

Assessor	Tom King ACIEEM Ecologist Merseyside Environmental Advisory Service
Data Sources	1. Wirral Council 2. Joint Nature Conservation Committee (website) 3. Natural England 4. Application document
Level of assessment completed:	Site visit on 5 February 2014 and review of the documents.
Where can the full results of the assessment be accessed and viewed?	Planning Department Town Hall Brighton Street Wallasey Wirral CH44 8ED Or Wirral Council Website: http://www.wirral.gov.uk/planning/DC/AcolNetCGI.gov via the Planning Application search facility for APP/13/01346
Conclusion	On the basis of the above information, it is Wirral Council's opinion that the proposed project to which this screening opinion relates: a. is not directly connected with or necessary to the management of the sites; and b. is not likely to have a significant effect, either alone or in-combination, with other plans or projects on each of the following sites: <ul style="list-style-type: none"> • Dee Estuary Ramsar Site • Dee Estuary SPA • Dee Estuary SAC <p>Accordingly, no 'appropriate assessment' is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations before the Council decides to undertake, or give any consent, permission or other authorisation for this plan.</p>
	This HRA report has assessed the project as submitted for planning permission. If there are changes to the project e.g. type of build, location, timing, that may affect the conclusions then the project will require further assessment. This is part of the iterative process of undertaking HRA.

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Planning Committee

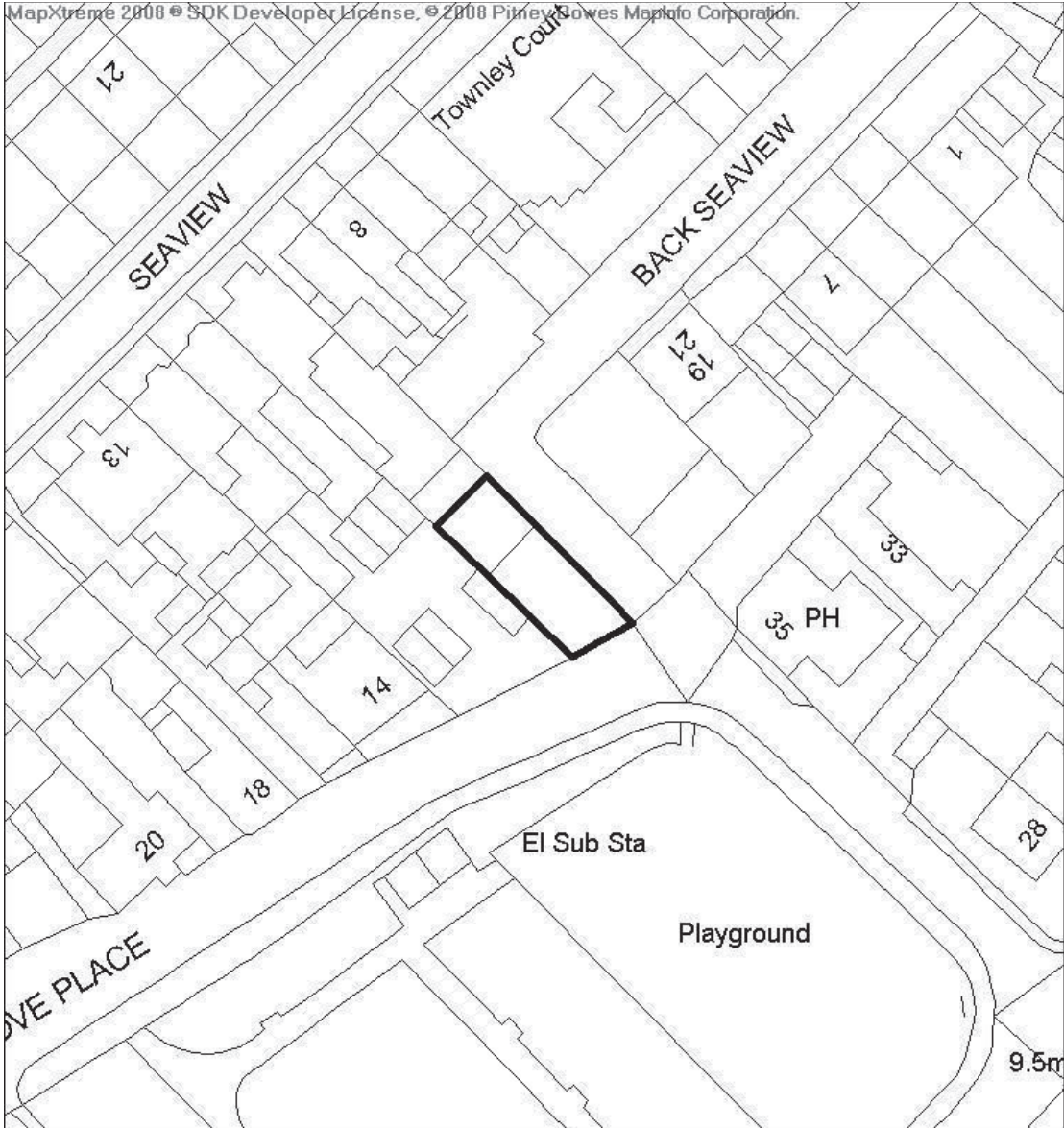
20 March 2014

Reference: APP/13/01494 **Area Team:** North Team **Case Officer:** Mrs S Lacey **Ward:** Hoylake and Meols

Location: Boat Storage Yard, BACK SEA VIEW, HOYLAKE, CH47 2DL
Proposal: Demolition of existing vacant storage unit and erection of 1 No. detached dwelling (amended site plan received)

Applicant: Mr Thompson
Agent : Concept Architecture

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Land to the rear of 10 SEA VIEW, HOYLAKE, CH47 2DJ
Application Type: Full Planning Permission
Proposal: Demolition of existing vacant storage unit & erection of 1no. detached dwelling
Application No: APP/13/01157
Decision Date: 08/11/2013
Decision Type: Refuse

Location: Land to the rear of 10 SEA VIEW, HOYLAKE, CH47 2DJ
Application Type: Full Planning Permission
Proposal: Demolition of existing vacant storage unit & erection of 1no. detached dwelling
Application No: APP/13/00278
Decision Date: 21/06/2013
Decision Type: Refuse

Location: 10 Sea View ,Hoylake ,L47 2DD
Application Type: Full Planning Permission
Proposal: To continue to use premises as a garage and store for fishing gear
Application No: APP/81/17756
Decision Date: 08/04/1981
Decision Type: Conditional Approval

Location: 10 Sea View ,Hoylake ,L47 2DD
Application Type: Full Planning Permission
Proposal: Erection of garage and storage.- land to the south east
Application No: APP/81/18838
Decision Date: 27/08/1981
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. A site notice was displayed. 10 letters of objection were received from No.2 Mumford Lane, 41 Deneshey, "Gull Cottage" 14 Grove Place, 90 Meols Parade, 83 Allport Road, 15 Guffits Rake, Flat 3 74 Birch Road, Flat 7 20 Cearnas Road, 11 and 12 Seaview. The objections are cited as follows:

1. Impair the outlook to the Plasters Arms pub garden;
2. Cramped appearance;
3. Appear out of keeping with the traditional style of housing;
4. The current application is even larger than the previous application that was refused;
5. The area is already very built up;
6. Congestion;
7. Hoylake is becoming an area for speculative property developers which is totally changing the character of Hoylake
8. The design is such that there is a far greater area of red brick; this is not sympathetic to the distinctive historic character of the area.
9. The structure is even more obtrusive in terms of size;
10. The proposed building would completely overwhelm and overshadow the property at no 11 and would impose light restriction to the rear of the property at no 11 and create an eyesore;
11. This is not an application based on a need for the person to build a property to live in but instead a money making opportunity, making the house as big as possible;
12. The garage building which is currently on the plot is currently being used by a business as a storage area so it is not a vacant plot as listed.

13. The road in front of this plot is next to an intersection of 2 very narrow roads, if the building work went ahead due to the small plot size then the road in front of the area would become a dumping area for deliveries, materials, equipment, blocking the road for traffic and affecting the Plasterers Arms trade and the children's play area which is dependent on people parking on this street when visiting;
14. The proposal will not fit on the plot;
15. This proposal has the size, proportions and area of a 3 bedroom dwelling;
16. The proposal states that the existing sandstone wall will be reused and the height will be 1500mm meaning the gardens of 10 and 11 Seaview could be directly overlooked.
17. It is not clear whether the entire wall will be constructed from recycled sandstone;
18. The gable ends has meant that the bricked height is now far greater than the previous proposal;
19. Car parking is an issue;
20. No permission will be granted for access from No.11 for demolition, construction and maintenance;
21. The proposal will overshadow and dominate the rear amenity area of No.11 and the garden of No.10 Seaview. The inclusion of gable ends has only exacerbated the situation;
22. Lack of consultation by the applicant;
23. The proposed streetscape is misleading as it gives the impression that the height to the eaves of the current application is less than of Gull Cottage, this is not the case Gull Cottage measures 5m to the eaves.
24. Issues with statements made in application forms including provision of bins and the site area;
25. The amended drawings are not showing online;
26. Now the plan has been revised and the plot is even smaller, the proposal will appear more cramped and overdeveloped;
27. This modern house situated adjacent to some of the oldest houses in Hoylake will stick out like a sore thumb;
28. The proposal has not overcome all the previous reasons for refusal;
29. Insufficient rear amenity space proposed.

CONSULTATIONS

Head of Environment and Regulations (Traffic and Transportation Divisions) had no objection to the proposal.

Head of Environment and Regulations (Environmental Health Division) had no objection to the proposal.

Merseyside Fire and Rescue commented on the application in relation to Approved Document B5 of the Building Regulations

Director's Comments:

Consideration of this application was deferred from Planning Committee on 20 February 2014 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Gerry Ellis requested this application be removed from delegation and considered by the Planning Committee following representations he had received from local residents that the development is of a scale and design inappropriate for the site.

INTRODUCTION

The application proposes the erection of a detached dwellinghouse to the rear of No.10 Sea View Road. Following concerns raised by neighbouring properties, the applicant submitted amended plans clarifying (reducing) the size of the plot.

There has been a previous application for a three-bed detached dwelling on the site (application reference APP/13/00278) which was refused on 21 June 2013 for the following reasons:

1. *'In the opinion of the Local Planning Authority, the design of the proposed development would appear visually incongruous in the street scene and would detract from visual amenity. This is*

contrary to Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework'.

2. 'The proposal would result in a form of development having a cramped and overdeveloped appearance, which the local Planning Authority considers would cause overlooking and overshadowing that would be detrimental to the amenities of neighbouring properties. In the opinion of the Local Planning Authority, the design of the proposed development would appear incongruous in the street scene and would detract from visual amenity. This is contrary to Policy HS4 of the adopted Wirral Unitary Development Plan and the NPPF'.

A second application (APP/13/01157) was refused on 8 November 2013 as it was not considered the amendments had overcome all the reasons for refusal, including scale, design, siting and materials.

PRINCIPLE OF DEVELOPMENT

The site is designated as a Primarily Residential Area in the Wirral Unitary Development Plan and is subject to UDP Policy HS4 'New Housing Development'. The proposal is thereby acceptable in principle.

SITE AND SURROUNDINGS

The site is situated to rear of No.10 Sea View Road, which comprises of a brick two-storey dwelling. The proposal will face onto Grove Place, which is characterised by small fishermen's cottages dating back to the 19th Century. Whilst the site is not designated as a Conservation Area, its strong historic character should be protected. Features of adjacent cottages include low pitch slate roofs with chimneys, recessed windows, quoin details, sandstone walls, stone cills and headers, small bay windows and sash windows. The site is currently bounded by a 2m high sandstone wall, and there is a storage building within the site.

POLICY CONTEXT

The application shall be assessed against UDP Policies HS4 'New Housing Development', TR9 'Requirements for Off-Street Parking', Joint Waste Local Plan Policies WM8 and WM9, SPD4: Parking Standards, and the National Planning Policy Framework. Policy HS4 'Criteria for New Housing Development' criteria (i) and (ii) state proposals must relate well with neighbouring properties and the character of the surrounding area. Policy TR9 sets out considerations for off-street parking provision, including the availability of alternatives, road safety and traffic management issues and the likelihood of parking on residential roads. The Waste Local Plan sets out policies in relation to waste management and prevention. The National Planning Policy Framework (NPPF) paragraph 64 makes it clear that poor design that fails to take opportunities for improving the character of an area should be refused.

APPEARANCE AND AMENITY ISSUES

The proposal is considered acceptable in scale and the design, is considered to have overcome the Local Planning Authority concerns with previous applications, and complies with UDP Policy HS4 and the NPPF. The design now takes consideration of the adjacent cottages, and the gable roof, small bay and vertical windows with headers and cills reflects the surrounding properties. Materials can be conditioned to ensure a good quality finish. The proposed brick is considered acceptable in an area of mixed design. It is not considered harmful to the character of the area or the amenities of surrounding properties. The scale of the dwelling has been broken up by incorporating a single storey outrigger, and reducing the length of the two-storey element adjacent to the rear garden of No.11. Whilst the new gable roof design will increase the height of the building, this is not considered to have a harmful impact on the garden of No.11. No.11 has a rear garden measuring approximately 37m, and the bottom section of the garden (adjacent to the proposed dwelling) is used for car parking and a seating area. It is considered there is sufficient garden space that will remain unaffected by the proposal. The proposed dwelling is not considered to overdominate the neighbouring properties. The siting of the proposal is considered acceptable - there remains a reasonable spacing between the properties, reflecting the character of the area. The dwelling has adequate private amenity space, 7.3m to the rear of the property, which is acceptable given the adjacent properties on Grove Place have much smaller rear yards, and there is a public park directly opposite. There is reasonable outlook from the living area and the main bedrooms. The proposal is not considered to affect the outlook from neighbouring properties. The proposal thereby complies with policy HS4 and the NPPF.

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. No.10 Sea View Road to the rear of the site is 27.5m away, and meets the required separation distance. No.19/21 Back Sea View (north-east of the site) has no windows on the side elevation facing the proposal, and is 17 metres from the plot. The proposed ground floor windows are not considered to result in overlooking or loss of privacy given the inclusion of boundary treatment, which can be secured by condition. The proposed rear first floor window serves a bathroom, and this can be obscurely glazed to prevent overlooking. The proposal is not considered to result in direct overlooking or significant loss of privacy to habitable windows. The proposal is not considered to affect the outlook to the Plasters Arms Public House.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received regarding parking and congestion.

Considerations under UDP Policy TR9 include the likelihood of on street parking, operational levels of minimum and maximum parking standards, road safety and the availability of alternative means of travel, SPD4 sets a maximum standard of 2 car parking spaces for houses with 3 bedrooms.

The proposal does include one off-street parking space, which would be provided to the rear of the dwelling, accessed off Back Seaview. This car park space is considered acceptable and would not result in highway safety issues, nuisance, nor would it impact the provision of private amenity space for the dwelling proposed a degree that is considered unacceptable. In the event that the car park space is not utilised however (it is not considered that the Local Planning Authority could oblige the applicant to utilise the car parking space), the development is likely to result in an increased demand for on-street parking. The Head of Environment and Regulations (Traffic and Transportation Divisions) had no objection to the proposal since the dwelling is unlikely to have any significant traffic or highway safety concerns. Additional cars on the highway for one dwelling are not considered to be significantly detrimental to neighbours' amenity, and in considering alternative provision, the location is within easy walking distance of Market Street and associated public transport facilities including Hoylake train station at approximately 700m. Concerns regarding construction cannot form a reason for refusal. Thus the proposal is considered acceptable within the terms of UDP Policy TR9. There are thereby no significant highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The current use of the site is for storage and distribution, which is a 'non-conforming' use within a residential area. The proposal is considered to form a suitable use on a brownfield site. There are no environmental or sustainability issues arising from the proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the residential area. The proposal is deemed acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. As such the proposal complies with Policy HS4 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 to be of a scale and design which would not result in a detrimental change in the character of the residential area. The proposal is deemed acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal is not considered to

result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. As such the proposal complies with Policy HS4 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 27 November 2013 and listed as follows: drawing number PL01.

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

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

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

4. The first floor window facing north west shall not be glazed otherwise than with obscured glass and top hung, with opening parts 1.7 metres above finished floor level, and thereafter shall be permanently retained as such.

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

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and retained thereafter.

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.

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

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

7. Prior to the first occupation of the dwelling 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 to be submitted to and agreed in writing by the Local Planning Authority before the development is commenced. The approved details shall be implemented in full and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and

refuse collection, having regard to policies WM9 of the Waste Local Plan.

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

9. NO DEVELOPMENT SHALL COMMENCE UNTIL full details of site and finished floor levels intended at the completion of the development in relation to existing site levels and the levels of adjoining land and the highway have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall include a datum for measuring land levels. The development shall be carried out and completed in full 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, having regard to UDP Policy HS4.

Last Comments By: 07/02/2014 16:28:58

Expiry Date: 22/01/2014

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Planning Committee

20 March 2014

Reference:
APP/14/00011

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Hoylake and Meols

Location: Great Meols Primary School, ELWYN ROAD, MEOLS, CH47 7AP
Proposal: Erection of a sports hall and relocation of store buildings.
Applicant: Headteacher
Agent : Weightman & Bullen Ltd

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Full Planning Permission
Proposal: Erection of single storey extension to the front of the building and associated works
Application No: APP/09/05431
Decision Date: 29/05/2009
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Erection of single storey extension to provide 2 additional classrooms and cloakroom area
Application No: APP/02/06009
Decision Date: 16/08/2002
Decision Type: Approve

Location: Great Meols ,Primary School ,Elwyn Road ,Meols ,L47 7AP
Application Type: Deemed
Proposal: Sitting of one double and one single mobile classroom.
Application No: DPP/82/20635
Decision Date: 22/07/1982
Decision Type: Approve

Location: Great Meols Primary School, ELWYN ROAD, MEOLS, CH47 7AP
Application Type: Full Planning Permission
Proposal: Erection of an extension to existing school to provide preschool and classrooms to replace a mobile classrooms.
Application No: APP/10/00345
Decision Date: 17/05/2010
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Full Planning Permission
Proposal: Erection of a sun shade
Application No: APP/09/06116
Decision Date: 19/10/2009
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Construction of car park to rear of school, including access to existing car park.
Application No: APP/03/06453
Decision Date: 05/09/2003
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Construction of car park to rear of school, including access from existing car park.
Application No: APP/03/07654
Decision Date: 22/01/2004
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Full Planning Permission
Proposal: Car park extension to rear of school and erection of sectional garage to replace storage containers.
Application No: APP/04/05660
Decision Date: 04/06/2004
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Full Planning Permission
Proposal: Retention of a temporary classroom.
Application No: APP/01/06804
Decision Date: 01/11/2001
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, L47 7AP
Application Type: Work for Council by Council
Proposal: Erection of a container for storage of equipment.
Application No: APP/97/06466
Decision Date: 20/02/1998
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Hoylake
Application Type: Deemed
Proposal: 1 Classroom/Library and resources area.
Application No: DPP/75/03492
Decision Date: 13/10/1975
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Full Planning Permission
Proposal: Variation of condition no.6 on permission no APP/2001/6575 to extend the period for which a temporary double mobile classroom can remain on the site to 8th April 2002.
Application No: APP/02/05313
Decision Date: 26/07/2002
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Removal of existing perimeter fence and replace with palisade fencing.
Application No: APP/00/06020
Decision Date: 12/07/2000
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Erection of temporary classroom.
Application No: APP/99/06327
Decision Date: 04/10/1999
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols. L47 7AP
Application Type: Work for Council by Council
Proposal: Erection of one mobile classroom.
Application No: APP/86/05844
Decision Date: 17/07/1986
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols. L47 7AP

Application Type: Work for Council by Council
Proposal: Erection of two single storey classroom extensions and covered ways, and relocation of mobile classroom unit.
Application No: APP/87/07070
Decision Date: 14/01/1988
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Erection of a single storey classroom extension at side.
Application No: APP/99/06532
Decision Date: 12/10/1999
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road ,Meols ,L47 7AP
Application Type: Deemed
Proposal: Erection of new double mobile classroom unit
Application No: DPP/78/10425
Decision Date: 30/11/1978
Decision Type: Approve

Location: Great Meols Primary School, Elwyn Road, Meols, Wirral, CH47 7AP
Application Type: Work for Council by Council
Proposal: Erection of a single storey extension to provide three classrooms and erection of a temporary double mobile classroom
Application No: APP/01/06575
Decision Date: 28/09/2001
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 32 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. 17 objections have been received from No.s 3, 11, 19, 21, 23, 25, 56, 62, 68 Guffits Rake, No.19 and 21 Newlyn Road, No.s 3, 6, 8, 12 Elwyn Road, No.37 Centurion Drive, 3 Guffitts Close, and two further representations where no address has been provided. A petition of 53 signatures from separate households has been received. The concerns are summarised as follows:

1. It is not obvious why the school, which already has a hall, requires a sports hall of this size;
2. The appearance of the sports hall which is out of character with the surrounding residential properties;
3. Highway safety concerns - there is a dangerous existing traffic situation, and the proposal will generate traffic, there is no parking provision, and if the school is open in the evening it will increase congestion including obstruction to resident access, parking on corners, parking with engines running, restricting/denying access for larger vehicles (including emergency vehicles);
4. Are there restrictions to who can use the hall and hours of operation;
5. The proposal will be used by people outside the local area;
6. Highway restrictions should be conditioned to prevent driveways being blocked;
7. Lack of neighbour notification;
8. Disturbance during construction, and in the evenings if used by the community;
9. The proposal will be visible from the road;
10. Loss of a view;
11. Building on green space;
12. The height of the building is obtrusive;
13. Devaluation of property;
14. Concern regarding the hours of opening;
15. The late opening hours will make neighbours more vulnerable;
16. Light pollution;
17. The school has already had a lot of extensions;

18. The industrial cladding is inappropriate in a residential location;
19. Will it be necessary to increase the height of the existing chimney?
20. The cost of heating the building;
21. The hall is too detached from the main school building without a link;
22. The relocated store buildings are too close to neighbouring properties;
23. Loss of play area and established garden space.

Councillor Hale raised the following concerns:

1. The height and design of the sports hall is out of character with the surrounding properties;
2. The school has expanded to become one of the largest Primary Schools on the Wirral which has led to huge car parking problems;
3. The sports hall should not necessitate late evening noise and disruption;
4. The proposal is detrimental to the amenities of neighbouring properties;
5. Potential light pollution.

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Divisions) - no objections to the proposal.

Head of Environment and Regulation (Environmental Health Division) - no objections to the proposal. Sports England had no objection to the proposal. They commented the size and lack of changing provision would limit the potential for community use.

Director's Comments:

Consideration of this application was deferred from Planning Committee on 20 February 2014 to allow for a Members site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE:

A petition with signatures from 53 separate households has been received and individual letters of objection from 17 separate households. As such, having regard to the Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application proposes a sports hall, and relocation of store buildings. The application includes a statement setting out the requirement for the sports hall to enable activities to be undertaken especially at lunch time and after school, as well as during the school day. The sports hall will also have the potential for community usage.

PRINCIPLE OF DEVELOPMENT

The application site is designated Primarily Residential Area under the Unitary Development Plan Proposals Map. Approval of the proposed development would be subject to complying with the criteria for protecting local amenity in UDP Policy HS15 Non-Residential Uses in Primarily Residential Areas, Policy RE1 Criteria for Urban Recreation Facilities, and the National Planning Policy Framework.

SITE AND SURROUNDINGS

The school building comprises of single-storey brick/clad buildings, with playing fields to the south-west. There is off-street parking provision, which will be retained. The site is surrounded by residential properties with 15 metre (on average) rear gardens. The entrance is onto Elwyn Road, and there are parking restrictions outside the school entrance.

POLICY CONTEXT

Policy HS15 Non-Residential Uses in Primarily Residential Areas of the adopted Wirral Unitary Development Plan, and SPD4 Parking Standards set out the relevant policies to be used in the determination of this application. Section 7 'Requiring Good Design and Section 8 'Promoting Healthy Communities' in the National Planning Policy Framework (NPPF) are also material considerations.

UDP Policy HS15 indicates that within Primarily Residential Areas, small scale built development can

be permitted providing there is no detrimental impact on the character of the area or the residential amenities of surrounding occupiers.

Policy RE1 sets out that proposals for new facilities for sport and recreation within the urban area will be permitted where the scale and visual impact of the proposals is appropriate; the proposal would not give rise to unacceptable levels of noise and disturbance, and; adequate provision is made for highway access and on-site car parking and manoeuvring.

Policies WM8 and WM9 of the Joint Waste Local Plan are relevant, establishing requirements for waste prevention in demolition and construction, and waste management in the design and layout of new development.

NPPF paragraph 72 states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning authorities should take a pro-active, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools, and work with schools to identify and resolve key planning issues before applications are submitted.

The proposed sports hall would be situated on a hard surfaced area within the built environment of the school. It does not result in loss of playing fields, and it is considered the land could not be realistically used as a playing field or pitch. Although the height is greater than the existing building, in terms of area it occupies a relatively small part of the school site. No increase in pupils is proposed and as such no increase in noise, disturbance or parking is anticipated during normal school hours. The proposed use of the sports hall outside of school hours will increase activity, however, this will be at a time when the demand for parking has reduced and the hours of use and the availability of the schools parking can be controlled by conditions.

The provision of a community facility and the increased opportunity for recreation and sport to the wider public is in line with guidance in NPPF and is similar to activities undertaken in schools across the borough.

This proposal would provide improved small scale education facilities and the increased opportunity for recreation and sport to the wider public can be supported in the context of both UDP Policies HS15 and RE1 and NPPF, sections 7 and 8.

APPEARANCE AND AMENITY ISSUES

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The sports hall will be higher than the surrounding flat roof buildings, but this in itself is not a reason to refuse the application. The scale of the proposed sports hall is considered appropriate to surrounding two-storey dwellings, and it is set 20 metres away from the perimeter of the school, maintaining the spacious quality of the area. The proposed sport hall measures 8 metres in height to Sport England standards capable of use for badminton and indoor sports. The height of the proposed sports hall is not considered to form an overbearing feature when viewed from residential properties as there would be a 45 metre separation distance between the nearest dwellings directly facing the proposal on Guffits Rake. The proposal materials are considered acceptable, and a condition can be applied to ensure a sympathetic finish is achieved. Whilst concerns were raised citing the appearance of the sports hall, it is not considered an alien feature within a school grounds. The relocated sheds remain 4m off the boundary of the site, and are not above the size of a structure you would expect to see in a residential area. The applicant also proposes to use planting to soften the appearance of the sheds to surrounding properties. Consequently, it is considered the proposal complies with Policy HS15 and Policy RE1 of the adopted Wirral Unitary Development Plan and the requirements in the National Planning Policy Framework.

Objections were received regarding: the need of the sports hall and who will be using it; the lack of neighbour notification; loss of a view; building on green space; devaluation of property; the late opening hours will make neighbours more vulnerable, and; pointing out that the school has already extended. The applicant has set out the need for the development in their statement, and the role of the LPA is to assess the potential harm of the development. It is not considered enforceable or

reasonable to condition who can use the school facilities. 32 letters of notification were sent to neighbouring properties and a site notice has been posted on Elwyn Road on 23rd January 2014, in accordance with the adopted Council Guidance on Publicity for Applications, which goes beyond legislative requirements. Loss of a private view is not a planning reason for refusal. The sports hall is not located on the playing fields but within the cluster of existing buildings at the school. It is not considered that the proposal will result in any significant increase in crime or anti-social behaviour. Each application received is assessed on its individual merits.

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. As considered in detail above, separation distances required are, in this instance, achieved – there would be a 45m separation distance to the nearest residential property. No residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received regarding highway safety concerns. No increase in pupils is proposed and as such no increase in parking is anticipated during normal school hours. The proposed use of the sports hall outside of school hours will increase activity, however, this will be at a time when the demand for parking has reduced, and there are 35 off-street parking spaces within the site which will be available. The Head of Environment and Regulation (Traffic & Transportation Divisions) had no objection to the proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Objections were received regarding noise and disturbance, late opening hours and light pollution. The Head of Environment and Regulation (Environmental Health Division) had no objection to the proposal, and did not request any conditions. Whilst there are no restrictions on the use of the school, and the existing hall can be used at any time for out of school activities, it is considered reasonable to restrict the hours of operation for the sports hall in accordance with the applicant's requested hours. Noise and light pollution is not anticipated given the nature of the development proposal, however, if neighbours were to experience noise or light pollution, there is environmental health legislation to deal with this.

HEALTH ISSUES

The proposed sports hall will promote health and wellbeing by enabling sports and recreation, in accordance with the NPPF.

CONCLUSION

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas, and RE1: Criteria for Urban Recreation Facilities of the adopted Wirral Unitary Development Plan, Waste Local Plan Policies WM8 and WM9, 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 considered to harm the character of the original building or the surrounding residential area. The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas, and RE1: Criteria for Urban Recreation Facilities of the adopted Wirral Unitary Development Plan, Waste Local Plan Policies WM8 and WM9, 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 07 January 2014 and listed as follows: drawing numbers 7870/01 (dated Jan 14), 7870/02 (dated Jan 14), 7870/03 (dated Dec 13), 7870/04 (dated Jan 14).

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

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 HS15 of the Wirral Unitary Development Plan.

4. The sports hall hereby approved shall not be used except between the hours of :-
07:00 hours and 21:30 hours Mondays to Fridays
09:00 hours and 18:00 hours Saturdays
and at no time on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

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

5. 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 WM8 of the Waste Local Plan.

6. Prior to the first occupation of the development 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 to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM9 of the Waste Local Plan.

Last Comments By: 13/02/2014 09:23:28

Expiry Date: 04/03/2014

Agenda Item 8

Planning Committee

20 March 2014

Reference:
APP/14/00090

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Bebington

Location: 12 BRACKEN LANE, HIGHER BEBINGTON, CH63 2LZ
Proposal: Single storey rear extension

Applicant: Mr Anderson
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

No previous planning history.

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

Having regard to the Council Guidance on Publicity for Applications, 4 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received, listing the following grounds:

1. works have started without planning permission
2. noise and dust from development
3. party wall act not complied with
4. too close to the boundary

CONSULTATIONS

None required

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council & 2 objections to the proposals have been received.

INTRODUCTION

The proposal is for the erection of a single storey rear extension, works have started on site including laying the foundations and the partial construction of the side walls.

PRINCIPLE OF DEVELOPMENT

The proposal is for a single storey rear extension, the extension is for the provision of a kitchen to an existing dwelling. The principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a semi-detached dwelling, adjoining number 10 Bracken Lane and has a passageway between the next door dwelling number 14, the houses appear to be in a row of four but are divided. The rear gardens of 12 and 14 can both be accessed via the passageway, number 14 Bracken Lane has a large outrigger along the party boundary.

POLICY CONTEXT

The development will be assessed against Wirral's UDP Policy HS11 which states; Proposals for house extensions will be permitted subject to the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property, the materials matching or complementing those of the existing building, design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building and where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses.

APPEARANCE AND AMENITY ISSUES

Development on site has been started however only the slab and a dwarf brick wall have been constructed. The original proposal was for a brick built rear extension that had a projection of 3.8m, due to the location of the extension within 1m of the boundary with no.10 Bracken Lane, the extension has been reduced in depth to 3m in order to meet the current policy guidance.

The proposed development which has only partially been constructed is to project outward 3m along the party boundary and is cut in 1.2m from the party boundary with a further projection of 3.8m. The

proposed roof is pitched and slopes away from the party boundary with no.10 Bracken Lane and has a height of 2.1m to the eaves and 3.4m to the top of the pitch. The design, scale and siting of the proposed extension is acceptable having regard to Wirral's UDP Policy HS11.

Concerns have been raised with regards to the proximity of the extension to the boundary fence however the proposed extension is to be constructed within the application site and set 30cm in from the party boundary, which will provide an allowance for gutters to be contained completely within the application site boundary.

SEPARATION DISTANCES

The proposed extension is single storey and has a side and rear window, both of which have outlook onto the existing boundary walls.

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 amendments to the proposed development are acceptable having regard to appearance, siting, scale and Wirral's UDP Policy HS11.

Summary of Decision:

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

The amendments to the proposed development are acceptable having regard to appearance, siting, scale and Wirral's UDP Policy HS11.

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 6 March 2014 and listed as follows:
19_2014_01.

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

Last Comments By: 03/03/2014 14:01:33

Expiry Date: 24/03/2014

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Agenda Item 9

Planning Committee

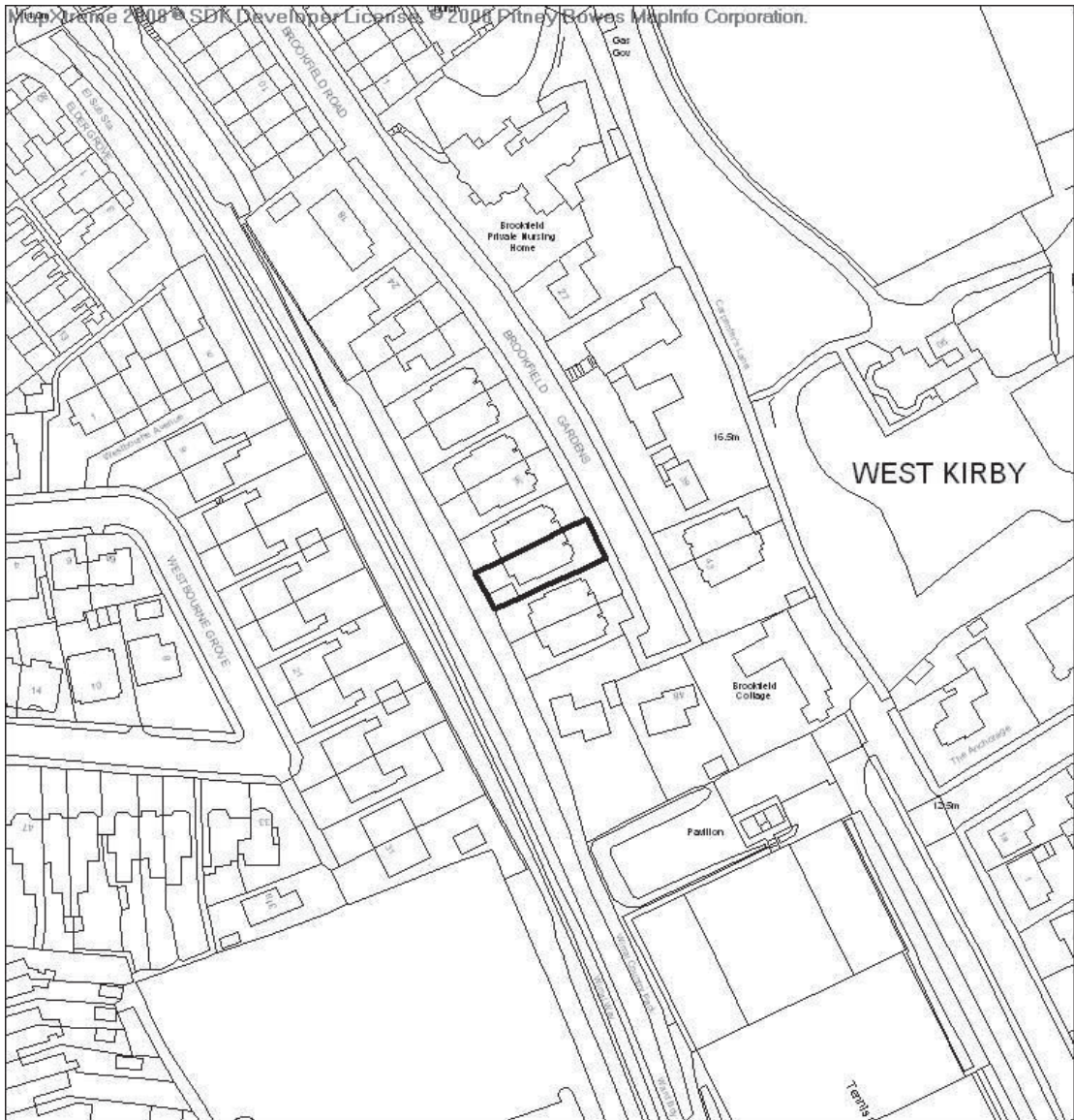
20 March 2014

Reference: RESX/14/00165	Area Team: North Team	Case Officer: Mrs S Lacey	Ward: West Kirby and Thurstaston
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Location: 40 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL
Proposal: Erection of a rear extension 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 2.5m

Applicant: Cllr Simon Mountney
Agent : C W Jones

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

None

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

Having regard to the Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as inserted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, 4 letters of notification were sent to neighbouring properties. At the time of writing this report no representations have been received.

CONSULTATIONS

None required.

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

The applicant is a Councillor, and the application must be determined by the Planning Committee under the Council's adopted Scheme of Delegation.

INTRODUCTION

For a period of three years, between 30 May 2013 and 30 May 2016, householders can apply to build larger single-storey rear extensions under permitted development legislation. The size limits allow rear extensions projecting up to 6 metres from the rear elevation of the original property for semi-detached houses.

The homeowner has notified the local planning authority with a written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house (4 metres), the height at the eaves (2.5 metres) and the height at the highest point of the extension (3.8 metres).

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle.

SITE AND SURROUNDINGS

The site comprises a semi-detached dwelling situated in a residential area. The agent confirmed on 14 February the building is occupied as a single residential dwelling.

POLICY CONTEXT

It is considered the level of information submitted is sufficient to make a decision about the impact of the development on the amenity of adjoining properties. Having regard to the Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as inserted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, four letters of notification were sent to neighbouring properties. At the time of writing this report no representations have been received. If no objections are received in relation to the proposed development prior approval is not required.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In the absence of objection to the proposed development, prior approval is not required.

Summary of Decision:

Having regards to the individual merits of this application the decision to <>has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-
Prior approval is not required.

Recommended Decision: **Prior approval is not required**

Recommended Conditions and Reasons:
None

Last Comments By: 10/03/2014 10:13:43
Expiry Date: 23/03/2014

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Planning Committee

20 March 2014

Reference:
ANT/14/00193

Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
Hoylake and Meols

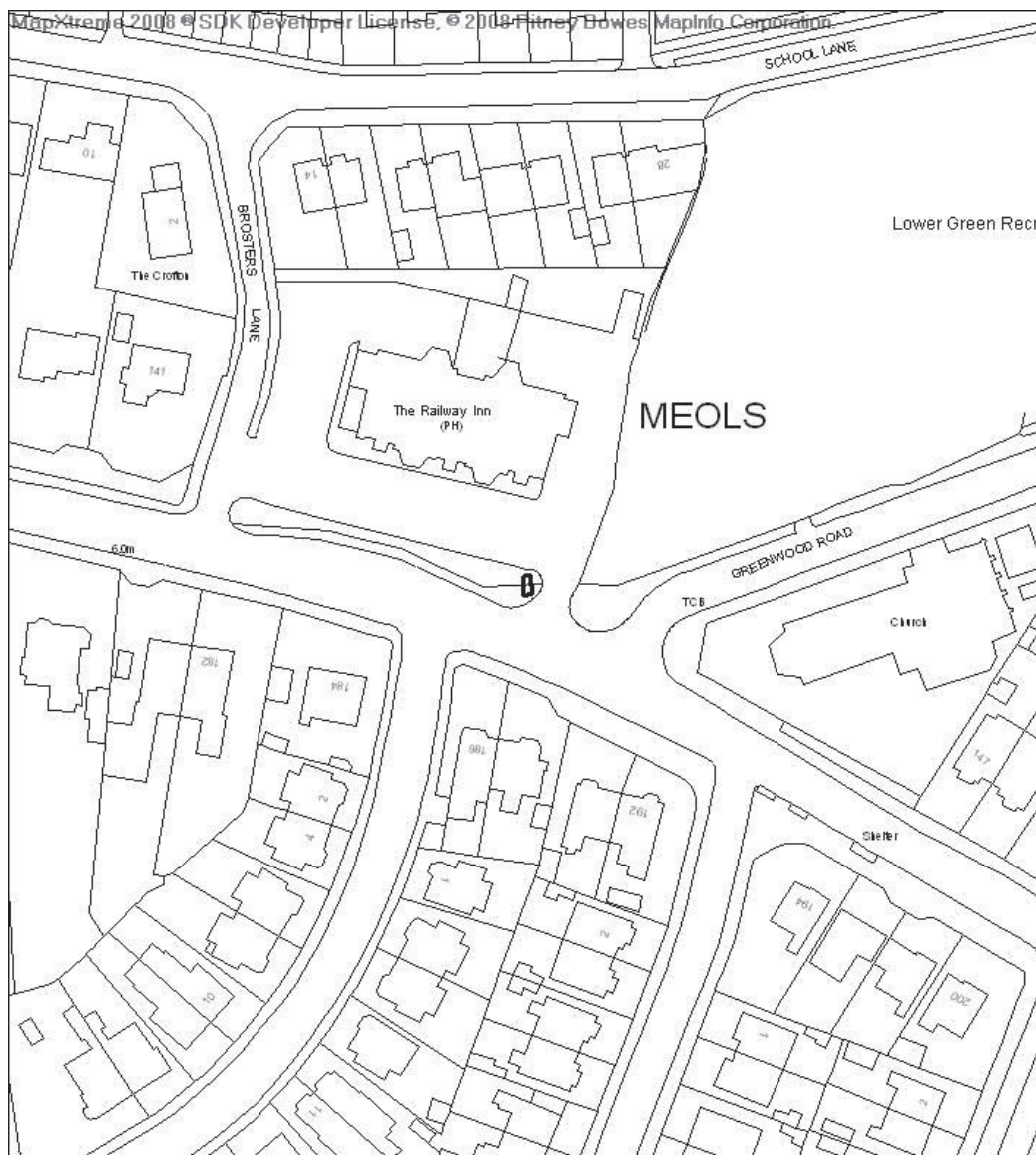
Location: Land outside of The Railway, Corner of BIRKENHEAD ROAD & GREENWOOD ROAD, MEOLS, CH47 6AA

Proposal: Replacement of existing 14.8m monopole for a 17.5m dual user monopole and ancillary works.

Applicant: Vodafone Ltd

Agent : Mono Consultants Ltd

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Footpath outside, The Railway, Birkenhead Road, Meols, Wirral, CH47 6AA
Application Type: Prior Approval of Telecommunications PD
Proposal: Erection of a 12.5m Ultra slim-line streetworks pole incorporating 3no. antenna and development ancillary thereto
Application No: ANT/06/07005
Decision Date: 17/11/2006
Decision Type: Refuse

Location: Pavement junction of Greenwood Road and Birkenhead Road, Meols, Wirral, CH47 6AB
Application Type: Prior Approval of Telecommunications PD
Proposal: The replacement of the existing 15m high monopole with a new dual use 14.8m high monopole and installation of a ground based O2 cabinet. Existing Vodafone cabinet to remain.
Application No: ANT/10/00888
Decision Date: 24/08/2010
Decision Type: Approve

Location: Pavement fronting, The Railway, Birkenhead Road, Meols, Wirral, CH47 6AA
Application Type: Prior Approval of Telecommunications PD
Proposal: Installation of 14.3m high telecommunications mast with associated equipment cabinet
Application No: ANT/08/06503
Decision Date: 10/10/2008
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 63 notifications were sent to adjoining properties within a 100m radius. A site notice was also displayed. At the time of writing this report 1 objection and a qualifying petition of objection has been received, listing the following grounds:

1. Health concerns
2. Visual amenity
3. Impact onto schools, residential areas and hospitals
4. The existing mast should be removed

CONSULTATIONS

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

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

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

Councillor Ellis has requested the application be taken out of delegation as it is considered that the height of the mast would be obtrusive, the ancillary boxes would be obstructive and the location is within close proximity to a primary school, a park and residential amenity.

INTRODUCTION

The application is for a prior approval of a replacement telecommunications mast and the conversion of kit located within the existing equipment cabinets, the cabinets are to remain in situ. The proposed replacement mast is to have a height of 17.5m and will provide for Vodafone and Telefonica (O2) as

well as supporting the 4G network.

The existing telecommunications mast which was approved under reference ANT/10/00888 has a height of 14.8m.

PRINCIPLE OF DEVELOPMENT

The application is a prior approval notification of the applicant's intention to erect a mast and seeks the Local Planning Authority's approval for its siting and appearance only. The principle of the mast is permitted under Part 24 of the General Permitted Development Order, and as such the local planning authority cannot object to the principle of a mast.

SITE AND SURROUNDINGS

The siting of the proposed mast is on the existing public footway, the site is located adjacent to a grass verge and a vehicle access into the Railway Public House. The equipment boxes, of which there are two and a meter pillar, are already in situ and support the existing mast that was approved under ANT/10/00888, these cabinets are to be retained with internal works in order to support the new technology and telecommunications mast.

The proposed mast is to be located to the east of the existing mast, the existing mast will be removed from site, the replacement mast will be larger in width and in height. The mast will have a diameter of 0.3m and a height of 17.5m, the existing mast is 0.2m in diameter and has a height of 14.8m.

The siting of the replacement mast is on a wide public footway in front of a public house, to the west of a Church and to the north of residential properties on the opposite site on Birkenhead Road. The siting of the equipment is near to Lower Green Recreation Ground, and Great Meols Primary School is located approximately 345m to the north east of the proposed site.

POLICY CONTEXT

The National Planning Policy Framework gives national guidance on planning for telecommunications development including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.

It should be noted that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.

Paragraph 43 states; In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

Policies TEL1 (Principles for Telecommunication) and TE1 (Criteria for Telecommunications Development) of the Wirral Unitary Development Plan, and Supplementary Planning Document 1 (Designing for Development By Mobile Phone Operators) are relevant.

The criteria outlined by the policies and associated guidance document require proposals such as this to be assessed based on the impact of the proposal on residential amenity through siting and external appearance, and require that it has been demonstrated the apparatus cannot be located on an existing building or that an existing mast cannot be shared. In this case, the proposal will be a mast shared between Vodafone and Telefonica UK (O2).

APPEARANCE AND AMENITY ISSUES

This proposed development will be a mast share by both Vodafone and Telefonica UK (O2), thus removing the requirement for an additional mast within the area. The enhancement of this mast will also help prepare for the roll out of the 4G network.

The applicant intends to utilise the existing radio base station and install a replacement telecommunications mast that will be greater in diameter and height, but will have a similar appearance. The replacement mast and utilisation of the existing base station reduces the number of base stations required to meet the operational needs of the two operators as well as reducing the number of additional radio base stations required to facilitate growth within the search area. The replacement of an existing mast and the proposed mast sharing meets the guidance set out in the NPPF in order to minimise additional sites.

The applicant states that the larger mast will facilitate two operators, thus allowing both operators to utilise the same apparatus and enable 4G technology. It is considered that due to the existing structures within the street scene, the replacement of the mast will have a minimal impact on the street scene in terms of appearance and volume of equipment. It is not considered that the development will harm the character or appearance of the area. The increased height of the mast will not be visually detrimental. Overall, it is considered that the proposal complies with Policies TEL1 and TE1 of Wirral's Unitary Development Plan, Supplementary Planning Document 1 (Designing for Development by Mobile Phone Operators) and the National Planning Policy Framework.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

The Government recognises that health considerations and public concern can, in principle, be material considerations when determining applications for planning permission or prior approval. National planning policy in the National Planning Policy Framework, however, indicates that if base stations meet ICNIRP guidelines it should not be necessary for the Local Planning Authority to consider further the health aspects or concerns about them. The Local Planning Authority expects all applications for mobile telephone equipment to be accompanied by a certificate confirming that all proposed apparatus would be compliant with ICNIRP guidelines. The applicant has confirmed by the necessary certification that the emission levels from the proposed antennae will be in full compliance with the ICNIRP guidelines. Consequently a refusal on health grounds could not be reasonably and robustly sustained.

CONCLUSION

In conclusion, having regard to the applicant's operational requirements, together with all relevant national, regional and local planning policies and all other material planning considerations, the local planning authority considers that the siting of the proposed replacement mast represents the least obtrusive option in the locality and having regard to its overall design and appearance, would have the least impact on the streetscene. It is therefore considered that the proposal satisfies the criteria set out in policies TEL1 and TE1 and SPD1 – Designing for Development by Mobile Phone Operators and the NPPF.

Summary of Decision:

Having regards to the individual merits of this application the decision that prior approval is not required has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Having regard to the applicant's operational requirements, together with all relevant national, regional and local planning policies and all other material planning considerations, the local planning authority considers that the siting of the proposed replacement mast represents the least obtrusive option in the locality and having regard to its overall design and appearance, would have the least impact on the streetscene. It is therefore considered that the proposal satisfies the criteria set out in policies

TEL1 and TE1 and SPD1 – Designing for Development by Mobile Phone Operators and the NPPF.

Recommended Decision: **Prior approval is not required**

Last Comments By: 13/03/2014 16:13:19
Expiry Date: 09/04/2014

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**Planning Applications Decided Under
Delegated Powers Between
10/02/2014 and 09/03/2014**

Application No.:	APP/12/01516	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	27/02/2014	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Hale	Agent:	Mr Peter Hinton
Location:	Land Adj to 9 Acton Lane, Moreton, Wirral, CH46 6EB		
Proposal:	Erection of a detached dwelling with detached garage and access drive.		
Application No.:	APP/13/01392	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	05/03/2014	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr & Mrs Dransfield	Agent:	Wirral Planning & Advice Appeals
Location:	Four Foxes, Park Road Meols Wirral CH47 7BE		
Proposal:	Conversion of stables/track room/hay barn and tool store building to a dwelling and change of use to domestic curtilage.		
Application No.:	APP/13/01405	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	12/02/2014	Decision:	Refuse
Case Officer:	Miss J Wood		
Applicant:	Mr Hague	Agent:	Nifty Architecture & Designs
Location:	243 NEW CHESTER ROAD, NEW FERRY, CH62 4RE		
Proposal:	Part single, part two storey extension at the side and a porch to the front of the dwelling.		
Application No.:	APP/13/01435	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	03/03/2014	Decision:	Withdrawn
Case Officer:	Mrs S Lacey		
Applicant:	Mrs P Faragher	Agent:	Garry Usherwood Associates Limited
Location:	Holly Tree House, COLUMN ROAD, NEWTON, CH48 1LG		
Proposal:	Change of use from holiday let to dwelling (C3 use) including a single and two storey extension to the rear and balcony		
Application No.:	APP/13/01441	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	10/02/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr B Wild	Agent:	Irvin Consultants
Location:	Knighton, 9 GOLF LINKS ROAD, PRENTON, CH42 8LN		
Proposal:	Alterations & extension to existing dwelling		

Application No.:	APP/13/01444	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	06/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Ian Armstrong	Agent:	
Location:	23 SUMMERWOOD, IRBY, CH61 4YL		
Proposal:	Erection of a timber post and panel fence		
Application No.:	APP/13/01449	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	26/02/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Design Planning
Location:	Adjacent to 34 STANLEY ROAD, NEW FERRY, CH62 5AS		
Proposal:	Erection of a two-storey detached building to provide two C2 residential units.		
Application No.:	ADV/13/01451	Application Type:	Advertisement Consent
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	26/02/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:		Agent:	Mr Roy Evans
Location:	Paul Moore, 255 HOYLAKES ROAD, MORETON, CH46 0SL		
Proposal:	Erection of one double sided projecting sign		
Application No.:	APP/13/01463	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/02/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Ms N Dunne	Agent:	ShepherdMyers
Location:	240a TELEGRAPH ROAD, HESWALL		
Proposal:	Change of use from Beauty Salon to tuition centre (Use Class D1)		
Application No.:	APP/13/01472	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/02/2014	Decision:	Withdrawn
Case Officer:	Mrs J McMahon		
Applicant:	Mr M Limb	Agent:	PWE Design
Location:	47 ST JOHNS ROAD, EASTHAM, CH62 0BR		
Proposal:	Single storey rear extension		

Application No.: APP/13/01481 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/02/2014 **Decision:** Approve
Case Officer: Mr M Crook
Applicant: Mr Betts **Agent:** Donald Insall Associates Ltd
Location: Beacon Ridge, 3 DAWSTONE RISE, GAYTON, CH60 4TD
Proposal: Insertion of windows and dormers to existing attic space at second floor level to front and rear elevation.

Application No.: LBC/13/01497 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Refuse
Case Officer: Mrs J Malpas
Applicant: Miss M Johnson **Agent:**
Location: 2 CHURCH DRIVE, PORT SUNLIGHT, CH62 5EE
Proposal: Retrospective permission for a sky dish to the rear of the property.

Application No.: APP/13/01504 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 04/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: **Agent:** Lewis
Location: 19 MOSTYN AVENUE, WEST KIRBY, CH48 3HN
Proposal: Proposed single storey rear extension to ground floor apartment. Internal alterations and new free standing garage.

Application No.: APP/13/01519 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 06/03/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr Philip Hardman **Agent:**
Location: The Spinney, 45 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QE
Proposal: Proposed two-storey gable extension rear/gable conservatory two rear 'walk-on' rear balconies and one Juliet style rear balcony (all at first floor level). Single storey front porch, single storey front bin store

Application No.: APP/13/01521 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 03/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Kevin Doogan **Agent:** Aedas
Location: Christ The King RC Aided Primary School, ALLPORT ROAD, BROMBOROUGH, CH62 6AE
Proposal: The proposal for the replacement of existing low level timber panel fencing with 1.8m high paladin fencing in three locations shown on the attached drawings. The creation of a new entrance gate onto Allport road public footpath, with a pedestrian guardrail on the grass verge to provide a safety barrier.

Application No.: APP/13/01529 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 11/02/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Turner **Agent:** Hunt Planning Services
Location: 4 HEADLAND CLOSE, WEST KIRBY, CH48 3JP
Proposal: Removal of Existing Conservatory and erection of 2 Storey Rear Extension

Application No.: APP/13/01534 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 24/02/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr M Ross **Agent:** J D PENNI DESIGN: CHARTERED ARCHITECT
Location: 155 MOUNT ROAD, NEW BRIGHTON, CH45 9JS
Proposal: Proposed demolition of existing garage to allow for the proposal of a detached "granny annex" for ancillary accommodation.

Application No.: LBC/13/01540 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 21/02/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Byrom Clark Roberts
Location: Port Sunlight War Memorial, Port Sunlight Village, Wirral CH62
Proposal: Installation of 2 weepholes into each quarter of the memorial.

Application No.: APP/13/01545 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 28/02/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr K O'Brien **Agent:** MMP Architects
Location: Strafford, 55 MEOLS DRIVE, HOYLAKE, CH47 4AG
Proposal: Erection of single storey side and rear extensions.

Application No.: DEM/13/01549 **Application Type:** Prior Notification of Demolition
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 06/03/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: **Agent:**
Location: Fernleigh Resource Centre, TWICKENHAM DRIVE, LEASOWE, CH46 1PQ
Proposal: Fernleigh Resource Centre is traditionally built with pitched roofs and concrete floors
The building is falling in to disrepair and has been empty for a number of years. The council is at present hiring a security company due to the vandalism within the area
Removal of roof areas internal and external wall areas, concrete floor and foundation removal.
Traditional methods of demolition
Not known at this time
Recycled were applicable all other spoil will be disposed of according to regulation

Application No.: ADV/13/01553 **Application Type:** Advertisement Consent
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 10/02/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: **Agent:** HLN Architects Ltd
Location: Superstore, Tesco Superstore, BIDSTON LINK ROAD, BIDSTON, CH43 7AA
Proposal: Identifying and directional signage to customer 'Click & Collect' pick up location within the Tesco store car park.

Application No.: APP/13/01555 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 10/02/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Graham Gregory **Agent:** Bryson McHugh Architects
Location: 114 HOLM LANE, OXTON, CH43 2HT
Proposal: Single storey side and rear extension with internal remodelling providing enlarged Living, Dining & Kitchen area with ancillary uses

Application No.: APP/13/01556 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 11/02/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Masterson **Agent:** Bryson McHugh Architects
Location: 10 BUTTERMERE AVENUE, NOCTORUM, CH43 9RH
Proposal: Single storey side and rear extension to provide assisted living accommodation

Application No.: APP/13/01561 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr Ian John Shaw **Agent:**
Location: 289 TELEGRAPH ROAD, HESWALL, CH60 6RN
Proposal: Construction of bedroom over existing double garage and provision of lean to roof over single storey flat roof to front lounge/porch extension

Application No.: APP/13/01562 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/02/2014 **Decision:** Refuse
Case Officer: Mrs MA Jackson
Applicant: Mrs Clare Whitey **Agent:**
Location: 4 RUDD STREET, HOYLAK, CH47 2EA
Proposal: Proposed two storey rear extension

Application No.: APP/13/01567 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mrs Paula Jennings **Agent:** Going up Loft conversions Ltd
Location: 67 ELM AVENUE, UPTON, CH49 4NP
Proposal: Single storey extension to rear of dwelling, dormer to side elevation of dwelling

Application No.: APP/13/01569 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 04/03/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Andrew Mills **Agent:**
Location: 42 MORLAND AVENUE, BROMBOROUGH, CH62 6BE
Proposal: Single storey building in rear garden to create granny annexe.

Application No.: APP/13/01573 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 14/02/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Quin **Agent:** The Kenefick Jones Partnership Ltd
Location: 19 HIGHFIELD DRIVE, GREASBY, CH49 2PJ
Proposal: Single storey rear & side extension

Application No.: APP/13/01574 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 14/02/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr M Atherton **Agent:** Malcolm Lewis Architect Ltd
Location: 10 CAULFIELD DRIVE, GREASBY, CH49 1SN
Proposal: Erection of single storey side and rear extension and demolition of existing conservatory and detached garage

Application No.: APP/13/01575 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/02/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr & Mrs Booth **Agent:** Condy & Lofthouse Architects Ltd
Location: Wade Cottage, 10 FARR HALL DRIVE, HESWALL, CH60 4SF
Proposal: Demolition of the existing property and erection of a replacement dwelling, attached double garage and associated external works.

Application No.:	ADV/13/01579	Application Type:	Advertisement Consent
Ward:	Upton	Decision Level:	Delegated
Decision Date:	04/03/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr M Priaulx	Agent:	
Location:	Upton Cricket Club, OLD GREASBY ROAD, UPTON, CH49 6LT		
Proposal:	Erection of advertisements.		
Application No.:	APP/13/01581	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	18/02/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Miss Clegg
Location:	The Longcroft, STORETON LANE, BARNSTON, CH61 1BU		
Proposal:	Demolition of existing bunker and shed, and the erection of a two-storey detached building for church activities predominately youth work.		
Application No.:	APP/13/01582	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	10/02/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr B Beaven	Agent:	Architectural Services York
Location:	25 GRAMPIAN WAY, EASTHAM, CH62 8EN		
Proposal:	Proposed two storey side extension and single storey rear extension		
Application No.:	APP/13/01586	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	12/02/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	2-24 HARROGATE ROAD, ROCK FERRY, CH42 1RG		
Proposal:	Upgrading of external entrance to flats with new doorsets, lighting and signage.		
Application No.:	APP/13/01587	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	28/02/2014	Decision:	Withdrawn
Case Officer:	Mr M Rushton		
Applicant:		Agent:	C W Jones
Location:	Riversdale Nursing Home, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ		
Proposal:	Two first floor rear extensions.		

Application No.: APP/13/01588 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mrs Gray **Agent:** Bryson McHugh Architects
Location: 34 GROVE ROAD, WALLASEY VILLAGE, CH45 3HQ
Proposal: Erection of two storey side extension

Application No.: APP/13/01589 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 24/02/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Ainsley Gommon Architects
Location: 92 -162 LANSDOWNE ROAD, BIRKENHEAD, CH41 7AB
Proposal: Upgrading of external entrance to flats with new door sets and signage.

Application No.: APP/13/01590 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/02/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Ainsley Gommon Architects
Location: 121-143 NEW FERRY ROAD, NEW FERRY, CH62 1DU
Proposal: Upgrading of external entrance to flats with new door sets, lighting and signage.

Application No.: APP/13/01591 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Bartozzi **Agent:** AK/A3 Architects
Location: 45 GUFFITTS RAKE, MEOLS, CH47 7AJ
Proposal: Single storey rear extension, including alterations to garage roof.

Application No.: OUT/13/01592 **Application Type:** Outline Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Ms Smith **Agent:** Matthews & Goodman
Location: Top House Farm, THINGWALL ROAD EAST, THINGWALL, CH61 3UZ
Proposal: Proposed residential development of the site

Application No.:	APP/13/01593	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	14/02/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr P Freeman	Agent:	Aedas
Location:	Sacred Heart RC Aided Primary School, DANGER LANE, MORETON, CH46 8UG		
Proposal:	Construction of free standing bike shelter		
Application No.:	APP/13/01594	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	10/02/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs S Martin	Agent:	Irvin Consultants
Location:	Lynwood, 29 PRIVATE DRIVE, BARNSTON, CH61 1DF		
Proposal:	Demolition of rear extension and erection of new single storey rear extension		
Application No.:	APP/13/01598	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	14/02/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Scott Ward	Agent:	D.J.Cooke and Company
Location:	73 KING STREET, EGREMONT, CH44 0BY		
Proposal:	Conversion of the rear part of the ground floor of the premises from a vacant shop and small motor vehicle workshop into a self contained flat		
Application No.:	APP/13/01599	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	14/02/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr J Oldfield	Agent:	
Location:	32 BIRCH AVENUE, UPTON, CH49 4LT		
Proposal:	Proposed two-storey extension to the rear, new garage and lifting the existing roof to form a new first floor level		
Application No.:	APP/13/01600	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	05/03/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr & Mrs Jones	Agent:	Architects-Direct.com
Location:	1 GAYTON ROAD, GAYTON, CH60 8PF		
Proposal:	Single storey side and rear extension		

Application No.:	ADV/13/01601	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	24/02/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Pearce Signs Limited
Location:	Wilkinson The Europa Centre EUROPA SQUARE, BIRKENHEAD CH41 4PF		
Proposal:	Erection of 6 No. replacement fascia signs, 1 No. replacement projecting sign		
Application No.:	APP/13/01602	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	13/02/2014	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr Carl Sweeney	Agent:	Mr M Jones
Location:	43 BURLINGHAM AVENUE, NEWTON, CH48 8AL		
Proposal:	Rear upper storey extension, side roof conversion-flat to pitch roof, change of external wall materials to rendering		
Application No.:	APP/13/01603	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	12/02/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr Oakley	Agent:	ShepherdMyers
Location:	20 GLENWOOD DRIVE, IRBY, CH61 4UG		
Proposal:	First floor extension over garage		
Application No.:	APP/13/01604	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	06/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Irving	Agent:	martin fletcher architects
Location:	Cedar Lodge, 25 BASKERVYLE ROAD, GAYTON, CH60 8NJ		
Proposal:	Proposed alterations/extension to first floor roof and dormer and addition of ground floor conservatory to the rear		
Application No.:	APP/14/00001	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	26/02/2014	Decision:	Refuse
Case Officer:	Mrs C Parker		
Applicant:	Mr C Jones	Agent:	Philip Barton MCD BA(Hons) MRTPI
Location:	201 TEEHEY LANE, HIGHER BEBINGTON, CH63 2JE		
Proposal:	Change of use from amenity strip maintained at public expense to residential curtilage (garden land)		

Application No.: APP/14/00005 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Miss M Lavender **Agent:** Wirral Planning & Advice Appeals
Location: Penryn House, 1A PENRHYN AVENUE, THINGWALL, CH61 7UP
Proposal: Variation of condition 5 from APP/99/06598 to allow two practitioners to operate from the premises for no more than three days per week.

Application No.: ADV/14/00008 **Application Type:** Advertisement Consent
Ward: Prenton **Decision Level:** Delegated
Decision Date: 05/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** RRDS Ltd
Location: Unit 2, 790 BOROUGH ROAD, TRANMERE, CH42 9JG
Proposal: Erection of illuminated adverts.

Application No.: APP/14/00010 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 06/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Roberts **Agent:** Spring Architects Ltd
Location: 81 THINGWALL ROAD EAST, IRBY, CH61 3UZ
Proposal: Demolition of existing conservatory & extension, replacement with new single storey rear extension

Application No.: APP/14/00013 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 07/03/2014 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr N Golborne **Agent:** Mr D Williams
Location: 29 BENNETS LANE, MEOLS, CH47 7AY
Proposal: Erection of a new 1.825m high timber fence to the neighbouring boundaries, installation of new 1.825m high sliding automatic gate to front of property and erection of a 0.915m railing on top of the existing brick wall.

Application No.: APP/14/00015 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 03/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr S Ward **Agent:** D.J. Cooke & Co Ltd
Location: 73 KING STREET, EGREMONT, CH44 0BY
Proposal: Change of use of part of ground floor from a shop to a self contained flat (amended external alterations to to approval reference APP/13/01384)

Application No.:	APP/14/00019	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	04/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr K Dobson	Agent:	C W Jones
Location:	Springfield, WALLRAKE, HESWALL, CH60 8PG		
Proposal:	Erection of various extensions and construct a pitched roof over existing garage.		
Application No.:	ADV/14/00021	Application Type:	Advertisement Consent
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	06/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:		Agent:	Pearce Signs Limited
Location:	Seconds, 10 CHERRY SQUARE, LISCARD, CH44 5XU		
Proposal:	Erection of an illuminated sign.		
Application No.:	APP/14/00023	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr E Samuels	Agent:	
Location:	39 BARRYMORE WAY, BROMBOROUGH, CH63 0HN		
Proposal:	Extend the existing porch and construction of a new enclosed porch and extending front morning room. Erection of rear extension and provision of a new pitched roof over the existing flat roof and the new extensions		
Application No.:	APP/14/00024	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	26/02/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	
Location:	The Old Stables, 242 TELEGRAPH ROAD, HESWALL, CH60 7SG		
Proposal:	Change of use from a winebar to a fabric/haberdashery shop and cafe.		
Application No.:	APP/14/00026	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	04/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Halman	Agent:	Cliff Elliot
Location:	295 GREASBY ROAD, GREASBY, CH49 2PQ		
Proposal:	Ground floor wet room with toilet and first floor extension		

Application No.: RESX/14/00027 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/02/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr David Mealing **Agent:** Cadstation
Location: 160 MILNER ROAD, BARNSTON, CH60 2SJ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.20m for which the maximum height would be 3.70m and for which the height of the eaves would be 2.40m

Application No.: APP/14/00035 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mrs K Newton **Agent:**
Location: 2 CROSBY CLOSE, UPTON, CH49 4PA
Proposal: Erection of single storey rear/side extension, erection of garage and demolition of existing garage

Application No.: RESX/14/00042 **Application Type:** Prior Approval Householder PD
Ward: Bebington **Decision Level:** Delegated
Decision Date: 12/02/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr Allan Turner **Agent:**
Location: 11 ASTERFIELD AVENUE, HIGHER BEBINGTON, CH63 5JY
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4000mm for which the maximum height would be 3550mm and for which the height of the eaves would be 2350mm

Application No.: RESX/14/00074 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 27/02/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mrs Debbie Davis **Agent:**
Location: 158 MILNER ROAD, BARNSTON, CH60 2SJ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.45m

Application No.: RESX/14/00076 **Application Type:** Prior Approval Householder PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 26/02/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: **Agent:** The Bunting Partnership Ltd
Location: 19 BERTRAM DRIVE, MEOLS, CH47 0LG
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.35m for which the maximum height would be 3.995m and for which the height of the eaves would be 2.55m

Application No.: RESX/14/00098 **Application Type:** Prior Approval Householder PD
Ward: Eastham **Decision Level:** Delegated
Decision Date: 27/02/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Miss Donna Henson **Agent:** Henson Architectural Design Services Ltd
Location: 11 DUDLEY CRESCENT, EASTHAM, CH65 1AW
Proposal: Erection of conservatory to the rear which would extend beyond the rear wall of the original house by 3.97m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.25m

Application No.: RESX/14/00133 **Application Type:** Prior Approval Householder PD
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 28/02/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Ms J Billington **Agent:** Bryson McHugh Architects
Location: 154 HARROWBY ROAD, TRANMERE, CH42 7HX
Proposal: Erection of a single storey rear extension with a pitched roof, which would extend beyond the rear wall of the original house by 4.380m for which the maximum height would be 3.600m and for which the height of the eaves would be 2.510m

Application No.: DEM/14/00142 **Application Type:** Prior Notification of Demolition
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 06/03/2014 **Decision:** Prior approval is not required
Case Officer: Mrs C Parker
Applicant: **Agent:**
Location: Stanley School, PENSBY ROAD, THINGWALL, CH61 7UG
Proposal: Demolition of Stanley School. A small part of the building will remain. Demolition of roof areas, internal and external walls, foundations, basement and any hardstandings. The site will be left level with a top soil added.

Total Number of Applications Decided: 68

Summary of data

	Total Per
Approve	50
Prior approval is not required	8
Refuse	7
Withdrawn	3
Report Total	68