



Planning Committee

Date:	Wednesday, 16 April 2014
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

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1. MINUTES (Pages 1 - 8)

To approve the accuracy of the minutes of the meeting held on 20 March, 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/13/01510 : 10 THE RIDGE, HESWALL, CH60 6SP : CONSTRUCTION OF TWO DETACHED HOUSES. (Pages 9 - 18)

5. OUT/14/00094 : 38 THURSTASTON ROAD, IRBY, CH61 0HF : OUTLINE PLANNING APPLICATION TO CREATE 2 NO. NEW RESIDENTIAL PROPERTIES. (Pages 19 - 22)

6. APP/14/00120 : FIELDCREST, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 0LT : TO CONSTRUCT A SMALL SCALE, SINGLE STOREY, LOW IMPACT TIMBER STRUCTURE FOR HORTICULTURAL AND TRAINING PURPOSES ON DESIGNATED HORTICULTURAL LAND. (Pages 23 - 28)

7. PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/03/2014 AND 06/04/2014. (Pages 29 - 56)

- 8. PLANNING APPEALS DECIDED BETWEEN 01/01/2014 AND 31/03/2014. (Pages 57 - 60)**
- 9. ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

PLANNING COMMITTEE

Thursday, 20 March 2014

Present:

Councillor B Mooney (Chair)

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

Deputies:

Councillors C Muspratt (for S Foulkes)
T Norbury (for D Realey)
K Hodson (for W Clements)

233 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 20 February 2014

Resolved – That the minutes be approved

234 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 on the agenda and to state the nature of the interest.

Councillor Simon Mountney declared a pecuniary interest in respect of item 9 by virtue of him owning the property.

235 REQUESTS FOR SITE VISITS

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

No such requests were made.

236 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business

237 **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.**

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

A Petitioner addressed the meeting

A Ward Councillor addressed the meeting.

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

Resolved (6:5 with 3 abstentions and on the Chair's casting vote) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. 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.**
- 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.**
- 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.**

238 **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).

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

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

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

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development 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.**
- 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).**
- 4. Access to the development works shall only be provided at the point adjacent to Caldy Steps and Thursaston 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.**
- 5. All plant and machinery used on the beach shall be equipped with low pressure tires or tracks.**
- 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.

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.**

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)*.

239 **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).**

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

A Ward Councillor addressed the meeting.

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

Resolved (9:4) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th March 2014 and listed as follows: drawing number PL01.**
- 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.**
- 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 be permanently retained as such.**
- 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.**
- 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.**
- 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.**
- 8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**
- 9. 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.

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

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

A Petitioner addressed the meeting

A Ward Councillor addressed the meeting.

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

Resolved (12:0 with one abstention) That the application be refused on the following grounds:

The proposed development would by reason of its height, bulk and appearance, introduce an element which is unsympathetic and alien to the design and layout of the original school buildings which would appear incongruous in the street scene and thereby detract from visual amenity. The proposals are therefore contrary to Policy HS15 of the Wirral Unitary Development Plan.

241 **APP/14/00090 : 12 BRACKEN LANE, HIGHER BEBINGTON, CH63 2LZ : SINGLE STOREY REAR EXTENSION.**

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6 March 2014 and listed as follows: 19_2014_01.

- 242 **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.**

Having previously declared a pecuniary interest, Councillor Mountney left the meeting room during consideration of this application.

On a motion by Councillor Brightmore and Councillor Muspratt it was:

Resolved (12:0) That prior approval is not required.

- 243 **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.**

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

A Ward Councillor addressed the meeting.

Resolved (13:0) That prior approval is not required.

- 244 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/02/2014 AND 09/03/2014.**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 10/02/2014 and 09/03/2014.

Resolved – That the report be noted.

- 245 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

A Member raised concerns about existing Parking Policies. Comments were made about the lack of confidence in the current policies that had led to

Members being put in a difficult situation when considering a planning application earlier in the evening.

The Development Control Manager explained to Members that policies in place are currently being updated in line with the Local Development Framework. New policies have been through consultation and there will be an opportunity for Members of the Planning Committee to contribute.

It was suggested that an update be presented to the next meeting of the Planning Committee

The Development Control Manager then proposed that a pre Committee site visit be held ahead of the next Committee due to a major development that is scheduled for consideration.

Planning Committee

16 April 2014

Reference:
APP/13/01510

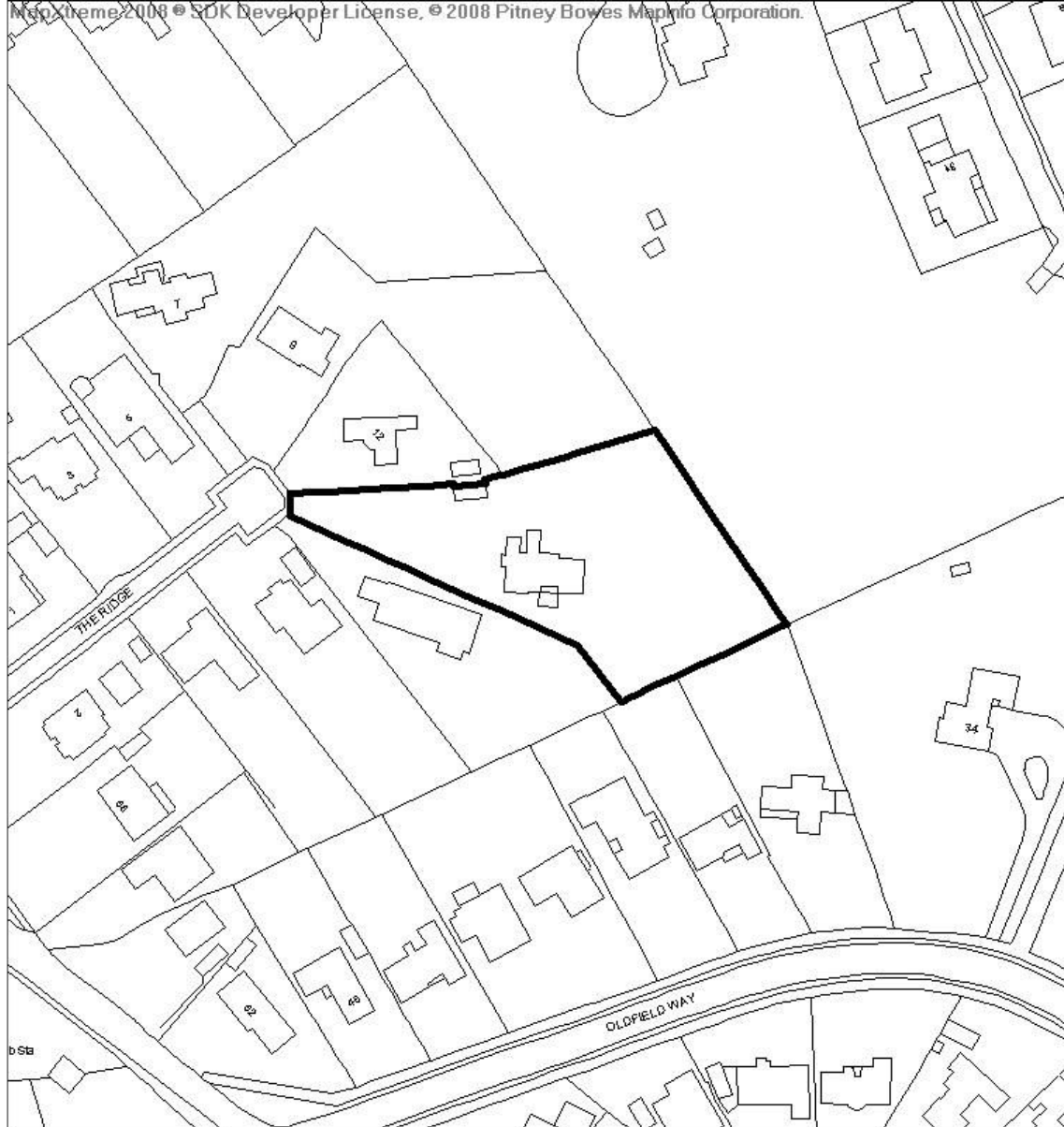
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Heswall

Location: 10 THE RIDGE, HESWALL, CH60 6SP
Proposal: Construction of two detached houses
Applicant: Mr Manchett
Agent : SHACK Architecture Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 10 THE RIDGE, HESWALL, CH60 6SP
Application Type: Full Planning Permission
Proposal: Demolition of existing dwelling and the erection of 1 no. replacement dwelling together with associated external works and garage.
Application No: APP/12/00978
Decision Date: 22/03/2013
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A Site Notice was also displayed. At the time of writing this report representations have been received from the occupiers of 5, 6, 8, 9 & 12 The Ridge, 34, 36 and 40 Oldfield Way. These objections can be summarised as follows:

1. The development will result in traffic congestion, access problems for emergency vehicles and parking problems
2. The development represents over development of the site.
3. Waste drainage problems will become exacerbated by two additional dwellings
4. Trees/shrubs and bushes have all been removed to make the site appear larger. Boundaries are now a mess
5. Drawings submitted with the scheme show trees that are no longer there.
6. The proposed buildings are located too close to the boundaries of other properties.
7. Impact of the development on the roots of mature trees.
8. Building works have already commenced on site in the form of clearing trees and vegetation.
9. Impact of the development on badgers using the site.
10. Loss of privacy as a result of new windows and observation platforms overlooking No.12 The Ridge.
11. The proposed boundaries are inaccurate in particular with regards to the boundary north of the plot adjoining No. 12.
12. The siting of the hedgerow running along the boundary with 12 The Ridge is not solely within the ownership of the site and as such it can not be removed.
13. The scale size and style of the buildings is alien to the locality. The development will be visually dominant.
14. Excavation of the site has taken place in violation of the conditions already in place.
15. Overlooking of 36 Oldfield drive
16. Two large properties at the bottom of the garden of 36 Oldfield Drive will devalue the property.

A qualifying petition has also been submitted containing 25 signatures in objection to the scheme.

CONSULTATIONS

Head of Environment & Regulation (Traffic and Transportation Division) – no objections

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

Wirral Wildlife - Objection raised as a result of the effects on biodiversity due to the loss of trees on the site. The area is known to local naturalists as a useful corridor for the movement of animals. The proposal is very close to the boundary and should therefore be moved away. The timber removed may need a forestry commission felling licence which may entail replacement planting.

United Utilities - No Objection

Director's Comments

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection has been received in objection to the proposal and 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 proposed development is for the demolition of the existing dwelling and the erection of 2 no. detached dwellings together with associated external works and detached garages.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and as such the principle of the development is acceptable subject to the criteria set out in Policy HS4 of the adopted Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

The site is located on a corner plot at the head of the Warren, a small cul-de-sac in Heswall. The existing property has been demolished and a number of trees and shrubs have been cleared in preparation of the development.

Surrounded residential properties vary in age, style and appearance but are generally two storey.

The site has a large garden area to the front, extending over 40m from the foot print of the original dwelling house towards the access point into the site from the road. There is also a rear garden, which extends some 30m to the rear boundary.

The site is well screened from the neighbouring dwellings by existing trees and shrubs. There is also a small copse of trees located at the rear of the site that forms part of a wider wildlife corridor that extends from the north of the site.

The neighbouring properties 6 and 8 The Ridge are two storey, dormer bungalow dwellings. 12 The Ridge is a two storey dwelling house that has previously been extended. There is a detached garage within the curtilage of the site that lies along the side boundary of 12 The Ridge.

POLICY CONTEXT

Policies HS4, GR5, NC01 and NC7 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework (NPPF) are directly relevant in this instance.

Policy HS4 states that proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development, the proposal not resulting in a detrimental change in the character of the area, the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5 and the provision of adequate individual private or communal garden space to each dwelling. In addition adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

Policies NC01 and NC7 relate to nature conservation and species protection. In this respect the Local Planning Authority will not approve any development that would have an adverse impact upon wildlife species protected by law unless the Local Planning Authority can be sure that the species can be protected by planning condition

The main thrust of the National Planning Policy Framework is for the delivery of sustainable development on sustainable sites. As the development is for a replacement dwelling the scheme is considered sustainable.

APPEARANCE AND AMENITY ISSUES

The proposal is for the erection of two large, detached dwellings located towards the eastern boundary of the plot and two associated double garages. Each property is accessed by a shared drive from the Ridge and has its own private amenity space.

The site benefits from planning permission for the demolition of existing dwelling and the erection of

1no. replacement dwelling together with associated external works and garage (APP/12/00978).

Both of the proposed dwellings have 5 bedrooms with external terrace areas and private gardens to the rear. The dwellings are unique in design but are tied together by the materials including timber cladding and rendered walls with artificial slate, mid grey windows and rainwater goods and natural stone used in the retaining walls and terraces.

Having regard to the Council's Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A Site Notice was also displayed. At the time of writing this report representations have been received from the occupiers of 5, 6, 8, 9 & 12 The Ridge, 34, 36 and 40 Oldfield Way.

The main thrust of the objection relates to the general character of the development, impact upon neighbouring properties, the density, trees and wildlife.

It is considered that the overall plot size is relatively generous when compared to the surrounding plots. The applicant states that the overall plot size is 2336m² which is more than double that of No. 8 The Ridge measuring approximately 1120m² and 3 times as big as 12 The Ridge measuring approximately 735m². As such, in terms of density, the plot can easily accommodate two large dwellings without detriment to surrounding residential properties.

Neighbouring properties are also concerned about the loss of trees on the site, stating that building work has commenced on site and the conditions protecting trees contained within the previous consent have not been adhered to.

Whilst the previous planning consent had a number of pre-commencement conditions that were aimed at protecting the trees within the site there was never a tree preservation order protecting them. The applicant states that the clearance was undertaken by the owner of the site and not in connection with the planning consent APP/12/00978. This was submitted by a third party (Mr Booth) who no longer have any ties with the site.

In accordance with policies NC01 and NC7 of the Wirral Unitary Development Plan an Ecological scoping survey/badger survey was been submitted. It concludes that Badger Activity was taking place in and around the site however a series of suitably worded conditions could mitigate against any potential harm. Should members be minded to approve the scheme conditions for wild life protection will be applied

The impact of the loss of woodland habitat, the impact of the development on the roots of mature trees and its ecological impact was also flagged up as a concern by local residents and Wirral Wildlife. However it is for the Council decide that this loss is acceptable and would need to ensure that the developer provides sufficient compensation in the form of replacement trees and other habitat provision to compensate for the loss. The local planning Authority has considered that as there are no tree preservation orders on the site and any potential harm to wildlife in the area can be mitigated against by applying appropriately worded conditions the development is considered to comply with policy NC01 and NC7 of Wirrals' UDP.

In addition concern over the excavation of the site has already taken place is carried out at the risk of the developer.

Concern has been raised with regards to the impact of the dwelling on the neighbouring site in terms of the proximity of the new dwellings to the neighbouring dwellings. The LPA standards are outlined within SPG11. This states; that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. Following consultation with the applicant the Local Planning Authority has requested a plan showing how the proposed scheme will effect the surrounding residential properties. This plan conclusively proves that the standard separation distances are easily met by the proposed scheme as all window to window and window to wall distances are more than met. At its closest point dwelling 2 will be 22.9m from 12 The Ridge and 26.4m to 8 The Ridge. Dwelling 1 will be 28m from 8 The Ridge, 26m from 40 Oldfield Way, 30m from 38 Oldfield Way, 27m from 36 Oldfield Way and 42.7m from 34 Oldfield Way.

With regards to the design the NPPF places an emphasis on the delivery of sustainable development on sustainable sites. Paragraph 6 requires Local Authorities to deliver a wide choice of high quality homes and to boost the supply of housing. Paragraph 7 is a requirement for good design. The Government attaches great importance to the design of the built environment. Having considered the proposal the design of the area and the accommodation proposed it is considered that the design is acceptable given the context of the site in relation to the surrounding dwellings. The area contains a mixed design pallet. All dwellings on The Ridge are large, detached properties set within their own grounds. There are a mix of materials in the area and as such the proposed scheme will not appear out of context or character in this area of mixed design. The plans indicate that the dwelling will have a modern appearance with timber and render elements. The roof will be imitation slate tiles. Should members be minded to approve the scheme a condition to agree materials prior to commencement of development can be applied. With regards to policy GR5 - Landscaping And New Development a further condition can be attached to secure an appropriate landscaping scheme to ensure the boundary treatments are effective and the woodland character of the site is brought back.

Concern from the proposed occupier of 12 The ridge relates specifically to the boundaries being inaccurate with particular with regards to the boundary north of the plot adjoining No. 12. The Local Planning Authority has requested that the developer investigate this and as such the boundary has been amended to that of the approved application APP/12/00978 which the occupier of No.12 sates to be correct. The occupier of 12 also states that the siting of the hedgerow running along the boundary with 12 The Ridge is not solely within the ownership of the site and as such it can not be removed. This however is not a planning matter and as such refusal on these ground can not be sustained.

Neighbour objections have also picked up that the drawings submitted with the scheme show trees that are no longer there. This has been highlighted to the developer by the Local Planning Authority and an amended plan has now been received.

In terms of neighbouring concerns relating to the scale the dwellings. The new build will have the appearance of two large, two storey detached dwellings. This is not uncommon within the area and as such it is considered that they will not appear out of context with the local vernacular. The neighbouring dwelling 12 The Ridge has been extensively extended with a large two storey extension (APP/03/7552). 8 The Ridge is a large dormer dwelling with a relatively large footprint. There is extensive screening along both boundaries that screen the neighbouring sites from the development site, in addition new tree planting is proposed along both boundaries. It is considered that the new dwellings will be located a sufficient distance away from each of these immediate neighbours so as not to introduce any adverse impact in terms of residential amenity. The site is slightly elevated at the eastern boundary where the new dwellings will be constructed but it will be set against the back drop of the existing mature trees forming the wooded area to the rear. As such it is not considered to impinge upon visual amenity or be overbearing or out of character. A landscaping condition will help to ensure the new dwelling will also blend into the area.

The proposed dwellings are considered to be a sufficient distance away from 12 The Ridge so as not to result in overshadowing at an unacceptable level or introduce any overlooking to the detriment of residential amenity. As stated above the new dwelling proposed on plot 2 will be located 22.9m from the neighbouring property at its closest point and will be partially screened by a number of existing trees and shrubs running along the northern boundary. It is therefore considered that the introduction of a new dwelling at this location would not sufficient overshadowing of the adjacent properties to warrant refusal of the scheme or overlooking into their property that would be detrimental to residential amenity. As the south facing windows in the first floor of dwelling 1 adjacent to the boundary of 36 Oldfield Way are secondary a condition can be imposed to ensure that these windows are obscurely glazed and fixed to prevent any form of overlooking should members be minded to approve the scheme.

All traffic and transportation considerations, including car parking are dealt with below. The new vehicular and pedestrian access into the site is not considered to result in any more noise and disturbance than any other vehicular and pedestrian access into the surrounding properties. The Director of Law, HR and Asset Management - Environmental Health Division has been consulted and raised no objection to the proposed scheme.

Further concern has been raised regarding waste drainage problems that will become exacerbated by the two additional dwellings and that two large properties at the bottom of the garden of 36 Oldfield Drive will devalue the property. These are not planning matters and therefore a refusal can not be sustained on these objections.

In summary, the proposal is considered suitable for the site and is not considered detrimental to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposed new dwelling have adequate levels of amenity space and off-street parking. The proposal complies with Policy HS4, GR5, NC01 and NC7 of the Wirral UDP and the provisions of the NPPF and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. At its closest point dwelling 2 will be 22.9m from 12 The Ridge and 26.4m to 8 The Ridge. Dwelling 1 will be 28m from 8 The Ridge, 26m from 40 Oldfield Way, 30m from 38 Oldfield Way, 27m from 36 Oldfield Way and 42.7m from 34 Oldfield Way. Separation distances are therefore easily met.

Should members be minded to approve the proposed scheme those windows in the south elevation facing the 36 Oldfield Way can be obscurely glazed with frosted glass to prevent views in the rear garden. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway implications relating to this proposal. The Director of Technical Services Traffic Management Division has raised no objection to the proposed scheme. In response to the objections raised in relation to traffic and parking difficulties arising as a result of the development, the proposal has made provision for ample off-street parking for more than one car within each plot. The siting of the proposal is not considered to impact on visibility or traffic safety in the vicinity and therefore complies with Policy HS4.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The applicant has submitted an ecological report in accordance with UDP policy NC01 and NC7 (The Warren, The Ridge, Heswall, Updated Badger Survey, The Tyrer Partnership, survey dated 20 January 2013). Under the previous application MEAS had reviewed the report and advise that the survey has been undertaken by a suitably qualified ecologist, using appropriate methods, at a suitable time of year and is acceptable. The survey data and reports will be forwarded to Merseyside BioBank but the results will be kept confidential. The report advises that holes noted on-site were not used by badgers as setts. However, badger activity is occurring in the area as evident from badger hair on a fence. As advised within the ecology report (paragraph 5.1) reasonable avoidance measures should be adopted to prevent harm to badgers should they venture on-site. These measures should be detailed within a Construction Environmental Management Plan which can be secured by a suitably worded planning condition. Trees and woodland are to be lost to the development which would mean a loss of badger foraging habitat. The ecology report provides recommendations to compensate for this loss of woodland (paragraph 5.2). These mitigation measures would provide suitable habitat for badger foraging. In addition, planting of fruit trees such as apple or pear would provide further badger forage. Following development, badgers should not be excluded from the site therefore boundary fencing should provide access points to badgers once construction is complete. Badger access and habitat provision measures can be secured by a suitably worded planning condition. The proposed woodland planting within the ecology report does not address the loss of the woodland. This issue should still be considered prior to the Council making their decision.

Wirral Wildlife state that it would be better for the building to be constructed on the existing developed footprint and/or formal garden area, leaving the wooded area at the east of the plot intact. Failing this a buffer zone of at least 20m from the boundary should be kept intact, with the usual conditions to enforce precautions to protect the retained trees. Suitable conditions to protect the retained trees and the recommendations of the ecological consultants for further bat survey prior to demolition and removal of any trees and shrubs outside the bird breeding season should be applied as conditions if

approval is given.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal has been considered with regards to the design, amenity and the impact upon local wild and is considered suitable for the site and is not considered detrimental to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposed dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy HS4, GR5, NC01 and NC7 of the Wirral UDP and the provisions of the NPPF and is recommended for approval.

Summary of Decision:

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

The proposal has been considered with regards to the design, amenity and the impact upon local wild and is considered suitable for the site and is not considered detrimental to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposed dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy HS4, GR5, NC01 and NC7 of the Wirral UDP and the provisions of the NPPF and is recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4th December 2013 and listed as follows: A101 Rev B (dated 11.13), A102 Rev A (dated 11.13), A103 Rev A (dated 11.13), A104 Rev B (dated 11.13), A105 Rev A (dated 11.13), A106 (dated 11.13), A107 (dated 02.13) & A108 (dated 02.13).

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

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

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

4. Before the development hereby permitted is brought into use the south facing windows in the first floor of the dwelling located on plot 1 facing 36 Oldfield Way shall be obscurely glazed with frosted glass and non opening and shall be retained as such thereafter.

Reason: In the interest of residential amenity having regard for policy HS4 of Wirral's

Unitary Development Plan

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

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

6. Before development takes place a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) shall be submitted and agreed in writing with the LPA. This scheme shall include:

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

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

C; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

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

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

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

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

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

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

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

K; the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

Reasons: To protect trees which are of significant amenity value having regards to policy GR7 of Wirral's UDP

7. The following activities must not be carried out under any circumstances:

- a, No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b, No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
- c, No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d, No mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
- e, No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.

Reason: To protect trees which are of significant amenity value having regards to policy GR7

8. Prior to any works taking place, the site, and 30m zone around the site should be surveyed for badger setts. This is to be detailed within a construction environmental management plan which is to be submitted to and agreed in writing prior to commencement on site. The construction environmental management plan shall detail any mitigation measures required as a result of the survey and shall be implemented in full in accordance with the approved scheme.

Reason: In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan.

9. In accordance with the ecological survey (The Tyrer partnership) mitigation measures for the loss of Badger habitat and details of boundary fencing/walls to allow badgers to access the site shall be submitted to and agreed in writing prior to the commencement of development. The approved scheme and shall be implemented in full and retained as such thereafter.

Reason: In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan.

10. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

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

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy EM8 of the Waste Local Plan.

13. PRIOR TO FIRST OCCUPATION OR USE 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

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

Last Comments By: 02/01/2014 11:47:09
Expiry Date: 29/01/2014

Planning Committee

16 April 2014

Reference:
OUT/14/00094

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**Greasby, Frankby
& Irby**

Location: 38 THURSTASTON ROAD, IRBY, CH61 0HF
Proposal: Outline planning application to create 2 No. new residential properties
Applicant: Mr & Mrs Silcock
Agent : Architects-Direct.com

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no relevant planning history for this site.

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 15 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 7 comments received from the occupiers of 39, 42, 44, 46, 48 & 50 Martin Close, and 36 Thurstaston Road. The objections are on the following grounds:

1. the development would result in a loss of light and privacy to neighbours;
2. overshadowing;
3. would be out of character for the area;
4. overdevelopment of the site;
5. loss of trees would be harmful; and
6. proposal may set a precedent for the area.

CONSULTATIONS

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

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

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

Councillor Tony Cox requested that the application be taken out of delegation due to the number of representations received and the objections stated within them.

INTRODUCTION

The application is for a proposal to build 2 No. additional dwellings on land at 38 Thurstaston Road. The application is for outline permission, with all matters reserved.

PRINCIPLE OF DEVELOPMENT

The principle of additional dwellings on a site within a Primarily Residential Area is acceptable, subject to relevant policy and guidelines.

SITE AND SURROUNDINGS

The application site contains an existing two-storey dwelling

POLICY CONTEXT

The application is subject to Wirral's Unitary Development Plan Policy HS4: Criteria for New Housing Development. This policy states that new housing development in Primarily Residential Areas will be permitted provided they are of a scale which relates well to the surrounding area and would not harm the character of the area.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

APPEARANCE AND AMENITY ISSUES

Although the application is only at outline stage, an indicative site plan has been submitted which shows how two additional dwellings could fit onto the site, without having an unacceptable impact on either the amenities of neighbouring properties or the character and appearance of the street scene. The dwelling at the front of the site will project forward of the traditional building line of properties along Thurstaston Road - however, importantly, it will effectively be in line with existing houses along Martin Close and should not appear as an obtrusive feature on the wider street scene. Similarly, the proposed dwelling in the rear garden will not appear as an incongruous feature as it will also be in line with other properties on Martin Close. The indicative proposed layout also shows this property as a

dormer bungalow, which would further lessen the scale and appearance of this dwelling, and ensure that there is no overlooking of neighbouring garden areas. It is not considered that two additional dwellings on this site will look particularly out of character, or unacceptably harm the amenities of neighbouring properties.

Although there will be some trees removed from the site, these trees are not considered to be worthy of preserving with a Tree Preservation Order. A number of trees will be retained along the front boundary, ensuring that the site will continue to be largely screened by trees, having a positive visual amenity value.

SEPARATION DISTANCES

The indicative propose site layout demonstrates that two additional dwellings can be built on this site without compromising separation distances.

The proposed dwelling to the rear of the site will have first-floor windows 21 metres away from habitable windows on the back of properties on Martin Close

There will be a distance of approximately 2 metres between the proposed dwelling to the rear and 39 Martin Close. The side elevation of 39 Martin Close contains windows for a stairs/landing, a bathroom and a toilet - as none of these are habitable windows, the close proximity of the proposed dwelling is considered acceptable.

There will also be a distance of over 10 metres from the first-floor window to the boundary with the rear garden of 36 Thurstaston Road, ensuring no unacceptable loss of privacy to this neighbouring property.

The proposed dwelling at the front of the site is sited so that it is not directly in line with habitable windows on the rear elevation of Martin Close properties. This ensures there is a minimum distance of 14 metres between these windows and the proposed dwelling, which complies with required separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

The three dwellings would all be accessed from the existing vehicular access onto Thurstaston Road. It is not considered that this would result in a highway safety issue.

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

Overall, it is considered that the creation of two additional dwellings on this site would not unacceptably harm the amenities of neighbouring properties, or the overall character and appearance of the street scene. As such, the proposal is considered to comply with Wirral Unitary Development Plan HS4, 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 will not unduly harm residential amenity or the character and appearance of the area and is therefore considered to comply with Wirral UDP Policy HS4 and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

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

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

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

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

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

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

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

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy EM8 of the Waste Local Plan.

5. PRIOR TO FIRST OCCUPATION OR USE 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

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

Further Notes for Committee:

Last Comments By: 25/03/2014 15:02:16
Expiry Date: 11/04/2014

Agenda Item 6

Planning Committee

16 April 2014

Reference:
APP/14/00120

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Clatterbridge

Location: Fieldcrest, THORNTON COMMON ROAD, THORNTON HOUGH,
CH63 0LT

Proposal: To construct a small scale, single storey, low impact timber structure
for horticultural and training purposes on designated horticultural land

Applicant: Mr Paul Davies

Agent: N/A

Site Plan:



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Development Plan allocation and policies:

Green Belt
AG1
GB2
NPPF

Planning History:

Location: Fieldcrest, Thornton Common Road, Thornton Hough, Wirral, L63 0LT
Application Type: Full Planning Permission
Proposal: Removal of agricultural occupancy condition (b) from planning approval no 1/1/S.5105 dated 5/4/67
Application No: APP/97/06535
Decision Date: 13/03/1998
Decision Type: Approve

Location: Fieldcrest, Thornton Common Road, Thornton Hough, Wirral, CH63 0LT
Application Type: Full Planning Permission
Proposal: Change of use from horticultural land to inclusion in domestic curtilage.
Application No: APP/03/07480
Decision Date: 14/01/2004
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

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

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal includes development that does not fall under the categories appropriate within the Green Belt and as such is a departure from the Unitary Development Plan. Under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is therefore required to be determined by the Planning Committee.

INTRODUCTION

The proposal is for the erection a wooden building on existing horticulture land for the purposes of horticultural training. The proposed building measures 8.5m by 4.5m and has a height of 2.4m to the top of the pitch.

PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT

Local Policy

The site is within an area designated as Green Belt in the adopted Wirral Unitary Development Plan.

Policy GB2 of the Wirral Unitary development Plan states that the construction of new buildings inside the Green Belt is inappropriate unless it is for certain specified purposes:

1. agriculture and forestry;
2. essential facilities for outdoor sport and outdoor recreation;
3. limited extension or replacement of existing dwellings;
4. limited infilling in existing villages;
5. limited infilling/redevelopment of major developed sites.

UDP Policy AG1 states that in assessing the siting, design and layout of proposals for new development near existing agricultural land holdings, the Local Planning Authority will need to be satisfied that appropriate measures have been taken in order to:

- (i) protect the operational needs of continued and viable agricultural enterprise within the area;
- (ii) minimise direct or indirect disturbance to existing agricultural land uses;
- (iii) take the main focus for public recreation away from areas used for agricultural production

National Policy

The National Planning Policy Framework (NPPF) echoes previous Government guidance that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land open and that the essential characteristics of Green Belt are their openness and permanence. It goes on to indicate that the construction of new buildings is inappropriate with exceptions as follows:

1. buildings for agriculture and forestry;
2. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
3. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
4. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
5. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
6. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The National Planning Policy Framework Section 3 states;

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should;

1. support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
2. promote the development and diversification of agricultural and other land-based rural businesses;
3. support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres and
4. promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

Very Special Circumstances

The land to the west of the residential plot Fieldcrest is an established Nursery (Harifola Nursery) and is used to grow plants, herbs and fruit. The site has been open to the public since 2011 in aid of the National Gardens Scheme which raises money for charity. The applicant has stated that the proposed building will be used in connection with educational and teaching workshops relating to growing plants, the outside space will continue to be used for horticulture and assist with the courses as a practical element. The building is low level and constructed out of timber, the proposed building supports the continued use of the land for horticultural purposes and promotes the development and diversification of a land based business. Having regard to the NPPF paragraph 3, the proposed building supports an existing agricultural piece of land and develops the site into a land based business within the green belt, the building is a low level timber structure which would not be out of character in a rural area, having regard to the appearance of stables and barns, for example. The

land use allocation of the site is agriculture, the land itself could currently be used for training purposes ancillary to the established agricultural allocation which supports paragraph 3 of the NPPF, the proposed building is well designed in terms of its scale and location, therefore supporting the rural economy, having regard to the National Planning Policy Framework, is a very special circumstance in this instance.

SITE AND SURROUNDINGS

The site is currently relatively open with the exception of planting and maturely vegetated boundaries, the site adjoins the residential curtilage of Fieldcrest and is well screened from the highway, other than the dwelling at Fieldcrest the site does not contain any other buildings.

APPEARANCE AND AMENITY ISSUES

The proposed building is located approximately 60m back from Thornton Common Road and approximately 7m from the residential boundary of Fieldcrest, the proposed structure is to be located within an existing enclave of mature vegetation so will not impact onto the openness of the Green Belt. The design of the building is low level and will be constructed out of timber, the appearance of the outbuilding is appropriate having regard to the character of the area.

The proposed use of the building is an extension of the established use of the land as horticulture/agriculture, having regard to paragraph 3 of the National Planning Policy Framework; which indicates that local plans should support the existing business, both through the conversion of existing buildings and the erection of well designed new buildings. The proposed building is low level and will have a timber exterior which is a typical design feature within the green belt, the continued use of the land supports the established land use allocation without having a detrimental impact onto the character of the area. The proposed building therefore supports an existing rural enterprise and is acceptable having regard to Section 3 of the National Planning Policy Framework.

The siting and design of the building blends well with the surroundings reflecting existing structures appropriate to rural locations and will not have a harmful impact in terms of the openness of the green belt.

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.

CONCLUSION

Having regard to the existing use of the site, and the siting and design of the structure, the proposal is considered acceptable having regard to UDP Policies GB2 and AG1 and National Planning Policy Framework and the applicant's case setting out very special circumstances in this particular instance.

Summary of Decision:

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

Having regard to the existing use of the site, and the siting and design of the structure, the proposal is acceptable having regard to UDP Policies GB2 and AG1 and the National Planning Policy Framework and the applicant's case setting out very special circumstances to justify the development in this particular instance.

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 11 February 2014.

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

3. The building hereby approved shall be used for horticultural training purposes only and for no other purpose (including any other purpose in use class D1) of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or Statutory provision revoking or re-enacting that Order.

Reason For the avoidance of doubt as to what is being applied for and to protect the character of the area and accord with Policy AG1 OF Wirrals Unitary Development Plan

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

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy EM8 of the Waste Local Plan.

5. PRIOR TO FIRST OCCUPATION OR USE 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

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

Last Comments By: 20/03/2014 13:32:28

Expiry Date: 08/04/2014

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**Planning Applications Decided Under
Delegated Powers Between
10/03/2014 and 06/04/2014**

Application No.: CON/12/01268 **Application Type:** Conservation Area Consent
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 19/03/2014 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Paddock Johnson Partnership
Location: The Old Garden, 4 MEOLS DRIVE, HOYLAKE, CH47 4AQ
Proposal: Conservation area consent for demolition of existing outbuildings and lean-to conservatory (amended description and plans received).

Application No.: APP/12/01371 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Refuse
Case Officer: Mr M Rushton
Applicant: Mr L Skeete **Agent:** CADStation Ltd
Location: I C L Motors, 92A KING STREET, EGREMONT, CH44 8AN
Proposal: Change of use of motor retail shop (no. 92) to taxi call centre with existing adjacent owned land used for parking

Application No.: DEM/13/01206 **Application Type:** Prior Notification of Demolition
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Prior approval is not required
Case Officer: Mr M Rushton
Applicant: **Agent:** PWE Design
Location: The Nags Head, RAKE LANE, NEW BRIGHTON, CH45 1JP
Proposal: Prior notification of systematic demolition of Nags Head public house property to separate all materials for recycling/re-use. All timber, steel, roof tiles etc. to be removed. Shell to be demolished and bricks crushed for re-use. Site to be made safe with 'block and mesh' security fencing throughout.

Application No.: ADV/13/01228 **Application Type:** Advertisement Consent
Ward: **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve (mixed)
Case Officer: Mr M Rushton
Applicant: **Agent:** Evolvegroup Ltd
Location: Co-operative Retail Services Ltd, Frankby Road, West Kirby, CH48 9UU
Proposal: 1x Fascia sign to front elevation - externally illuminated by overhead trough lights. 1x internally illuminated Totem sign 1x 'Carrier Bag' wall mounted sign 1x 'Disclaimer Notice' wall mounted sign

Application No.: APP/13/01374 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 04/04/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr G Atherton **Agent:** Bryson McHugh Architects
Location: 5 VILLAGE ROAD, OXTON, CH43 5SR
Proposal: Change of use and remodelling of 3 self-contained offices (B1) to create 1xNo Residential Unit (C3)

Application No.: APP/13/01409 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr I Hill **Agent:** SDA Architects & Surveyors
Location: 84 WOODCHURCH LANE, PRENTON, CH42 9PD
Proposal: Change of use from a shop at ground floor into 2 bedsits.

Application No.: APP/13/01505 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 26/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr J Meeajan **Agent:** CS-PES Planning Consultant
Location: 22 LORNE ROAD, OXTON, CH43 1XU
Proposal: Proposed new dwelling for managers/residents accommodation

Application No.: APP/13/01509 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** CADStation Ltd
Location: Royston Dental Laboratory, CARHAM ROAD, HOYLAKE, CH47 4FF
Proposal: Construction of new warehouse/storage unit

Application No.: APP/13/01525 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 10/03/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr G Atherton **Agent:** Bryson McHugh Architects
Location: 6 WILLAN STREET, OXTON, CH43 5ST
Proposal: Extension with remodelling to provide extended living area and reinstatement of existing garage/vehicular access from Willan Street

Application No.: APP/13/01537 **Application Type:** Full Planning Permission
Ward: Oxtun **Decision Level:** Delegated
Decision Date: 24/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:**
Location: 20 ALFRED ROAD, OXTON, CH43 4TX
Proposal: Retrospective application for change of use from 4 flats into accommodation providing semi-independent living (Use Class C2) to provide supported living for vulnerable young people, including care leavers and homeless.

Application No.: OUT/13/01541 **Application Type:** Outline Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 11/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr J Roddick **Agent:** Dewsign Planning
Location: 108-108a KING STREET, EGREMONT
Proposal: Outline application for the erection of 4 flats (all matters reserved).

Application No.: APP/13/01558 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Mr C Venmore **Agent:**
Location: 11 ST HILARY DRIVE, WALLASEY VILLAGE, CH45 3NB
Proposal: Erection of a platform above existing garage to the front of the property

Application No.: APP/13/01559 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 24/03/2014 **Decision:** Withdrawn
Case Officer: Mrs S Lacey
Applicant: Mrs Juliet Boulton **Agent:** SDA Architects & Surveyors
Location: 3 GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY
Proposal: Four new build dwellings

Application No.: APP/13/01565 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 31/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr S Thomas **Agent:** PWE Design
Location: 64 BIG MEADOW ROAD, WOODCHURCH, CH49 9AQ
Proposal: Proposed detached 3 bed dwelling

Application No.: APP/13/01572 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Jennings Design Limited
Location: Shell Garage, ARROWE PARK ROAD, UPTON, CH49 0UF
Proposal: Removal of existing below ground fuel storage tanks and installation of 2 no. new 80,000 litre double skin steel below ground fuel storage tanks; removal of existing below ground site petrol interceptor and installation of new class 1 10,000 litre below ground petrol interceptor unit; installation of below ground jet wash seperator tank, and; above ground works comprising the alteration of kerb lines, the creation of a new bin storage area, new 'MPD' islands, and re-surfacing.

Application No.: APP/13/01585 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 17/03/2014 **Decision:** Withdrawn
Case Officer: Mrs S Lacey
Applicant: Mr F Mulqueen **Agent:** C W Jones
Location: Land to the rear of 2 HEATH DRIVE, UPTON, CH49 6LF
Proposal: Erection of a new dwelling.

Application No.: APP/13/01607 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 17/03/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs Davies **Agent:** Bromilow Architects Ltd
Location: The Pavilion, Torpenhow, MONTGOMERY HILL, FRANKBY, CH48 1NF
Proposal: Proposed first floor extension to existing dwelling and proposed rear extension and remodelling of front extension

Application No.: APP/14/00003 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 19/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs A Burns **Agent:** Atelier 2 Architects
Location: Land adjacent to 20 Howbeck Road Oxton, CH43 6TG
Proposal: Proposed detached dwelling house on vacant plot adjacent to 20 Howbeck Road Oxton

Application No.: APP/14/00009 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr and Mrs Connolly **Agent:** 4 Seasons Ltd
Location: 14 Wilton Grange, Pinfold Lane, West Kirby, Wirral CH48 5JJ
Proposal: Erection of a double glazed bay window conversion.

Application No.: LBC/14/00025 **Application Type:** Listed Building Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 11/03/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mrs Wilkinson **Agent:**
Location: Flat 2, 122B VICTORIA ROAD, NEW BRIGHTON, CH45 9LD
Proposal: Repair of corroded lintel to first floor window on West elevation. reinstatement of spalled render externally and cracked plaster internally. Redecoration as existing.

Application No.: APP/14/00031 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Adam Arkell **Agent:**
Location: 161 MILLHOUSE LANE, MORETON, CH46 6EF
Proposal: Erection of gymnasium at bottom of garden

Application No.: LBC/14/00032 **Application Type:** Listed Building Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/03/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr S Johnson **Agent:** Wirral Planning & Advice Appeals
Location: Wilbers Oldfield Farm, OLDFIELD ROAD, HESWALL, CH60 6SG
Proposal: Cladding of external wall with 90mm wall insulation finished with white render and ashton cream dash

Application No.: APP/14/00033 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 10/03/2014 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Mr Alan Heyes **Agent:**
Location: 1 BUCKINGHAM ROAD, WALLASEY VILLAGE, CH44 2EJ
Proposal: Formation from a hip to gable and erection of a rear dormer

Application No.: APP/14/00034 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Ms S Magill **Agent:** CADStation Ltd
Location: 47 THINGWALL ROAD EAST, THINGWALL, CH61 3UY
Proposal: First floor extension over existing kitchen

Application No.: APP/14/00044 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr & Mrs Platt **Agent:** Mr Chris Jones
Location: Jo San, 31 PARK WEST, HESWALL, CH60 9JE
Proposal: Single-storey front extension and internal/external alterations

Application No.: APP/14/00045 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs A T Connolly **Agent:** The Kenefick Jones Partnership Ltd
Location: 29 BARCOMBE ROAD, BARNSTON, CH60 1UY
Proposal: Single storey rear extension and raised patio.

Application No.: APP/14/00047 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr David Hitchcow **Agent:** Mr Simon Almond
Location: Homelands, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 4JT
Proposal: Proposed ground and first floor extensions

Application No.: APP/14/00048 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 13/03/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs M Turner **Agent:** Mr Cliff Elliott
Location: 80 QUARRY AVENUE, BEBINGTON, CH63 3HQ
Proposal: Retention of rear conservatory projecting out 3.360 attached to the adjoining property rear extension which is also 3.360

Application No.: APP/14/00050 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Ruth Powell **Agent:** Bryson McHugh Architects
Location: 5 ST GEORGES MOUNT, NEW BRIGHTON, CH45 9LQ
Proposal: Single storey side extension to create a storage room

Application No.: APP/14/00051 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Heesom **Agent:** The Kenefick Jones Partnership Ltd
Location: 8 CLARENCE ROAD, TRANMERE, CH42 7JR
Proposal: Change of Use of Ground Floor from Single Residential Unit to Two Residential Units

Application No.: APP/14/00052 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Allen **Agent:** Mr C Jones
Location: 170 MEOLS PARADE, MEOLS, CH47 6AN
Proposal: Erection of a single rear extension, refurbishment of garage and roof alterations

Application No.: APP/14/00053 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/03/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs J Ball **Agent:** Bryson McHugh Architects
Location: 42 FOREST ROAD, HESWALL, CH60 5SW
Proposal: Erection of two storey side extension

Application No.: LDC/14/00057 **Application Type:** Lawful Development Certificate Existing
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 12/03/2014 **Decision:** Lawful Use
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: Trafalgar Service Station, BROMBOROUGH ROAD, BEBINGTON, CH63 7RD
Proposal: Use as a Petrol Filling Station without restriction on hours of operation, not including the vacuum and jetwash.

Application No.: APP/14/00059 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 26/03/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Soderberg **Agent:** Mr C Taylor
Location: 51 MANOR DRIVE, UPTON, CH49 6JE
Proposal: Erection of 2 storey side extension

Application No.:	APP/14/00060	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/03/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Mathison	Agent:	Bromilow Architects Ltd
Location:	22 MOUNT ROAD, WEST KIRBY, CH48 2HL		
Proposal:	Erection of a first-floor side extension		
Application No.:	APP/14/00061	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	17/03/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Adams	Agent:	Bromilow Architects Ltd
Location:	7 ABBEY ROAD, WEST KIRBY, CH48 7EN		
Proposal:	Erection of a single storey side and rear extension		
Application No.:	APP/14/00062	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr N Jones	Agent:	BDM Ltd.
Location:	Heatherlea, 5 HILL TOP LANE, GAYTON, CH60 2TT		
Proposal:	Single storey side and rear extension and replacement garage		
Application No.:	APP/14/00063	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	31/03/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr McCann	Agent:	
Location:	16 GAYTON PARKWAY, GAYTON, CH60 3SS		
Proposal:	Replacement two-storey dwelling with rear dormer and single storey garage/games room to the side - Amended Plans.		
Application No.:	APP/14/00064	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	04/04/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Dave Crosby	Agent:	
Location:	Citizens Advice Bureau, 1-3 ACACIA GROVE, WEST KIRBY, CH48 4DD		
Proposal:	Change of use from offices on ground floor to 2 No. 1 bedroom flats (amended description)		

Application No.:	APP/14/00070	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	27/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr D Charlton	Agent:	Hunt Planning Services Ltd
Location:	70 OLDFIELD DRIVE, HESWALL, CH60 9HF		
Proposal:	New pitched roof.		
Application No.:	APP/14/00071	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	26/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr P Cooper	Agent:	Mr M Matthews
Location:	39 HILLSIDE ROAD, GAYTON, CH60 0BJ		
Proposal:	1st floor side and single storey and two storey rear extensions and new raised deck.		
Application No.:	APP/14/00072	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr W Ward	Agent:	
Location:	18 CALDY ROAD, WEST KIRBY, CH48 2HG		
Proposal:	Demolition of garage and erection of a replacement garage.		
Application No.:	DLS/14/00075	Application Type:	Reserved Matters
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/03/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Goodwin	Agent:	LHGProjects
Location:	Land adjacent to 48 DOVEPOINT ROAD, MEOLS, CH47 6BB		
Proposal:	Reserved matters consent is being sort for layout, scale, appearance and landscaping following outline approval for a single detached two-storey dwelling (reference OUT/13/00514)		
Application No.:	APP/14/00077	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/03/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs G Hayes	Agent:	
Location:	Latchgate, BROAD LANE, HESWALL, CH60 9LE		
Proposal:	First floor extension to create corridor link between two separate spaces and to improve the look of the house.		

Application No.: APP/14/00078 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Kevin Armstrong **Agent:**
Location: 30 BASSENTHWAITE AVENUE, NOCTORUM, CH43 9RA
Proposal: Proposed single story side and rear extension

Application No.: APP/14/00080 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mrs J Cullen **Agent:** PWE Design
Location: 8 MARTLESHAM CRESCENT, GREASBY, CH49 3PR
Proposal: Front Porch

Application No.: APP/14/00082 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 21/03/2014 **Decision:** Refuse
Case Officer: Mrs S Day
Applicant: Mr A McColville **Agent:**
Location: 62 SAUGHALL ROAD, SAUGHALL MASSIE, CH46 5NG
Proposal: Erection of a New Dwelling to Land Connected to 62 Saughall Road

Application No.: APP/14/00083 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 28/03/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr & Mrs Horgan **Agent:** Craig Foster Architects
Location: Dale End, CROSSDALE ROAD, EASTHAM, CH62 6BT
Proposal: Two-storey side extension and single-storey rear extension (amendment to 13/1257).

Application No.: APP/14/00084 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr John Gammon **Agent:**
Location: 27 PRIORY WHARF, BIRKENHEAD, CH41 5LB
Proposal: Replacement of existing window with doors

Application No.: OUT/14/00086 **Application Type:** Outline Planning Permission
Ward: Oxton **Decision Level:** Delegated
Decision Date: 24/03/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: **Agent:** C W Jones
Location: ENFIELD TERRACE, CLAUGHTON, WIRRAL, CH43 4UB
Proposal: Demolition of existing workshops etc, erection of seven houses including fences bin stores, parking area.

Application No.: APP/14/00088 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 03/04/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Gary McCormack **Agent:**
Location: Pipers Cottage, 42 Delavor Road, Heswall, Wirral CH60 9HP
Proposal: Demolition of existing garage and erection of new garage

Application No.: APP/14/00089 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 04/04/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: 720 BOROUGH ROAD, TRANMERE, CH42 9JE
Proposal: New shop front to provide a seperate entrance to ground floor and first floor and an external staircase to the rear.

Application No.: APP/14/00091 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 20/03/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr P Evans **Agent:** Mr Christopher Taylor
Location: 4 UPTON PARK DRIVE, UPTON, CH49 6JP
Proposal: Erection of a single storey side/rear conservatory

Application No.: APP/14/00093 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs C Carter **Agent:** Bryson McHugh Architects
Location: 16 COLMORE AVENUE, SPITAL, CH63 9NL
Proposal: Erection of single storey extensions to the side and rear of the property

Application No.: APP/14/00095 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 26/03/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mrs Jan Benson **Agent:** Bryson McHugh Architects
Location: 21 BRADMAN ROAD, MORETON, CH46 7SH
Proposal: Erection of single storey rear extension

Application No.: APP/14/00096 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Azzurri Architects
Location: 7 ST PETERS CLOSE, HESWALL, CH60 0DU
Proposal: Construction of a ground floor extension to the side elevation with additional dormer windows to the side elevations of the main roof plus replacement of all windows, roof finishes and new render finish with timber cladding to all existing external elevations

Application No.: APP/14/00100 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr R Mercer **Agent:** Mrs S Birch
Location: 27 BOULTON AVENUE, WEST KIRBY, CH48 5HY
Proposal: Proposed 3m extension to rear of semi detached house with raised decked area to address the change in level to the garden. The lean-to extension will have a concrete tile roof with rooflights and white render walls with white upvc windows and doors.

Application No.: APP/14/00107 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 26/03/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr R Finish **Agent:** d2 architects
Location: 5 REEDVILLE ROAD, BEBINGTON, CH63 2HS
Proposal: Proposed alterations to existing rear lean to conservatory.

Application No.: APP/14/00108 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 26/03/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Raynor **Agent:** pdv design ltd
Location: 3 LINKSVIEW, NEW BRIGHTON, CH45 0NQ
Proposal: Raise the height of the existing roof to include first-floor living accommodation and side dormer extensions.

Application No.: APP/14/00109 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 02/04/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Miss A Williams **Agent:** Mr John Goode
Location: 383 NEW CHESTER ROAD, BROMBOROUGH, CH62 3LA
Proposal: Installation of a dropped kerb to provide vehicular access for off road parking within the existing garden.

Application No.: ADV/14/00110 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Merrill Brown Ltd
Location: Davis Ormerod Hearing Centre, 3 CHARING CROSS, BIRKENHEAD, CH41 6EJ
Proposal: Replace existing David Ormerod hearing care signage with new Boots hearingcare signage.

Application No.: APP/14/00113 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 20/03/2014 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mr Syed Kamal Miah **Agent:** SDA Architects & Surveyors
Location: Prenton Pets, 760 BOROUGH ROAD, TRANMERE, CH42 9JF
Proposal: Change of use from A1- (retail) to A5- (hot food take away)
New shop front and to provide extract duct from kitchen to be situated on rear elevation.

Application No.: ANT/14/00114 **Application Type:** Prior Approval of Telecommunications PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 13/03/2014 **Decision:** Prior approval is not required
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Mono Consultants Ltd
Location: Junction of Irby Road/Pensby Road, Pensby, Wirral CH60 7RJ
Proposal: The removal and replacement of the existing 15m high column with 3no. shrouded antennas for a 15m high jupiter with 6no shrouded antennas, 2 no radio equipment cabinets, ancillary development thereto. The removal and replacement of 1no. of the existing radio equipment cabinets and installation of 2no. new radio equipment cabinets.

Application No.: APP/14/00118 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 31/03/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr & Mrs P Clark **Agent:** Architects-Direct.com
Location: Rock Pines, 58 WELL LANE, GAYTON, CH60 8NG
Proposal: Erection of single storey and two storey extensions and detached garage.

Application No.:	APP/14/00121	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	26/03/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr M Swift	Agent:	Hunt Planning Services Ltd
Location:	13 OAKRIDGE ROAD, BROMBOROUGH, CH62 2AS		
Proposal:	Extensions and alterations		
Application No.:	ADV/14/00122	Application Type:	Advertisement Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	31/03/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Greens the Signmakers Limited
Location:	Carpetright plc, Croft Business Park BROMBOROUGH WIRRAL, CH62 3PN		
Proposal:	Erection of 2 No. aluminium pan signs to the south elevation. All other signage is existing		
Application No.:	APP/14/00123	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	17/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Frank Pennington	Agent:	Wirral Windows
Location:	21 GREASBY ROAD, GREASBY, CH49 3NE		
Proposal:	Construction of a conservatory to the rear and a porch to the front with the alteration of a flat roof to a pitched roof		
Application No.:	ANT/14/00124	Application Type:	Prior Approval of Telecommunications PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	12/03/2014	Decision:	Prior approval is not required
Case Officer:	Mr N Williams		
Applicant:		Agent:	Mono Consultants Ltd
Location:	Junction of Boathouse Lane & Chester High Road, Heswall, Wirral CH60 3SU		
Proposal:	Replacement of existing 15m column for a 15m dual user monopole and installation of 2 No. equipment cabinets, replacing 2 No. existing equipment cabinets		
Application No.:	APP/14/00129	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	20/03/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Thompson	Agent:	Bromilow Architects Ltd
Location:	2 BRAMBLE AVENUE, CLAUGHTON, CH41 0AX		
Proposal:	Proposed first floor side extension over existing kitchen to provide accessible bathroom facilities.		

Application No.:	APP/14/00137	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	28/03/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Carter	Agent:	CWJ Developments Ltd
Location:	9 CARISBROOKE CLOSE, CALDY, CH48 2LQ		
Proposal:	Erection of a two-storey side extension and single storey rear extension		
Application No.:	APP/14/00138	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	02/04/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Wheelan	Agent:	
Location:	33 LATCHFORD ROAD, GAYTON, CH60 3RN		
Proposal:	Alteration and extension of a dwelling house		
Application No.:	APP/14/00140	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/03/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr D Smith	Agent:	
Location:	Sycamore Lodge, 27 KINGS WALK, NEWTON, CH48 8AF		
Proposal:	Alterations to the front elevation to include 2.no hipped roofs. Amendment to APP/13/00116		
Application No.:	ADV/14/00141	Application Type:	Advertisement Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	01/04/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	ADS Consultants
Location:	Huppert Engineering, 12 CALDBECK ROAD, BROMBOROUGH, CH62 3PL		
Proposal:	Three elevation signs and one freestanding sign		
Application No.:	APP/14/00143	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	04/04/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr Dinsdale	Agent:	The Kenefick Jones Partnership Ltd
Location:	8 THE CROFT, GREASBY, CH49 1SA		
Proposal:	Two storey side, single storey rear extension and internal alterations		

Application No.:	APP/14/00144	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	14/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Warwick	Agent:	The Kenefick Jones Partnership Ltd
Location:	207 HOLMLANDS DRIVE, OXTON, CH43 0US		
Proposal:	Single storey side extension for garage & front porch		
Application No.:	APP/14/00145	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	01/04/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr dodd	Agent:	Bryson McHugh Architects
Location:	7 MOBBERLEY WAY, SPITAL, CH63 9JN		
Proposal:	Erection of new pitched roof structure.		
Application No.:	SCR/14/00146	Application Type:	Screening for EIA
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	10/03/2014	Decision:	EIA not required
Case Officer:	Mrs C Parker		
Applicant:		Agent:	
Location:	Three Ways Garage , MOUNT ROAD, CLATTERBRIDGE, CH63 4JZ		
Proposal:	Screening opinion		
Application No.:	APP/14/00148	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	02/04/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	172 BANKS ROAD, WEST KIRBY, CH48 0RH		
Proposal:	Variation of condition 2 (opening hours - Allow the shop to be open on Sundays and Bank Holidays) from APP/11/00760		
Application No.:	APP/14/00150	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	04/04/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Wilson	Agent:	CADStation Ltd
Location:	6 HESWALL AVENUE, HIGHER BEBINGTON, CH63 5QD		
Proposal:	Loft conversion with raised ridge and rear gable build up. (Amended Description)		

Application No.:	APP/14/00153	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	03/04/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Leadbetter	Agent:	The Kenefick Jones Partnership Ltd
Location:	5 LINNETS WAY, HESWALL, CH60 9JW		
Proposal:	Erection of two storey side extension.		
Application No.:	APP/14/00155	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	14/03/2014	Decision:	Refuse
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs M Barlow	Agent:	D Eaton & Partners
Location:	1 REGENT ROAD, WALLASEY VILLAGE, CH45 8JT		
Proposal:	Demolition of existing brickwork boundary wall 1.5m high and reconstruction with timber fence at 1.8m high		
Application No.:	APP/14/00157	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	04/04/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs R Mellor	Agent:	Bryson McHugh Architects
Location:	The Mortgage Partnership, 1 DOWNHAM ROAD SOUTH, HESWALL, CH60 5RG		
Proposal:	Change of use of first floor from financial services office to yoga studio		
Application No.:	APP/14/00160	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	04/04/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Evans	Agent:	
Location:	Claybur, 27 GAYTON PARKWAY, GAYTON, CH60 3SZ		
Proposal:	Single Storey Rear Extension		
Application No.:	APP/14/00161	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/03/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs C Brierley	Agent:	
Location:	67 SPRINGFIELD AVENUE, NEWTON, CH48 9XB		
Proposal:	Proposed two storey extension to side of house.		

Application No.: RESX/14/00172 **Application Type:** Prior Approval Householder PD
Ward: Claughton **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mrs Paula Basnett **Agent:** Wirral Archi-Tech
Location: 14 KINGSMEAD ROAD SOUTH, OXTON, CH43 6TA
Proposal: Erection of a proposed rear house extension which would extend beyond the rear wall of the original house by 4.6m for which the maximum height would be 3.95m and for which the height of the eaves would be 2.95m

Application No.: APP/14/00173 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 01/04/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** C W Jones
Location: Grovewood Residential Home, 13 WOODLAND ROAD, ROCK FERRY, CH42 4NT
Proposal: Single storey side and rear extension to provide an activities room.

Application No.: DEM/14/00177 **Application Type:** Prior Notification of Demolition
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 11/03/2014 **Decision:** Prior approval is required
Case Officer: Ms J Storey
Applicant: **Agent:**
Location: Rock Ferry High School, RAVENSWOOD AVENUE, ROCK FERRY, CH42 4NY
Proposal: The demolition of the former Rock Ferry High School. There will be 1no small listed building that will remain.

Application No.: APP/14/00178 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 04/04/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Hayward **Agent:** Wallace Architecture
Location: 46 FORNALLS GREEN LANE, MEOLS, CH47 9RL
Proposal: Resubmission of previous approved application. No.APP/13/01335 Proposed 2 Storey Side Extension and Replacement of Existing Conservatory with Masonry Build Utility Room. New Porch to Front elevation

Application No.: DEM/14/00189 **Application Type:** Prior Notification of Demolition
Ward: Eastham **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Prior approval is required
Case Officer: Mrs C Parker
Applicant: **Agent:**
Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE LANE, BROMBOROUGH, CH62 7BZ
Proposal: Demolition of training centre buildings. Deconstruction will be as follows - Roof areas internal and external wall areas, ground floor, foundations and basements.

Application No.: RESX/14/00192 **Application Type:** Prior Approval Householder PD
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 24/03/2014 **Decision:** Withdrawn
Case Officer: Mrs S Lacey
Applicant: Mr G McGinley **Agent:**
Location: 8 KINNERTON CLOSE, MORETON, CH46 6HT
Proposal: Erection of a proposed rear house extension which would extend beyond the rear wall of the original house by 8m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.6m

Application No.: APP/14/00199 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 26/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: Westwood Farm, NESTON ROAD, THORNTON HOUGH, CH64 7TL
Proposal: General purpose and livestock farm building

Application No.: APP/14/00202 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 28/03/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr W Geary **Agent:** Cliff Elliot
Location: 34 WHITELANDS MEADOW, UPTON, CH49 6PA
Proposal: Single storey rear extension

Application No.: RESX/14/00206 **Application Type:** Prior Approval Householder PD
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Prior Approval Given
Case Officer: Mrs J McMahan
Applicant: Mr C Oliver **Agent:** Cadstation
Location: Thorncroft, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 4JT
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8m for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No.: RESX/14/00207 **Application Type:** Prior Approval Householder PD
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 17/03/2014 **Decision:** Prior approval is not required
Case Officer: Mr K Spilsbury
Applicant: Mrs Cannon **Agent:**
Location: 9 FINSTALL ROAD, SPITAL, CH63 9YW
Proposal: Erection of a proposed rear conservatory which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.3m and for which the height of the eaves would be 2.1m

Application No.: RESX/14/00208 **Application Type:** Prior Approval Householder PD
Ward: Eastham **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall
Applicant: Mr M Limb **Agent:** PWE Design
Location: 47 ST JOHNS ROAD, EASTHAM, CH62 0BR
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.5m

Application No.: RESX/14/00209 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 20/03/2014 **Decision:** Prior Approval Given
Case Officer: Mrs S Williams
Applicant: Mrs D Clements **Agent:** The Kenefick Jones Partnership
Location: High Nest, 15 SANDY LANE NORTH, IRBY, CH61 4XX
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 4m and for which the height of the eaves would be 2.1m

Application No.: RESX/14/00210 **Application Type:** Prior Approval Householder PD
Ward: Bebington **Decision Level:** Delegated
Decision Date: 17/03/2014 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall
Applicant: Mr S Capstick **Agent:**
Location: 21 KIRKWAY, HIGHER BEBINGTON, CH63 5NT
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No.: RESX/14/00211 **Application Type:** Prior Approval Householder PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 14/03/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr D White **Agent:**
Location: 16 ASHFORD ROAD, MEOLS, CH47 5AW
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 4m and for which the height of the eaves would be 2.5m

Application No.: APP/14/00214 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 27/03/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs Gamble **Agent:** Neville Pickard
Location: 42 EASTON ROAD, NEW FERRY, CH62 1DR
Proposal: Erection of a single storey side extension

Application No.: ADV/14/00215 **Application Type:** Advertisement Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 04/04/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** HLN Architects Ltd
Location: Tesco Superstore, TELEGRAPH ROAD, HESWALL, CH60 7SL
Proposal: Identifying and directional signage to customer 'Click & Collect' pick up location within the Tesco store car park.

Application No.: APP/14/00233 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 27/03/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr T Williams **Agent:**
Location: T D Distribution LTD, 169 NEW CHESTER ROAD, NEW FERRY, CH62 4RB
Proposal: Creation of an additional doorway

Application No.: RESX/14/00242 **Application Type:** Prior Approval Householder PD
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 20/03/2014 **Decision:** Prior Approval Given
Case Officer: Mrs J McMahon
Applicant: Mr J Gill **Agent:** DJ Cooke & Co Ltd
Location: 3 TANAR CLOSE, BROMBOROUGH, CH63 9AN
Proposal: Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 4.25m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.35m

Application No.: RESX/14/00251 **Application Type:** Prior Approval Householder PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 24/03/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr Damien Walsh **Agent:** Ridgefield Developments
Location: 11 MEADOWCROFT ROAD, MEOLS, CH47 6BG
Proposal: Erection of a rear extension which would extend beyond the rear wall of the original house by 5.4m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.4m

Application No.: RESX/14/00274 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 04/04/2014 **Decision:** Prior Approval Given
Case Officer: Mrs S Day
Applicant: Mrs M Gouldson **Agent:**
Location: 193 Greasby Road, Greasby, Wirral CH49 2PE
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.4m for which the maximum height would be 3.85m and for which the height of the eaves would be 2.5m

Summary of data

	Total Per
Approve	95
Approve (mixed)	1
EIA not required	1
Lawful Use	1
Not an application	1
Permitted development	1
Prior Approval Given	4
Prior approval is not required	9
Prior approval is required	2
Refuse	11
Withdrawn	3
Report Total	129

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**Planning Appeals Decided
Between 01/01/2014 and 31/03/2014**

Dismissed

Application No.: LDP/12/00507	Application Type: LDP	Ward: New Brighton
Case Officer: Ms J Storey	Council Decision: Refuse	Decision Level: Delegated
Applicant: WM. Morrison Supermarkets PLC	Agent: Peacock & Smith Ltd	
Location: Car Park, Marine Point, MARINE PROMENADE, NEW BRIGHTON		
Proposal: Certificate of proposed lawful use at unit 14 Marine Point.		
Appeal Ref.: 2187897	Appeal Type: Appeal against refusal	
Appeal Decision: Dismissed	Decision Date: 28/01/2014	

Application No.: APP/12/01429	Application Type: APP	Ward: Hoylake and Meols
Case Officer: Mrs S Lacey	Council Decision: Refuse	Decision Level: Delegated
Applicant: Busy Bee Handwash	Agent: Mr K Ellis	
Location: Carr Farm, BIRKENHEAD ROAD, MEOLS, CH47 9RE		
Proposal: Change of use of hard standing from delivery area to a hand car wash area only.		
Appeal Ref.: 2200291	Appeal Type: Appeal against refusal	
Appeal Decision: Dismissed	Decision Date: 15/01/2014	

Application No.: OUT/13/00015	Application Type: OUT	Ward: Bebington
Case Officer: Miss A McDougall	Council Decision: Refuse	Decision Level: Delegated
Applicant: Mr Hugh Irving	Agent: Lawrence Parry Associates	
Location: Land south of Burnbrae and LEVER CAUSEWAY, STORETON, CH63 6HT		
Proposal: Erection of a two storey detached dwelling		
Appeal Ref.: 2202929	Appeal Type: Appeal against refusal	
Appeal Decision: Dismissed	Decision Date: 18/02/2014	

**Planning Appeals Decided
Between 01/01/2014 and 31/03/2014**

Application No.: APP/13/00629 **Application Type:** APP **Ward:** Wallasey

Case Officer: Mrs S Lacey **Council Decision:** Refuse **Decision Level:** Planning Committee

Applicant: ALFA TRUSTEES **Agent:** Edgeplan

Location: Classic Cars Of Wirral Ltd, WALLASEY VILLAGE, CH45 3LP

Proposal: Construction of retail store (use class A1) with access, car parking and associated works (revised scheme)

Appeal Ref.: 2205347 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 18/02/2014

Application No.: APP/13/00283 **Application Type:** APP **Ward:** West Kirby and Thurstaston

Case Officer: Mrs J Malpas **Council Decision:** Refuse **Decision Level:** Planning Committee

Applicant: Ms Jackson **Agent:** ShepherdMyers

Location: 52 CROFT DRIVE EAST, CALDY, CH48 1LS

Proposal: New Residential Dwelling

Appeal Ref.: 2207495 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 24/03/2014

Application No.: APP/13/00866 **Application Type:** APP **Ward:** New Brighton

Case Officer: Mrs S Lacey **Council Decision:** Refuse **Decision Level:** Planning Committee

Applicant: Mrs Moores **Agent:** Cheshire Planning Solutions Ltd

Location: 151 VICTORIA ROAD, NEW BRIGHTON, CH45 9LB

Proposal: Change of use of a property from a single residence to a house of multiple occupation to provide 12 bedrooms with communal kitchen, living rooms and bathrooms. Also to include alterations to windows to the front elevation.

Appeal Ref.: 2208022 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 24/03/2014

**Planning Appeals Decided
Between 01/01/2014 and 31/03/2014**

Application No.: APP/13/00806**Application Type:** APP**Ward:** Prenton**Case Officer:** Mrs C Parker**Council Decision:** Refuse**Decision Level:** Delegated**Applicant:** Mr Meadows**Agent:** The Kenefick Jones Partnership Ltd**Location:** 38 QUEENS DRIVE, PRENTON, CH43 0RP**Proposal:** Loft conversion with two front dormers**Appeal Ref.:** 2208463**Appeal Type:** Appeal against refusal**Appeal Decision:** Dismissed**Decision Date:** 03/01/2014

Grand Total: 7

	Total
Dismissed	7 100%
Total	7 100%

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