



Planning Committee

Date:	Thursday, 21 August 2014
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Vicky Rainsford
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1. MINUTES (Pages 1 - 14)

To approve the accuracy of the minutes of the meeting held on 23 July.

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. OUT/12/00824: INGLEBOROUGH ROAD, TRANMERE, CH42 6RD - DEMOLITIONS OF EXISTING BUILDINGS AND REDEVELOPMENT OF THE LAND FOR NEW BUILD RESIDENTIAL DEVELOPMENT FOR UP TO 90 NEW DWELLINGS (USE CLASS C3) WITH MEANS OF ACCESS AND ASSOCIATED INFRASTRUCTURE -(AMENDED SUPPORTING INFORMATION RECEIVED FOR REPLACEMENT PLAYING FIELD) (Pages 15 - 28)

5. **APP/14/00310: SOLAR CAMPUS, 235 LEASOWE ROAD, LEASOWE, CH45 8LW - THE CREATION OF FOUR FULL SIZE FOOTBALL PITCHES PLUS ONE JUNIOR ACADEMY PITCH AND ONE TRAINING AREA, FENCED AROUND THE PERIMETER FOR THE USE BY TRANMERE ROVERS FC AS THEIR FORMAL TRAINING SITE. CREATION OF TWO FULL SIZE FOOTBALL PITCHES AND ONE YOUTH PITCH TO THE WEST OF THE SITE FOR LOCAL COMMUNITY USE (AMENDED PLANS, REVISED LAYOUT OF PITCHES) (Pages 29 - 38)**
6. **APP/14/00073:THE CARLTON, 466-468 BOROUGH ROAD, OXTON, CH42 9LZ - CONVERSION OF PUBLIC HOUSE TO 14 FLATS. (Pages 39 - 44)**
7. **APP/14/00314: EASTHAM REFINERY, NORTH ROAD, EASTHAM, CH65 1AJ - CONSTRUCTION OF AN ENERGY FROM WASTE FACILITY EMPLOYING GASIFICATION TECHNOLOGY AND ANCILLARY DEVELOPMENT (INCLUDING PREPARATORY EARTHWORKS) ALTERNATIVE TO APP/2008/6316 APP 29TH JULY 2009 ADDITIONAL INFORMATION RECEIVED ON 9TH JULY 2014. (Pages 45 - 68)**
8. **APP/14/00567:CAR PARK, STRINGHEY ROAD, EGREMONT - ERECTION OF 4 TOWNHOUSES (Pages 69 - 76)**
9. **APP/14/00662: BLOCKBUSTER VIDEO HIRE, 139-141 WALLASEY VILLAGE, CH45 3LF - CONVERSION OF UPPER FLOORS OF EXISTING BUILDING TO 4NO. APARTMENTS, INCLUDING CONVERSION OF EXISTING HIPPED ROOF TO GABLE AND FIRST & SECOND FLOOR REAR EXTENSION. (Pages 77 - 82)**
10. **APP/14/00798:28 SHERWOOD AVENUE, IRBY, CH61 4XB - REAR LOFT CONVERSION (Pages 83 - 86)**
11. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 14/07/2014 AND 11/08/2014 (Pages 87 - 112)**
12. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

Public Document Pack Agenda Item 1

PLANNING COMMITTEE

Wednesday, 23 July 2014

Present:

Councillor A Leech (Chair)

Councillors	D Realey	D Elderton
	P Brightmore	E Boulton
	M Daniel	P Hayes
	C Spriggs	K Hodson
	J Walsh	S Kelly
	I Williams	P Cleary

13 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 17 June 2014.

Resolved – That the minutes be approved

14 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

Councillor Leech declared a personal interest in respect of item 7 by virtue of her living in close proximity.

Councillor Leech declared a personal interest in respect of items 8 and 15 by virtue of her being a Ward Councillor.

Councillor Cleary declared a prejudicial interest in respect of item 4 by virtue of work undertaken in the matter prior to being elected as Councillor.

Councillor Hayes declared prejudicial interests in respect of items 14 and 15 by virtue of previously having received hospitality

15 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

16 **REQUESTS FOR SITE VISITS**

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

The following requests were unanimously approved:

APP/14/00662: Blockbuster Video Hire, 139-141 Wallasey Village, CH45 3LF - Conversion of upper floors of existing building to 4no. apartments, including conversion of existing hipped roof to gable and first & second floor rear extension.

OUT/12/00824: Ingleborough Road, Tranmere, CH42 6RD - Demolitions of existing buildings and redevelopment of the land for new build residential development for up to 90 new dwellings (USE CLASS C3) with means of access and associated infrastructure (Amended Supporting Information received for replacement playing field).

APP/14/00310: Solar Campus, 235 Leasowe Road, Leasowe, CH45 8LW - The creation of four full size football pitches plus one junior academy pitch and one training area, fenced around the perimeter for the use by Tranmere Rovers FC as their formal training site. Creation of two full size football pitches and one youth pitch to the west of the site for local community use (Amended plans, revised layout of pitches).

17 **APP/11/01049: HILLSIDE ROAD, TRANMERE, WIRRAL CH41 9EL - EXTENSION OF TIME FOR PLANNING PERMISSION APP/2008/05610 - ERECTION OF 12 DWELLINGS.**

Resolved – That this item be withdrawn in order to obtain further information.

18 **APP/13/01234: COPPINS HEY, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NEW DWELLINGS (AMENDED PLANS).**

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

A Ward Councillor addressed the Committee

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

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

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 18th March 2014 and listed as follows: Drawing number 94_2013_01 Revision G dated 20/02/2014**
- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.**
- 6. No development shall take place until samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 7. No development shall take place until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.**
- 8. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.**

9. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres have been provided at the proposed access points to the site. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

10. No occupation of use of the development shall take place until a scheme showing full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and retained as such at all time thereafter unless otherwise agreed in writing by the Local Planning Authority.

11. 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.

12. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

19 **APP/13/01595: LAND ADJACENT TO 1 BORDER ROAD, HESWALL, WIRRAL CH60 2TN - ERECTION OF A DETACHED DWELLING**

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th June 2014 and listed as follows: 146_2013_02 Rev D (Dated 18.06.2014)

3. Before any construction commences, samples of the facing/roofing/window

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

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

5. No occupation or use of the development shall take place until the first floor side windows in the side elevation facing 7 Chalkwell Drive and the first floor side window facing 1 Border Road have been glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

6. 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.

7. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

20 **APP/14/00085: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE - TO BUILD A PERGOLA 3400MM HIGH NEAR BOTTOM OF DRIVE, LEVEL GROUND AREA ALONG PART OF SOUTH-EAST BOUNDARY (THUS RAISING BY 450MM) AND ERECT 2000MM FENCE ALONG THIS PART OF BOUNDARY, AND ERECT PERGOLA AT HEIGHT OF 2350MM NEXT TO HOUSE**

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

A Ward Councillor addressed the Committee

On a motion by Councillor Daniel and seconded by Councillor Spriggs 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 3rd April 2014 and listed as follows: PL-002 Rev P1 (22/01/2014); and the approved plans received by the local planning authority on 14th May 2014 and listed as follows: PL-001 Rev P2 (13/05/2014), PL-003 Rev P2 (13/5/2014), and PL-005 Rev P2 (13/05/2014)

21 **APP/14/00219: 20 TENBY DRIVE, MORETON, CH46 0QA - DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE**

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

A Ward Councillor addressed the Committee.

It was moved by Councillor Hayes and seconded by Councillor Hodson

‘ That the application be refused on the following grounds:

‘The proposal would result in overdevelopment and a detrimental change in character to the area.’

The motion was put and lost (5:7:1)

It was then moved by Councillor Realey and seconded by Councillor Walsh

‘That the application be approved’

The motion was put and carried (7:5:1)

Resolved (7:5:1) That the application be approved subject to the following conditions:

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

2. The development hereby permitted shall be carried out in accordance with

the approved plans received by the local planning authority on 26th March 2014 and listed as follows: drawing number DUN576-0214 (dated 7th February 2014).

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) no internal or external alterations shall take place to the garage hereby approved which would preclude its use for housing motor vehicles without the prior written approval of the local planning authority.

- 22 **APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX - CHANGE OF USE FROM 6 BEDROOM PROPERTY TO AN 8 BEDROOM SUPPORTED ACCOMMODATION/HOUSE OF MULTIPLE OCCUPATION (HMO)**

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

A Ward Councillor addressed the Committee.

Concerns were raised by Members following their site visit with regards to inadequate sizes of bedrooms and their belief that this would not conform with housing legislation. The Head of Regeneration and Planning assured Members he would liaise with colleagues in Housing and report back to Members with an update on why this had not been identified.

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

Resolved (13:0) That the application be refused on the following grounds:

The development as proposed would create an over-intensive use of the property by creating 8 bedrooms, two of which (Bedrooms 5 & 8 specifically) would result in a standard of accommodation that the Council considers would be substandard. As such, the proposals conflict with the principles of the National Planning Policy Framework, which seeks to secure high quality accommodation and a good standard of amenity for all future occupants of land and buildings.

- 23 **APP/14/00352: CAR PARK, ALABAMA WAY, BIRKENHEAD, CH41 5LJ - PROPOSAL FOR AN ON SHORE OFFICE, WAREHOUSE BUILDING AND PONTOON THAT WILL SERVE AS A MARINE OPERATIONS AND MAINTENANCE FACILITY FOR OFF SHORE PROJECTS.**

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

A Petitioner addressed the Committee, on behalf of local residents.

A Petitioner addressed the Committee as a local business owner.

The Applicant addressed the Committee.

A Ward Councillor addressed the Committee.

A Councillor addressed the Committee.

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

Resolved (10:3) That the application be refused on the following grounds:

The proposed development, by reason of its siting, is considered would result in an unacceptable loss of amenity for the occupiers of residential development at Priory Wharf by virtue of increased noise, general disturbance and poor outlook. The proposed development, if approved, would be contrary to Policy EM6 of the adopted Wirral Unitary Development Plan

24 **APP/14/00583: BARN AT MANOR FARM, FRANKBY ROAD, FRANKBY, CH48 1PE - CHANGE OF USE OF BARN FROM STORAGE TO ONE HOLIDAY LET ACCOMMODATION AND EXTERNAL ALTERATIONS.**

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

A Petitioner addressed the Committee

The Applicant addressed the Committee

It was moved by Councillor Realey and seconded by Councillor Daniel

‘ That the application be approved.’

The motion was put and lost (6:7)

It was then moved by Councillor Kelly and seconded by Councillor Elderton that the application be refused.

The motion was put and carried (7:6)

Resolved (7:6) That the application be refused on the following grounds:

The Local Planning Authority considers the proposal unacceptable, in that it would lead to an intensification of an existing means of access, and that any vehicles waiting on the highway at the access with Frankby Road or manoeuvring in the lane to enter and/or leave the site of the proposed use would create hazardous conditions contrary to the interests of highway safety. The provision of one parking space is not considered sufficient to prevent parking in the adjacent lane, thereby requiring vehicles to reverse on to Frankby Road given the lack of a suitable turning area in the lane, which would be detrimental to highway safety. The proposal is therefore contrary to Policies TL9 and TL10 of the Wirral Unitary Development Plan.

- 25 **APP/14/00662: BLOCKBUSTER VIDEO HIRE, 139-141 WALLASEY VILLAGE, CH45 3LF - CONVERSION OF UPPER FLOORS OF EXISTING BUILDING TO 4NO. APARTMENTS, INCLUDING CONVERSION OF EXISTING HIPPED ROOF TO GABLE AND FIRST & SECOND FLOOR REAR EXTENSION.**

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

- 26 **APP/14/00694: LAND AT TOWER WHARF, BIRKENHEAD, CH41 1NE - A FOUR STOREY NEW COMMERCIAL DEVELOPMENT (USE CLASS B1) WITH NEW ASSOCIATED CAR PARKING AND LANDSCAPING**

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

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

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

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.**

3. 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.

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

5. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

6. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant

linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

8. Development shall not be commenced until a Full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

9. No part of the development shall be brought into use until a means of vehicular access to the site has been constructed. These works shall be in accordance with details, which should be submitted to and approved in writing by the Local Planning Authority

10. 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.

11. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

12. No tree felling and scrub clearance is to take place during the period 1st March to 31st August Inclusive. If it is necessary to undertake works during the bird breeding season then all trees and scrub on the site are to be checked first to ensure no breeding birds are present. If present details of how they are to be protected are required.

13. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

14. Prior to the commencement of development, details of proposed bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise

agreed by the Local Planning Authority.

15. No development shall take place until a Code of Construction Practice shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the final Code of Construction Practice and Management Plan should cover the following Minimum requirements;

I. Site supervision

II. Machinery (Noise & Vibration Levels and mitigation measures, location and storage of plant, materials and access to banks etc)

III. Protection of areas of ecological sensitivity and importance

IV Methods used for all channel and dock edge water margin works

V Methods for the control of dust and air pollution

VI Methods for the prevention of dust, dirt, debris and other deposits on the highway

VII Details of security hoarding including maintenance, decorative displays and facilities for public viewing.

VII Lighting methods to avoid disturbance to birds and bats

IX Methods to avoid construction related debris and pollution from entering controlled waters

16. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended, the building hereby approved shall be used only for purposes within Use Class B1 and for no other purpose in the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent relating to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

17. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 May 2014 and 16 July 2014 and listed as follows: Drwg No. 01-091-001 dated 20.02.2014; Drwg No. 02-02-001a dated 09.04.2014; Drwg No. 02-05-001 dated 05.2014; Drwg No. 02-05-002 dated 05.2014; Drwg No. 02-05-003 dated 05.2014; Drwg No. 02-05-004 dated 05.2014; Drwg No. 02-05-005 dated 05.2014; Drwg No. 02-03-001 dated 05.2014; Drwg No. 02-03-002 dated 05.2014; Drwg No. 02-03-003 dated 05.2014; Drwg No. 02-03-004 dated 05.2014; Drwg No. 02-03-005 dated 05.2014 Drwg No. D4606.01 dated 10.07.2014; Drwg No. D4606.002 dated 10.07.2014; Drwg No. DMS507-200 Rev P3 dated 04.2014; Drwg No. DMS507-001 Rev P3 dated 04.2014; Drwg No. 4601060/633/001 Rev D dated 27.09.2013 and Drwg no g4497.001 DATED 14.05.2014.

18. There shall be no piling works on the site between the period of 1st January to 28th February in any year.

19. All piling works shall be undertaken using a "soft start" method of operation.

- 27 **OUT/12/00824: INGLEBOROUGH ROAD, TRANMERE, CH42 6RD - DEMOLITIONS OF EXISTING BUILDINGS AND REDEVELOPMENT OF THE LAND FOR NEW BUILD RESIDENTIAL DEVELOPMENT FOR UP TO 90 NEW DWELLINGS (USE CLASS C3) WITH MEANS OF ACCESS AND ASSOCIATED INFRASTRUCTURE (AMENDED SUPPORTING INFORMATION RECEIVED FOR REPLACEMENT PLAYING FIELD)**

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

- 28 **APP/14/00310: SOLAR CAMPUS, 235 LEASOWE ROAD, LEASOWE, CH45 8LW - THE CREATION OF FOUR FULL SIZE FOOTBALL PITCHES PLUS ONE JUNIOR ACADEMY PITCH AND ONE TRAINING AREA, FENCED AROUND THE PERIMETER FOR THE USE BY TRANMERE ROVERS FC AS THEIR FORMAL TRAINING SITE. CREATION OF TWO FULL SIZE FOOTBALL PITCHES AND ONE YOUTH PITCH TO THE WEST OF THE SITE FOR LOCAL COMMUNITY USE (AMENDED PLANS, REVISED LAYOUT OF PITCHES)**

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

- 29 **NOT EXPEDIENT FOR ENFORCEMENT ACTION AGAINST MATERIAL ALTERATION TO THE APPEARANCE OF AN EXISTING BARN**

A Report by the Strategic Director of Regeneration and Environment advised Members of a breach of planning control comprising of the material alteration of the external appearance of a barn. The report recommended that it is not considered expedient to take enforcement action in this instance.

Members were advised that the owner/ occupier had been sent a letter requesting a planning application and that no application has been received by the Planning Department to date.

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

Resolved (7:6) **That it is not expedient to take enforcement action in this instance.**

- 30 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/06/2014 AND 13/07/2014**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 06/06/2014 and 13/07/2014.

Resolved – That the report be noted.

31 **PLANNING APPEALS DECIDED BETWEEN 01/04/2014 AND 30/06/2014**

The Strategic Director of Regeneration and Environment submitted a report detailing planning appeals decided between 01/04/2014 and 30/06/2014.

Resolved – That the report be noted.

Agenda Item 4

Planning Committee

21 August 2014

Reference:
OUT/12/00824

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Prenton

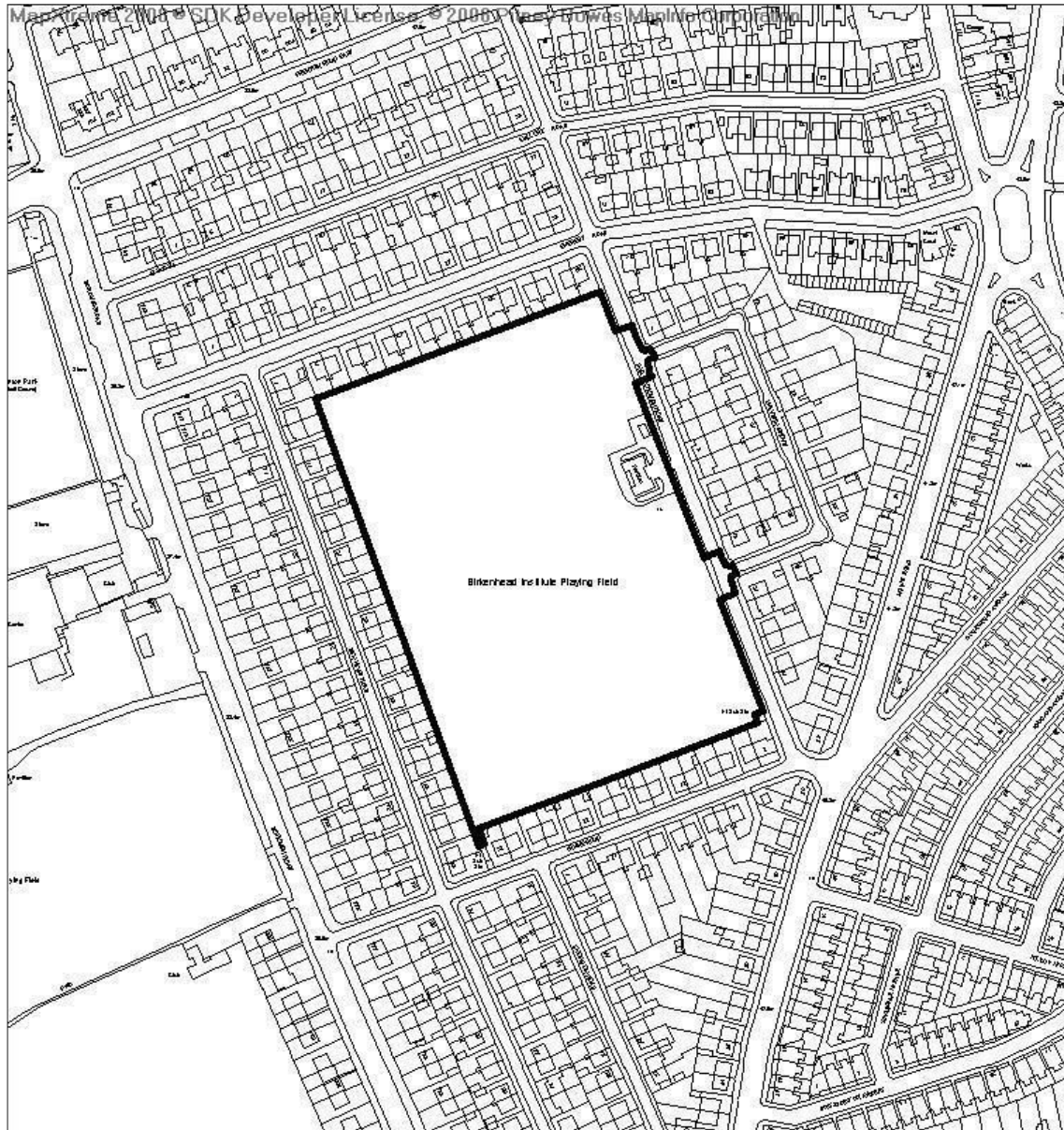
Location:
Proposal:

INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Demolitions of existing buildings and redevelopment of the land for new build residential development for up to 90 new dwellings (USE CLASS C3) with means of access and associated infrastructure –
(Amended Supporting Information received for replacement playing field)

Applicant:
Agent :

Tranmere Rovers Football Club
Paddock Johnson Partnership

Site Plan:



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Development Plan Designation:

Sports Ground

Planning History:

Location: Birkenhead Institute Playing Field, Ingleborough Road, Tranmere. L42 6RD
Application Type: Full Planning Permission
Proposal: Erection of a single storey front extension to pavillion
Application No: APP/95/06310
Decision Date: 07/11/1995
Decision Type: Approve

Location: Land at INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Application Type: Outline Planning Permission
Proposal: Demolitions of Existing Buildings and Redevelopment of the Land for New
Build Residential Development for up to 90 New Dwellings (use class C3) with
Means of Access and Associated Infrastructure
Application No: OUT/11/00897
Decision Date: 10/02/2012
Decision Type: Withdrawn

PARALLEL APPLICATION: APP/14/00310 - The creation of four full size football pitches plus one junior academy pitch and one training area, fenced around the perimeter for the use by Tranmere Rovers FC as their formal training site. Creation of two full size football pitches and one youth pitch to the west of the site for local community use (**Amended plans, revised layout of pitches**) at Solar Campus, Leasowe Road, Leasowe.

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 166 letters of neighbour notification were issued to properties adjoining the development site. Site Notices were displayed in the roads immediately adjoining the site, and a Press Notice was displayed in the Wirral Globe. At the time of writing, a number of representations have been received. One of these supports the proposal and sixteen letters and emails received object due to:

1. Social housing would have a detrimental effect on the value of properties in the area
2. The field should not be built on
3. Additional traffic
4. The proposal would concrete over the war memorial field
5. Increase in traffic
6. No benefit to the community
7. Design of the houses are not in-keeping and would have a negative visual impact
8. The field should be left as it is
9. TRFC have only given a choice of houses or 24 hour flood lit sports hall and cages to residents
10. TRFC haven not told the complete truth and there has been poor communication
11. Enough empty properties in the area
12. Green spaces should be kept

A petition of objection containing 34 signatures has been received objecting to the proposal due to:

1. Insufficient regard being paid to the fact that the site is recorded as war memorial
2. Demolition of the pavilion as it is classed as a memorial
3. The proposed memorial is an insult to the memory of the fallen Old Boys
4. The pavilion and fields represent a permanent memorial to Wilfred Owen, which is a valuable historical asset that would be a loss to the Nation's historical heritage.

Three petitions supporting the proposal have been received. One in support of parents of children at Tranmere Rovers Football Club Academy with 28 signatures; one from Tranmere Hall Estate Residents Association with 64 signatures; one from Tranmere Rovers Supporters Trust with 56 signatures.

CONSULTATIONS

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

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

Environment Agency – no objection subject to conditions. The submitted Flood Risk Assessment highlights that the development proposals will increase both the rates and volumes of surface water leaving the developed site, compared to the existing site conditions. It is therefore essential that appropriate flood risk mitigation is incorporated within the development during the detailed design stages of the project, particularly when considering the development layout at the reserved matters stage.

Sport England - Originally objected to the proposal and has now withdrawn the objection. A letter has been received from Sport England confirming their position and reasons for withdrawing their earlier objection. Namely, that the objection was withdrawn subject to specific matters being secured as part of a Section 106 agreement. If these matters are not secured, then Sport England's position would be that the previous objection would be maintained.

An approval would need to be subject to a Section 106 Agreement that will include all the requirements that Sport England have specified in their letter dated 14th July 2014. Such requirements include the need information on the design and construction of the pitches and details that fully demonstrate the quality and quantity of replacement provision *ahead* of planning permission being granted. In addition Sport England specifically asked for a clause in the S106 for a 2 year long stop completion date on the completion of the works on the Solar Campus, which is key for securing the like for like replacement.

Director's Comments:

Consideration of this application was deferred from Planning Committee on the 23 July to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application seeks outline planning permission for the erection of 90 dwellings which is defined as Major Development. The site is a designated Sports Ground where residential development is classed as a departure from the Unitary Development Plan. It is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

PROPOSAL

The proposed development is for residential development on land at Ingleborough Road, Prenton. The application was considered in parallel with an application for playing pitches at Woodchurch Leisure Centre (APP/12/00825) at Planning Committee on the 25 October 2012 where it was resolved to approve the applications subject to a Section 106 Legal Agreement. The legal agreement (in part) would secure the provision of replacement playing fields and associated facilities at the Woodchurch site. The site at Woodchurch is no longer the provision of the replacement playing fields and training facility and the site at Solar Campus is now being considered under reference APP/14/00310. The application has therefore been reopened with a view to consider the merits of the proposed replacement playing fields at the site of Solar Campus subject of APP/14/00310.

The application is submitted in outline for up to 90 dwellings and includes the means of access to the site only. There would be two access points from Ingleborough Road, designed to provide junctions with access points from Malvern Grove.

All other matters are reserved and as such, further applications would need to be submitted to seek permission for matters of scale, layout, appearance and landscaping.

Indicative plans have been provided that shows a potential layout for a development of 90 houses (a mixture of semi-detached and detached houses, 3 and 4-bedrooms), floor plans and elevations for potential house types along with an artist's impression relating to the Ingleborough Road frontage.

Parameters of development are detailed within the submitted plans and the Supporting Planning Statement, making it clear that the development seeks dwellings up to 2.5 storeys in height, with dwellings to the perimeters of the site adjoining existing residential areas to be 2-storey with a maximum of 7.5m in ridge height.

SITE AND SURROUNDINGS

The application site is a 3.1 hectare playing field site, currently laid out to incorporate 2 football pitches and training areas. The site includes a small pavilion changing facility adjacent to Ingleborough Road, and metal railings form the perimeter to much of the site. There are a number of trees planted around the edges of the playing field surface.

The surrounding land use is residential on all sides, traditional in format (semi-detached, two storey), the application site being at the heart of the Tranmere Hall residential area.

POLICY CONTEXT AND THE PRINCIPLE OF DEVELOPMENT

Unitary Development Plan

The site is designated as a Sports Ground by virtue of proposal RE6 of the Unitary Development Plan. Policy RE6 requires the protection of such land, subject to UDP Policy RE5. This policy, RE5, was not 'saved' by the Secretary of State when permission was sought in 2007 for the policies of the Unitary Development Plan to remain in force. The National Planning Policy Framework is considered to present up to date planning policy guidance on such matters, outlining that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy URN1 – Development and Urban Regeneration outlines that in considering development proposals, the local planning authority will be concerned to ensure that full and effective use is made of land within the urban areas; whilst sites currently required for recreational purposes should be protected from inappropriate development.

Policies HS4 – Criteria for New Housing Development, HSG2 – Affordable Housing, and HS6 – Principles for Affordable Housing are relevant, establishing the criteria to be considered for new housing proposals,

Policy GR6 – Greenspace Within New Housing Developments, requires the provision of amenity open space and children's play provision in such developments, but makes it clear that the requirements of the policy will not be held to apply to proposals where the dwellings constructed would fall within 400 metres of an existing accessible public open space of 1.5 hectares or above. In this case, the close proximity to Victoria Park and other areas of recreational open space adjacent to Prenton Park is considered to provide adequate accessible public open space, such that there would be no reasoned justification to secure amenity open space within the development.

CH01 – The Protection of Heritage, is relevant given the Memorial status of aspects of the development site. The policy outlines that particular attention will be paid to the protection of buildings, structures and other features of recognised architectural or historic importance, and that proposals which would significantly prejudice these objectives will not be permitted.

NC7 – Species Protection requires consideration of species protected by law, and the mitigation of harm through refusal of permission or the use of appropriate planning conditions.

National Planning Policy Framework

The NPPF establishes a presumption in favour of sustainable development, and stipulates that approach to housing supply that must be taken by Local Planning Authorities, as well as setting the approach to be taken to existing open space and sports facilities. A core principle is established in relation to the conservation of heritage assets, requiring their conservation in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

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.

SPORTS GROUND ISSUES

Considering the principle of development, the proposal development would take place on a site designated within the Unitary Development as a Sports Ground. As noted above, Unitary Development Plan Proposal RE6 identifies the individual sites considered sports grounds and playing fields within the urban area, outlining that they should be protected from development in order to ensure that adequate land is reserved for organised sport. As such the development is unacceptable in principle and was advertised as a departure from the Unitary Development Plan.

The application has been submitted in parallel with application APP/14/00310 which would permit the relocation of Tranmere's current use of the sports ground to the Solar Campus site. The principle of the provision of replacement playing fields is established due to the previous approval and legal agreement relating to the Woodchurch site (APP/12/00825). The replacement facilities will be provided at Solar Campus and offer the opportunity to secure the protection and enhancement of existing sports pitches. The improvements to the Solar Campus site include the provision of four full sized pitches, one junior pitch and one training area. The merits of the replacement playing fields at Solar Campus are set out in the parallel report also reported to Planning Committee - APP/14/00310.

The main principle for consideration by reopening the planning application is to establish that there is sufficient replacement pitches. Namely that the playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development. Sport England had no objection to the previous proposal and as such the principle of releasing the land for residential development has been established.

Given this, it is considered that the proposed developments, dealt with in parallel, do not conflict with UDP Policy RE6, or Policy URN1, which require the protection of sports grounds and consideration of recreational purpose. The development at Solar Campus is considered to provide benefits to sport, both to the community and for Tranmere Rovers, which is a material consideration in favour of the development. The National Planning Policy Framework, at part 8, gives emphasis to the role of the planning system in facilitating social interaction and creating healthy, inclusive societies - noting at paragraph 70 that to deliver social, recreational and cultural facilities to meet community needs, planning decisions should plan positively for the provision of such uses, ensure that such services are able to develop and modernise in a sustainable way, and ensure an integrated approach to consideration of housing, economic uses and community facilities.

A section 106 Legal Agreement would enable the Council, as Local Planning Authority, to ensure the link between the two sites, should members be minded to grant planning permission. The legal agreement might secure aspects recommended by Sport England in relation to the development, the maintenance and management of the site at Solar Campus to provide community and sports development benefits with the ability to 'ring fence' the necessary finances and specify phasing requirements to ensure the delivery of the required facilities.

REGENERATION AND HOUSING ISSUES

Policy URN1 encourages the full and effective use of land within urban areas. The scale of the development is relatively low (90 homes as a maximum) and indicative plans indicate a focus upon

high value family homes (in keeping with the existing residential development around the application site). The development will not harm the character of the area and is considered appropriate in density as it will integrate with adjoining residential development. The design, scale and character of the proposals, whilst not establishing strong urban design structuring principles at this stage, will be subject to reserved matters applications and can be consistent with and complimentary to the adjacent housing.

Having regard to the provisions of the National Planning Policy Framework, it is considered that the application site is sustainable; in so much as it is located within the heart of an urban area well provided for by shops and services, transport links, and recreational opportunities such as Victoria Park. The provision of new housing units would assist the Council in achieving supply of housing, as required by paragraph 47 of the National Planning Policy.

UDP Policy HS4 requires consideration of criteria relating to the character, design and layout of new housing development to ensure integration with adjoining development. National Planning Policy Framework part 7 outlines the approach that should be taken by Local Planning Authorities to require good design. No conflict is found with these policies.

As regards the provision of affordable housing, it is noted that there is a substantial need for affordable housing identified within the Borough. UDP Policy HS6 (Affordable Housing) currently requires an on-site contribution for schemes over 1 hectare based on individual viability assessments. The Council's Strategic Housing Market Assessment (2010) found there to be a very significant housing need in the Borough with a high target for affordable housing provision being justified, and a lower trigger point (5 or more dwellings). That Assessment recommended a target of 40% of new build housing being affordable. The Affordable Housing Viability Study (2010) recognizes the current limitation associated with value and cost and therefore, at present, advises that it would be possible to sustain a target of 20% affordable housing, which has informed the emerging Core Strategy. Whilst long term aspirations of 40% affordable housing remain, an interim target of 20% is currently in place (although this is subject to site specific viability).

As in the previous submission considered in 2012, a Viability Assessment has been submitted by the applicant. Given that the application has been reopened due to the change in the replacement playing fields at Solar Campus, it has been necessary for the applicant to update the Assessment submitted originally in 2012 and this has been independently assessed on behalf of the Council. The independent review of the assessment has confirmed that the development would not be viable should a requirement be imposed for affordable housing. However it must be noted that land acquisition values vary over time, and as such it will be necessary to include a mechanism within a Section 106 Legal Agreement to secure a contribution to affordable housing, should the value rise significantly above that currently indicated, and having regard to an up-to-date assessment of the viability of the site.

HERITAGE

There have been objections received regarding the heritage value of the Ingleborough site as a war memorial. The site is referred to in inventories held by both the Imperial War Museum and the War Memorials Trust.

It was established through the original consideration of the proposal that events took place in relation to the recording and remembrance of former pupils of the Birkenhead Institute who lost their lives in WW1, such as the construction of the pavilion with stone memorial plaque, the planting of trees and the construction of ornamental gates. As such it must be concluded that the war memorial is not simply confined to the memorial plaque itself. The Heritage Statement submitted by the applicant, correctly concludes that it is appropriate to consider this heritage asset as of heritage interest, and that this is a material consideration.

Since the original application was considered, the memorial plaque has been relocated to Hamilton Square. In addition, having regard to the development plan, the site is not on land scheduled as an ancient monument, within a Conservation Area, nor is it a Listed Building or structure. As such, planning legislation and the development plan do not require that special attention is given to preserving its character or appearance. It is also important to note that covenants applied to the site are not a material planning consideration.

As in the originally considered proposal, the applicant proposes to retain a war memorial feature adjacent to Ingleborough Road, which indicative plans outline would consist a paved area incorporating the memorial stone plaque within a masonry structure, and landscape planting. The obligation to provide this feature and maintenance provisions can be secured through a s106 Legal Agreement, at the landowners cost.

Accordingly, no conflict is found with UDP Policy CH01 or the principles set out in the National Planning Policy Framework relating to heritage.

NATURE CONSERVATION

Previously submitted reports and surveys conclude that the site is of relatively low ecological value, and that protected species are not present. There have been no changes in circumstances since the proposal was considered on the basis of the submitted details. As such, the recommendations of the reports for the use of native tree and shrub planting within the landscaping of the development, supplementing existing trees at the boundaries of the site to create habitat corridors for fauna are still relevant. Whilst no bats were found to be present, it is noted that the pavilion building does provide potential habitat, and as such a future development should be designed to compensate for this potential - a planning condition is proposed to secure this compensatory provision.

APPEARANCE AND AMENITY ISSUES

The proposal is submitted in outline with matters of layout, scale, appearance and landscaping reserved for subsequent approval. However the proposal puts forward an amount of development shown in indicative plans as 90 units.

The layout and design of the development, which are reserved matters, must satisfy the criteria of HS4: Criteria for New Housing Development, in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The indicative plans submitted with the application confirm that the development would introduce buildings 2 storeys (maximum ridge height 7.5m) to the perimeter of the site, rising to 2.5 storey within the heart of the site. The scale and layout proposed are considered consistent with the surrounding residential areas that will have no detrimental impact to outlook or potential of resulting in over dominant features. The details of the development would be secure at the reserved matters stage, but it is considered reasonable and necessary to impose conditions to restrict the scale of development within these parameters at this outline stage, through the imposition of planning conditions.

The proposal includes private amenity space for each dwelling, and off street parking which would address the criteria of HS4, within the limits established in Supplementary Planning Document 4 (SPD4). A statement has been submitted outlining features that would be incorporated within the development to design out crime, and Merseyside Police's Architectural Liaison Officer has raised no objections to the proposal subject to the inclusion at the reserved matters stage of measures to reduce the potential for crime. It is considered that appropriate measures – landscaping, boundary treatment and lighting – can be secured through appropriately worded planning conditions.

Loss of Trees

The trees are currently subject to a Tree Preservation Order. The applicant has submitted an arboricultural report which considers the quality of all trees within the site, including those that would be lost as a result of the development - at this stage it is confirmed that four trees would be lost (two Cherry and two Maple). The report indicates that the two Maple are retention category A trees, but notes that many of the Maple have been spoilt by poor tree surgery, whilst their location close to the boundary with Ingleborough Road is resulting in conflict with the integrity of the boundary and causing overhanging to the highway. One of the Cherry is overmature and showing signs of ill health, whilst the small specimens by the existing entrance gate are in poor condition. There are considered to be no reasons to disagree with the findings of the report, and as such the proposed removal of trees detailed is considered consistent with UDP Policy GR7. The report makes recommendations for consideration of removal of further trees in poor condition, though the application does not confirm this proposal. A commitment to tree planting at a ratio of 2 per plot is made within the Design and Access submitted, with native species detailed. Reserved matters applications must confirm landscaping of the site, as well as the protection to be given to retained trees.

Provision of Greenspace and Play Facilities

As noted above, UDP Policy GR6 establishes the requirement for provision of greenspace with new family housing development, including play facilities. The policy requires new houses of two bedrooms or more to provide greenspace. However, these requirements are not held to apply where dwellings that would fall within 400 metres of an existing public open space. In this instance, Victoria Park is within easy walking distance of the site. As such, it is not considered that the provision of greenspace or play equipment could reasonably be required should permission be granted for the development. Suggestions for an alternative development do not fall within the remit of the Local Planning Authority in this instance - consideration must be given to the application made.

SEPERATION DISTANCES

The indicative layout supports residential units set at a minimum of 23m from existing dwelling frontages, at a similar scale. As such, and subject to detail of reserved matters applications, it is considered that the Council's adopted separation distances can be achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

A Transport Assessment (TA) has been submitted which indicates that traffic generation would not be significant in terms of absolute numbers (56 vehicle movements during the evening peak). This would represent an increase of 18% on the existing flow on Ingleborough Road. The TA points out that the site is well served by public transport, and concludes no adverse effect to the local highway network. It is considered that there is sufficient capacity within the local highway to cater for the additional traffic generated by the proposal.

Traffic calming measures ('speed tables') are suggested on Ingleborough Road. The Director of Technical Services (Traffic and Transportation Division) does not consider that such measures, in isolation, would be appropriate - rather it would be beneficial to implement a 20mph speed limit for Ingleborough Road and the surrounding residential streets, to mitigate against the increase in traffic and in line with the Council's current policy in residential areas.

In addition, as the properties are indicted to be sized for family accommodation, it is considered appropriate to obtain funding towards the operational costs of the nearest School Crossing Patrols on Mount Road and Borough Road. The applicant has indicated agreement with these matters, which would be secured through a section 106 legal agreement.

Conditions should be imposed to ensure require the submission of full details for the proposed access points onto Ingleborough Road, and the reinstatement of the obsolete vehicle access.

A full residential Travel Plan is also required confirming the implementation of measures detailed within framework travel plan submitted by the applicant.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental implications related to the proposal.

SECTION 106 AGREEMENT

If approved, the proposals will be subject to a Section 106 Agreement that links the development with APP/14/00310 and the replacement facilities proposed at the Solar Campus. The Section 106 would include:

1. An agreed and costed scope of works for the provision of playing pitches and platforms on the Solar Campus/Leasowe Road site, based on a detailed scheme which ensures that the playing fields will be provided to an acceptable quality;
2. Require monies for the replacement playing field provision (and ancillary provision) to be paid into an escrow account prior to any development commencing on the Ingleborough Road site; and
3. Specify that commencement of replacement facilities will commence within 6 months of the sale of the Ingleborough Road site, and also include a long stop date requiring the completion of the development on the Solar Campus/Leasowe Road site within 2 years of commencement.

Provision will be made to allow for consulting Sport England on the draft content of the S106 Agreement prior to it being signed.

CONCLUSION

The application proposes the development of a greenfield site, currently designated as a Sports Ground by Unitary Development Plan Policy RE6, of which the heritage value as a war memorial is a material consideration that weighs against the development. Nonetheless, the benefits of the overall proposal, considered in conjunction with linked application APP/2014/00310 are deemed significant, securing the protection and enhancement of sports ground land, in accordance with UDP Policy RE6, or Policy URN1.

A section 106 Legal Agreement would enable the Council, as Local Planning Authority, to ensure the link between the two sites, should members be minded to grant planning permission. The legal agreement can secure the provision of the replacement playing fields including the maintenance and management of the site at Solar Campus; provide the community and sports development benefits outlined; highway matters and a mechanism to secure affordable housing in the event of a change in the viability of the development.

Given the above, and having regard to the provisions of UDP Policies RE6, URN1, HS4 and CH01 and the National Planning Policy Framework, the development is recommended for approval, subject to the imposition of a s106 Legal Agreement and suitably worded planning conditions.

Summary of Decision:

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

Having regard to the provisions of UDP Policies RE6, URN1, HS4 and CH01 and the National Planning Policy Framework, the proposal, considered in conjunction with linked application APP/2014/00310, would secure the protection and enhancement of sports ground land, and provide sustainable housing supply, having no detrimental impact to the residential amenity enjoyed by adjoining properties, the character of the surrounding area or the highway network.

Recommended Decision: Approve Subject to Section 106 Legal Agreement

Recommended Conditions and Reasons:

1. 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) 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.

2. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - A) The expiration of three years from the date of this permission.OR

B) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

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

3. Prior to the commencement of development a detailed scheme of works for the provision of a war memorial feature, consistent with the details in indicative plan 1531-130, shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the scheme of works shall include for the conservation, restoration and retention of the memorial stone located within the sports ground pavilion, the phasing of works proposed in relation to the works comprised in the remainder of the development, and the provisions made for the subsequent maintenance of the war memorial feature. The war memorial feature shall be provided in accordance with the approved scheme of works prior to the first occupation of any residential dwelling hereby permitted, and shall be retained as such thereafter, maintained in accordance with the approved scheme.

Reason: To retain a war memorial at the site, in the interests of heritage and having regard to the provisions of UDP Policy CH01 and the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (22 June 2012) and listed as follows: 1531-01-A, 1531-126-A and 1531-129 dated 14/07/2011.

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

5. All reserved matters applications required by the conditions contained in this permission, shall be in accordance with the scale, layout, landscaping and appearance parameters set out within section 3.13 of the Supporting Planning Statement (dated July 2011), and the Design and Access Statement (revision A, dated July 2011), as supported by indicative layout 1531-124-B (dated 01/11/11). For the avoidance of doubt, the number of residential units shall not exceed 90 dwellings.

Reason: To ensure a satisfactory form of development and to protect the amenities of adjoining residential properties, having regard to UDP Policy HS4 and the National Planning Policy Framework.

6. All existing trees which are not directly affected by the buildings and works hereby approved shall be clearly located and described in the required reserved matters application for landscaping. Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority. Any such tree which subsequently dies, becomes seriously diseased or has to be removed as a result of carrying out this development shall be replaced with a tree of a species and size and in such position, as the Local Planning Authority may require, in conjunction with the general landscaping required herein.

Prior to the commencement of any demolition or construction works the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery. The existing soil levels under tree canopies shall not be altered at any time. Detailed drawings of all underground works and additional precautions to prevent damage to tree roots, if any, shall be submitted to and approved by the Local Planning Authority before any work is commenced, such details to include the location, extent and depth of all excavations for drainage and other services, in relation to the trees to be retained on site, and these works shall be carried out and completed in all respects in accordance with the drawings so approved.

Reason: To ensure that the trees are not damaged during the period of construction, as they represent an important visual and heritage amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition.

7. No development shall commence until and until a Construction Environment Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the final plans should cover the following minimum requirements:

- i. Site supervision;
- ii. Machinery (noise and vibration levels and mitigation measures, location and storage of plant, materials and fuel, access routes etc.);
- iii. Protection of areas of ecological sensitivity and importance;
- iv. Methods for the prevention of foul drainage;
- v. Methods for the control of dust and air pollution;
- vi. Methods for the prevention of dust, dirt, debris and other deposits on the highway;

The approved plans shall be revised and submitted for written approval from the Local Planning Authority every 3 years until construction is complete. Construction shall be carried out strictly in accordance with the approved CEMP and SWMP.

Reason: In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the Councils biodiversity conservation duties under Natural Environmental and Rural Communities Act 2006 and the National Planning Policy Framework (2012).

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

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

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

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

10. Prior to the removal of the tree/trees hereby approved, the size, siting and species of a replacement tree/trees shall be submitted to and agreed in writing by the Local Planning Authority. The replacement tree/trees shall then be planted on site in accordance with the approved details, in the first available planting season. Any tree that within a period of five years after planting, dies or, in the opinion of the Local Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved in a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policy GR7 of the Wirral Unitary Development Plan.

11. Before the development is commenced, a method statement detailing measures to be taken during construction to protect the potential of the site for bats and breeding birds

shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved method statement shall be implemented in full in the implementation of the development.

Reason: To retain the potential of the site as a habitat for bats, having regard to UDP Policy NC7 and the submitted Bat Roost - Breeding Bird Survey (dated Oct/Nov 2011) and Ecological Report of Proposed Residential Development (undated, received by the Local Planning Authority on 22nd June 2012).

12. 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 Authority.

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

13. Prior to the commencement of any event, site clearance or development works on the site, the developer shall undertake a further and updated ecological survey of the land to investigate the presence of bats and breeding birds at the site. If the survey confirms the presence of protected species that may be disturbed by the development works, or the use of the land as approved, a mitigation report to prevent disturbance to these species, including restoration measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved scheme. For the avoidance of doubt, should a period of time greater than 3 years elapse between the approval in writing of a updated survey and the commencement of works, a further updated ecological survey should be undertaken and restoration measures, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the interests of any protected species which may be present on the site at the point of development, to accord with Policy NC7 of the Wirral Unitary Development Plan, and having regard to the recommendations of the submitted Bat Roost - Breeding Bird Survey (dated October/November 2011).

14. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

i. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

ii. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The approved remediation strategy must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The remediation strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for

longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

v. Upon completion of each phase of the development a verification report must be produced that demonstrates the effectiveness of the remediation carried out. The verification reports should address any potential risks associated with cross-contamination from adjacent phases awaiting remediation.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PO5 Criteria for the Development of Contaminated Land Policy of the Wirral UDP, and having regard to section 23 of the Basic Site Investigation Report (dated 5 April 2007).

15. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of sustainable drainage systems (SUDS) in accordance with the principles of sustainable drainage, and the results of the assessment provided to the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

16. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the site's surface water drainage system is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed finished floor levels. The development shall be implemented in accordance with the approved scheme.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

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

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard to the need to Design Out Crime.

18. Development shall not be commenced until a full Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and sustainability, having regard to the National Planning Policy Framework.

19. Notwithstanding the submitted details, the development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works to provide vehicle access from the highway into the development site. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: In the interests of highway and pedestrian safety.

20. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works to reinstate to standard footway levels any and all existing vehicle crossings from the highway into the development site that are rendered obsolete by the development hereby authorised. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: In the interests of highway and pedestrian safety.

Further Notes for Committee:

1. Environment Agency Informative

The FRA has indicated that the site may be suitable for soakaway drainage. Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it must be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

2. Informative from Wirral Fire Safety Command (Wirral District)

- Access for fire appliances should comply with Sections 55 of the County of Merseyside Act 1980 and with the requirements of Approved Document B5 of the Building Regulations.

- Water Supplies for fire fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplies:

Housing:

Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant.

Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

For further information the Fire Authority Inspecting Officer should be contacted on 0151 296 4932.

Planning Committee

21 August 2014

Reference:
APP/14/00310

Area Team:
North Team

Case Officer:
Mrs C Parker

Ward:
**Leasowe and
Moreton East**

Location:
Proposal:

Solar Campus, 235 LEASOWE ROAD, LEASOWE, CH45 8LW
The creation of four full size football pitches plus one junior academy pitch and one training area, fenced around the perimeter for the use by Tranmere Rovers FC as their formal training site. Creation of two full size football pitches and one youth pitch to the west of the site for local community use (**Amended plans, revised layout of pitches**)

Applicant:
Agent :

Tranmere Rovers Football Club
STRI

Site Plan:



Development Plan allocation and policies:

Washland
Site of Biological Importance
Green Belt
Primarily Residential Area
Green Belt
Road Corridor subject to Environmental Improvement

Planning History:

Location: Wirral Metropolitan Borough Council, Solar Campus, 235 LEASOWE ROAD, LEASOWE, CH45 8LW
Application Type: Work for Council by Council
Proposal: Demolition of existing timber built store shed and re-configuration of car parking.
Application No: DPP3/13/01210
Decision Date: 07/11/2013
Decision Type: Approve

Solar Campus , 235 Leasowe Road, Leasowe, Wirral, CH45 8LW
Application Type: Work for Council by Council
Proposal: Provision of a multi-use games area rear of the solar block
Application No: APP/05/07780
Decision Date: 10/03/2006
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 397 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report 5 representations supporting the proposal have been received and 22 representations objection to the proposal have been received. The objections are summarised as follows:

1. Parking issues on Leasowe Road
2. Residents parking should not be affected
3. Problems with footballs being kicked onto Leasowe Road
4. Pitches close to gardens in Shackleton Road
5. Problems with rubbish after current games that take place
6. Increase in noise and disturbance
7. Anti-social behaviour
8. Walkers use the site and footpaths
9. Reduction in property values
10. Problems with exiting the site onto Leasowe Road would lead to a back-up of traffic.
11. Proposed access will be too close to houses
12. Loss of common land
13. Lack of consultation with residents by Tranmere Rovers
14. Possible floodlights
15. The application would circumvent the Section 106 for Woodchurch and would a section 106 be applied for this site
16. The Ingleborough application should be linked to this proposal
17. Issues relating to the value and redevelopment costs and affordable housing need to be considered
18. Condition 19 attached to the previous proposal for Ingleborough Rd ensured that the replacement playing field would be implemented before any development was commenced at Ingleborough Road. This was a specific requirement of Sport England whose approval is required for the new proposal and should not be allowed to be replaced by setting aside sum of money to carry out work at Solar Campus at a later date.

19. The report to Sport England include issues relating to Ingleborough site that are erroneous - relating to the historic features and historical significance in that it registered with the UK National Inventory of War Memorials
20. Current specification of facilities and ground is insufficient to meet the needs of Sport England
21. Changing facilities are insufficient to replace the facilities at Ingleborough
22. No provision of floodlighting
23. Site access is inadequate
24. Youth playing pitch is too close to the proposed car park.

Amended plans were received showing a revision on the layout of the pitches and 4 letters were received reiterating the above objections

A petition of objection has been received containing 38 signatures and state concern that the proposal would cause considerable loss of amenity to residents of Heyes Drive and have an adverse effect on the residential amenity of neighbours, by reason of noise and disturbance and the visual impact of the development. The proposed access from Leasowe Road will also adversely affect highway safety.

Three petitions supporting the proposal have been received. One in support of parents of children at Tranmere Rovers Football Club Academy with 28 signatures; one from Tranmere Hall Estate Residents Association with 64 signatures; one from Tranmere Rovers Supporters Trust with 56 signatures

Merseyside Cycling Campaign - There should be a provision of cycle parking facilities

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Division) - no objection subject to conditions

Head of Environment and Regulation (Pollution Control) - no objection

Merseyside Environmental Advisory Service - An Environmental Impact Assessment (EIA) is not required

Environment Agency - No objection subject to condition

Sport England - Originally objected to the proposal and has now withdrawn the objection. A letter has been received from Sport England confirming their position and reasons for withdrawing their earlier objection. Namely, that the objection was withdrawn subject to specific matters being secured as part of a Section 106 agreement. If these matters are not secured, then Sport England's position would be that the previous objection would be maintained.

An approval would need to be subject to a Section 106 Agreement that will include all the requirements that Sport England have specified in their letter dated 14th July 2014. Such requirements include the need information on the design and construction of the pitches and details that fully demonstrate the quality and quantity of replacement provision *ahead* of planning permission being granted. In addition Sport England specifically asked for a clause in the S106 for a 2 year long stop completion date on the completion of the works on the Solar Campus, which is key for securing the like for like replacement.

Merseytravel - The proposal should not impede bus services and a travel plan should be created.

Merseyside Fire and Rescue - Access for fire appliances should comply with building regulations, water supplies for fire fighting should be risk assessed and be capable of delivering a minimum flow of 20-75 litres per second. Premises should comply with Section 55 of the County of Merseyside Act 1980

Wirral Wildlife - Environment Agency should be consulted. The site is in close proximity to the River Birket and there is concern that the drainage from the site may pollute the river, therefore a suitable drainage scheme should be provided taking advice from the Environment Agency. The proposed fencing should be at least 8m back from the flood relief channel and state that a "high profile scheme

such as this is seen to respect the environment and biodiversity".

Director's Comments:

Consideration of this application was deferred from Planning Committee on the 23 July to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is to be considered in parallel with OUT/12/00824 – Residential Development at land at Ingleborough Road, which is also reported to Planning Committee.

INTRODUCTION

The proposal is for the creation of four full sized football pitches, one junior academy pitch, one training area and the creation of two full size football pitches and youth pitch for community use. It is proposed that Tranmere Rovers Football Club (TRFC) will relocate their training pitch facilities to the Solar Campus site from Ingleborough Road, Prenton. The intention is to develop the site at Solar Campus to ensure adequate additional and compensatory sports field provision as well as the training facility for TRFC.

The application is submitted in parallel with the reopened application OUT/12/00824, which is an outline application for residential development. The application for residential development was approved subject to a Section 106 Agreement that was linked to a previous proposal for training facilities and replacement playing fields at Woodchurch Leisure Centre (APP/12/00825). The Woodchurch site is no longer being considered as the training facility with associated pitches for TRFC. As such the previous outline application at Ingleborough Road has been reopened with a view to provide the training facilities and replacement playing fields at the site of the Solar Campus (subject of this proposal).

SITE AND SURROUNDINGS

The site is open grassland located at the rear of the Solar Campus Educational Facility, Leasowe Road and is within the Green Belt. There are houses to the north in Heyes Drive adjacent to the Solar Campus and houses that bound the site to the south in Ross Avenue and to the southwest on Shackleton Road. The site is open as it fronts on to Leasowe Road with the primary school on the west corner of Leasowe Road and Gardenside. The eastern most side of the site bounds the A554 with a grass bund to the southeast that separates the site from the River Birket.

PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT

The application site is designated as Green Belt and the site currently comprises playing fields. The National Planning Policy Framework (NPPF) at paragraph 89 states that the construction of new buildings should be regarded as inappropriate development but lists exceptions to this. One exception is the provision of appropriate facilities for outdoor sport and recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it. This is echoed in the Unitary Development Plan policies as set out below.

Policy GB2 - Development in the Green Belt and RE13 - Criteria for Sports Facilities in the Green Belt of the Unitary Development Plan establish the criteria to be considered for development in the Green Belt. Policy REC1 states that proposals for sport and outdoor recreation outside the urban area will be restricted to facilities which preserve the openness of the green belt. Policy GB2 states that essential facilities for outdoor sport and outdoor recreation are appropriate development in the Green Belt, so long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Policy RE13 states that proposals for outdoor sport and recreation will be permitted in the green belt where adequate provision has been made for highway access and the visual impact of the proposals would not be intrusive within the local landscape and the openness of the green belt should be preserved. Any associated buildings will be allowed where they are essential to the use of the proposal and where their scale, siting, design and external appearance are appropriate to the setting of the area. The proposal includes a changing room facility accommodated within a modular building. The provision of the changing rooms is considered an essential facility to support the use of the playing fields and the scale and design will not harm the openness of the green belt. The proposal, in principle, is therefore in accordance with the NPPF and the relevant UDP Policies REC1, GB2 and RE13.

The Solar Campus building is Grade II Listed Building. UDP Policy CH01 considers the protection of heritage and states that proposals should pay particular attention to the protection of buildings and other features of architectural or historic importance. Policy CH1 considers development that affects Listed Buildings and structures and states that proposals should be a scale appropriate to retaining the character and design of the listed building and its setting. It is considered that the proposed playing fields and changing room facilities do not detract from the character or setting of the listed Solar Campus building.

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

The site extends to 20.4 hectares in area and currently comprises four sports pitches and grassland. The proposals would create 2.67 hectares of additional sports pitch provision and built facility for changing rooms along with a 50 space car parking area within the north eastern part of the site (adjacent to the Solar Campus buildings). The access would be via an existing right of way from Leasowe Road.

Four full sized pitches and a training area will be located to the east of the site and will be developed on open grassland. The submitted information states that this area of land is not currently in a state fit for sporting play. The intention is to upgrade this area for pitches with a high and moderate specification for play. The pitches will be bounded by fencing and used by Tranmere rovers Football Club. To the north of this area and to the south of the Solar Campus buildings the changing facilities and car park will be located with the access via a public right of way from Leasowe Road. The access currently provides access to the side of the Solar Campus site and runs adjacent to the houses fronting onto Leasowe Road and Heyes Drive. Objections have been received about the access as it is inadequate and the current parking problems in the area. The access will utilise a public right of way and although its use may increase as a result of the proposal, the intention is to increase the width of the access in order to improve highway safety. This and additional highway issues are discussed below under the Highway/Traffic Implications. Residents have highlighted that the current use of the site as playing fields attract car borne visitors which causes both parking and congestion issues in the locality. This appears to be an ongoing issue and it is likely that demand for car parking may increase as a result of the proposal however, a car park is proposed within the site which is considered will alleviate any additional demand (when compared to the current situation) for on street parking.

The site currently comprises informal pitches located centrally within the site. The proposal seeks to provide three pitches in the western area of the site, which would be closer to the boundary with houses in Shackleton Road compared to the existing pitches. Although the pitches would be closer in proximity to the houses and some objections have been received in this regard, there would be no significant loss of amenity to the occupiers of these houses mainly as the site is open to the public at the moment and football matches take place currently. Objections have been received about anti-social behaviour, including litter problems. This appears to be a problem currently and there is no evidence that this will increase as a result of upgrading the existing pitches on the site. In addition noise and disturbance due to anti-social behaviour is a police matter.

Objections have been received about the possibility of nuisance due to flood lights. The applicant has confirmed that the proposal does not include the provision of floodlights and as such is not considered as part of this proposal. Should the proposal be approved, the provision of flood lights in the future would be subject of a separate planning application and considered on its merits at that time.

The land is open grassland and often used by walkers and cyclists. Other than the formal public right of way that will be the access to the site from Leasowe Road, there are no public rights of way within the site. Although used by members of the public the site is not defined as common land. That said, informal routes are used to cross the site along with a cycle route to the south of the site that follows the contour of the River Birket. The proposal and provision of the pitches will not affect these routes in that there will be routes kept open and available for walkers and cyclists to cross the site as is the

current situation.

Concerns have been raised about the need to link the proposal to the site at Ingleborough Road and that a Section 106 should be imposed as it was previously when the site at Woodchurch was being considered. This principle would be applied for this proposal therefore linking this development to the proposal for residential development at Ingleborough Road subject of a separate planning application OUT/12/00824 which will be considered concurrently with this proposal.

Sport England are statutory consultee and have assessed the proposed development. The applicant has submitted a range of documents, including an Agronomic Assessment, which provides confirmation of existing ground conditions and playing quality at the site. The purpose of the Assessment is to demonstrate that there will be both an equivalent or better quantity as well as quality replacement pitch provision at the site. The submitted documents provide the level of information required to satisfy Sport England and the Local Planning Authority that the proposed development will maintain a quantity of playing field provision at the site (as well as replacing playing field land at Ingleborough Road, Prenton, considered under parallel application OUT/12/00824). A series of conditions are proposed to ensure that the development is implemented in accordance with the detail provided. In addition, method statements for maintenance, proposed community use and sports development will need to be fully incorporated into a section 106 Legal Agreement should Members be minded to approve the development.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The submission includes a "Traffic Management Statement" analysing the potential vehicle movements related to the development, which indicates peak movements of 30 vehicles per hour (vph) during certain hours on a Sunday and 15vph on other days. Whilst there is no evidence to support or refute these figures, given the size of the proposed car park and the number of pitches, it is likely that this is a conservative estimate and that actual numbers would probably be higher.

Therefore, for highway safety reasons, it is considered that the access from Leasowe Road should be widened to accommodate two-way traffic in order to prevent conflicting traffic at the narrow entrance queuing back onto Leasowe Road. This could be obtained by a suitably worded planning condition.

In addition, observations as well as objections received from local residents, indicate that a significant proportion of vehicles leaving the Solar Campus carry out a "U" turn manoeuvre at the Junction of Leasowe Road / Hayes Drive, which occasionally conflicts with other traffic. The number of vehicles carrying out this manoeuvre is likely to increase if the development goes ahead, increasing the risk of conflict. As this is considered to be detrimental to highway safety, a planning condition is recommended to implement a "no U-turn" traffic regulation order at that junction for highway safety reasons. Similarly, a planning condition to implement a "no U-turn" traffic regulation order at the junction of Leasowe Road / Cross Lane is recommended for the same reasons.

Subject to the suggested planning conditions, it is considered that there are no sustainable highway reasons to refuse this application.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

It is considered that there are no significant detrimental impacts to nature conservation. The creation of the new pitches is considered to have potential to improve the sustainability of the site by utilising the site.

Environmental Impact Assessment is a procedure by which the environmental profile of projects likely to give rise to significant environmental effects are subjected to rigorous examination through a structured process. The process derives from a European Directive (the 'EIA Directive') and is given legal force in England through Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Screening is the initial part of the process whereby a determination is made of whether a project should be subject to EIA or not. To govern this determination, the Regulations provide a classification of types of development, presented in two 'Schedules'. Projects listed in Schedule 1 that meet the stated qualifying criteria or thresholds always require EIA. Schedule 2

projects require EIA if they are considered likely to give rise to significant environmental effects. Projects not listed in either Schedule are not subject to EIA.

An initial examination of this proposal against the Regulations shows that it does not fall within Schedule 1. It is also not immediately apparent that it falls neatly into one of the project categories provided by Schedule 2. However, there is clear case law directing that the screening of projects should interpret the classification of developments with the 'narrow scope and broad purpose' of the EIA Directive in mind. In order to conform to this principle, this proposal is considered to fall within Schedule 2, paragraph 10(b) of the EIA Regulations 2011 which is within the general category of 'Infrastructure Projects', covering urban development projects including sports centre developments. For such projects the Regulations require screening of development over 0.5ha in extent. As this project covers 20.4ha screening is therefore required.

Determining the need for EIA for Schedule 2 projects is undertaken on a case-by-case basis taking into account the likelihood of their '*having significant environmental effects because of factors such as its size, nature or location*' (Circular 02/99, para 28). Schedule 3 of the Regulations provides a selection of criteria to assist with this determination. Guidance suggests that EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale, the types of impact are markedly different, or there is a high degree of contamination. In this case, the proposal includes the redevelopment of an existing playing field site for continued operation for that purpose on an improved and more intensive basis. The scheme involves the creation of an additional 2.82ha of playing pitches and will include the provision of a 'changing village' with 50 car parking spaces and security fencing for the part of the site to be used by Tranmere Rovers. The scheme will improve the quality of the site for sports pitches by improving drainage arrangements and developing specialised soil profiles for playing surfaces. However, the essential character of the site will remain playing pitches.

Although the proposals represent a growth in the scale of the use of the site, this will be from a low intensity base and will have some positive effects in terms of improved quality and quantity of sports pitch provision available for community use. The amount of built development is small and activity levels during both the construction and operational phase is considered unlikely to be a source of significant environmental effects. The location of the site is not 'sensitive' as defined by Schedule 3 of the EIA Regulations despite the proximity of the Old Birket local wildlife site, as that level of designation is not a special factor for EIA Screening. Therefore considering the proposals in terms of their nature, scale and location in the context of the EIA Regulations 2011 and associated Guidance it is concluded that the scheme is unlikely to give rise to significant environmental effects and EIA is accordingly not required in this case

HEALTH ISSUES

Beyond the potential positive health benefits of enhanced sporting provision, there are no significant health implications relating to this application.

SECTION 106 AGREEMENT

If approved, the proposals will be subject to a Section 106 Agreement that links the development with APP/14/00310 and the replacement facilities proposed at the Solar Campus. The Section 106 would include:

1. An agreed and costed scope of works for the provision of playing pitches and platforms on the Solar Campus/Leasowe Road site, based on a detailed scheme which ensures that the playing fields will be provided to an acceptable quality;
2. Require monies for the replacement playing field provision (and ancillary provision) to be paid into an escrow account prior to any development commencing on the Ingleborough Road site; and
3. Specify that commencement of replacement facilities will commence within 6 months of the sale of the Ingleborough Road site, and also include a long stop date requiring the completion of the development on the Solar Campus/Leasowe Road site within 2 years of commencement.

Provision will be made to allow for consulting Sport England on the draft content of the S106 Agreement prior to it being signed.

CONCLUSION

The proposal would have no detrimental impact to the character of the area or residential amenity and represents an investment in sport and recreational facilities. The proposal would meet identifying quantitative and qualitative needs for community pitch sport, and provide for the rationalization and modernization of Tranmere Rovers' training and Centre of Excellence operations in the Borough. The development is considered appropriate development in this Green Belt location and is consistent with the National Planning Policy Framework and Unitary Development Plan Policies GB2, REC1, RE13 and CH1 and is recommended accordingly.

Summary of Decision:

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

The proposal would have no detrimental impact to the character of the area or residential amenity and represents an investment in sport and recreational facilities. The proposal would meet identifying quantitative and qualitative needs for community pitch sport, and provide for the rationalization and modernization of Tranmere Rovers' training and Centre of Excellence operations in the Borough. The development is considered appropriate development in this Green Belt location and is consistent with the National Planning Policy Framework and Unitary Development Plan Policies GB2, REC1, RE13 and CH1 and is recommended accordingly.

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

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 June 2014 and listed as follows: drawing number IN104271-P003-B, IN104271 - P001A, IN104271-P002-B, IN104271-P006-A, IN104271-P005-A, IN104271-P004-B dated 18 June 2014

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

3. The development hereby permitted shall not be commenced until such time as a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced. The works shall be carried out in full prior to first occupation of the site for the use hereby permitted, in accordance with the details so approved.

Reason: To ensure a proper standard of separation from, and standard of appearance with respect to neighbouring property, character, and having regard to the need to Design Out Crime.

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

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

6. Before any construction commences, samples of the materials to be used in the external surfaces of the changing room building 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 RE1 of the Wirral Unitary Development Plan.

7. No development shall commence until details of the design and layout of the natural turf pitches and changing rooms have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the design and layout of the sports facilities shall comply with the relevant industry Technical Design Guidance, published by the National Governing Body for Football. The natural turf pitches, artificial grass pitch and changing rooms shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Unitary Development Plan Policies REC1, RE1 and the National Planning Policy Framework paragraph 74.

8. Within 6 months of the first occupation of the development for the use hereby approved, a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and sustainability, having regard to the National Planning Policy Framework.

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

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

10. Prior to first 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 to be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

11. No part of the development shall be commenced until a scheme of works showing access improvements from Leasowe Road to allow for two-way traffic has been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to the use of the access unless otherwise agreed in writing by the Local

Planning Authority.

Reason: In the interests of highway safety and to accord with Policy RE13 of the Wirral Unitary Development Plan.

12. The development shall not be commenced until a detailed scheme of highway improvement works for the provision of traffic signs stating no U-turn and the junction of Leasowe Road and Heyes Drive and at the junction of Leasowe Road and Cross Lane together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy RE13 of the Wirral Unitary Development Plan.

13. No development shall commence until a scheme which sets out management arrangements for the use of the car parking and changing facilities to serve the community pitches in the west of the application site has been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The car parking and changing provision shall thereafter be managed in accordance with the approved scheme

Reason: To ensure the proposed community pitches are served by ancillary provision and are fit for use in accordance with the NPPF and UDP Policies REC1 and RE13.

Further Notes for Committee:

1. In order to comply with Condition 12, the applicant is advised that it will be necessary to obtain a Traffic Regulation Order and is advised to contact the Council's Traffic and Transportation Department.
2. This proposal does not include any provision of floodlighting and the applicant is advised that separate planning permission will be required. The separate planning application for any floodlighting shall include details of the areas of illumination and fittings. The details shall confirm that the installation and operation of the lighting will comply with the Institution of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light (GN01:2011)'.

Last Comments By: 03/06/2014 17:28:44

Expiry Date: 06/06/2014

Agenda Item 6

Planning Committee

21 August 2014

Reference:
APP/14/00073

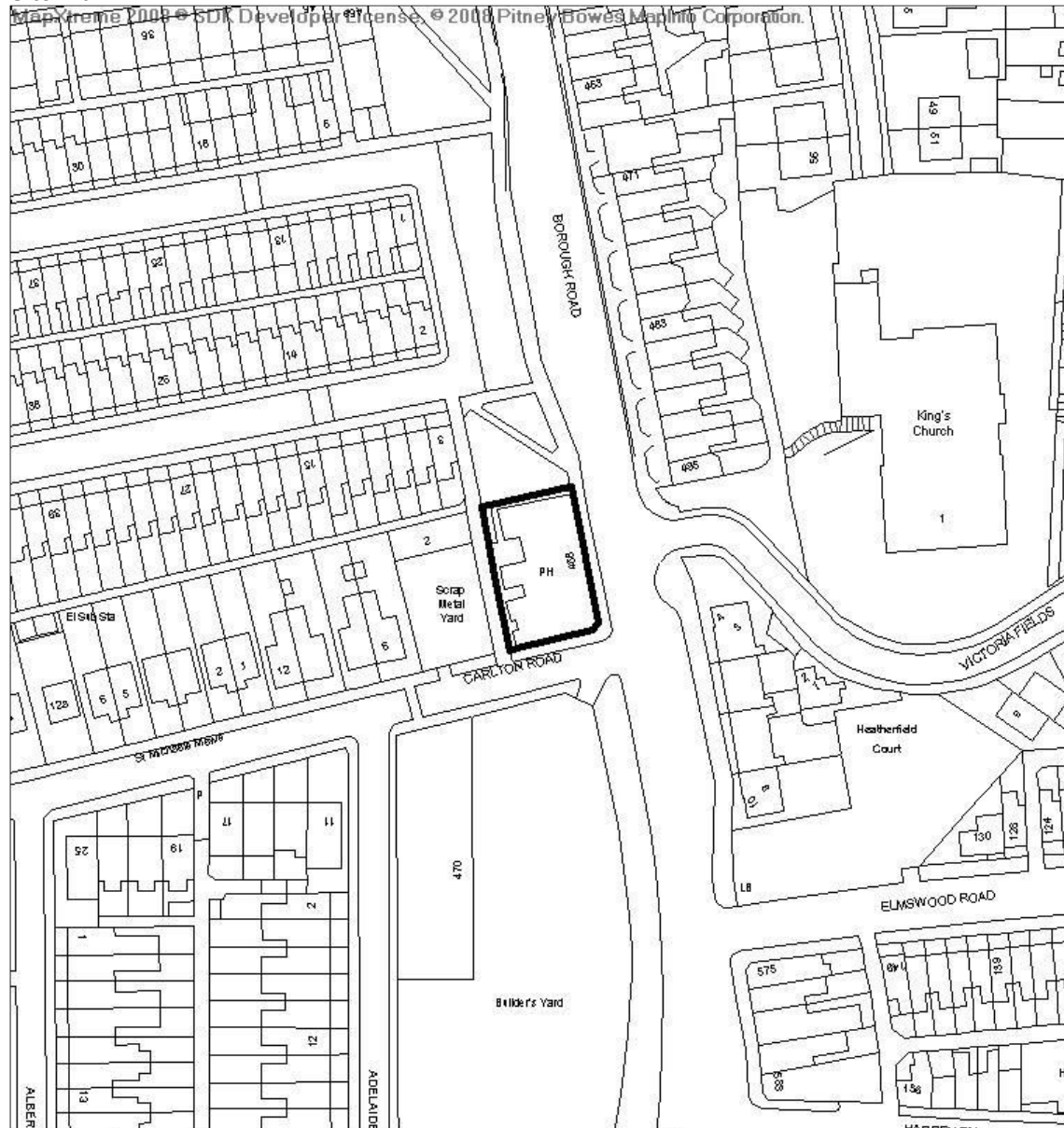
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

Location: The Carlton, 466-468 BOROUGH ROAD, OXTON, CH42 9LZ
Proposal: Conversion of public house to 14 flats.
Applicant: Mr D Johal
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no planning history associated with this site.

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

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received from the owner/occupier of 8 Carlton Road and Mr Albert (who did not give his address). The objections are summarised as follows:

1. car parking issues associated with the new flats and where the new residents will park;
2. what sort of residents will be residing in the flats?

Merseyside Cycling Campaign - Condition required for cycle parking

CONSULTATIONS:

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

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

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council. Under the current Scheme of Delegation for Determining Planning Applications, any SDA application with at least one objection must be considered by the Planning Committee.

INTRODUCTION

The proposed development is for the conversion of existing public house into 14 flats.

PRINCIPLE OF DEVELOPMENT

As the area is designated as primarily residential the proposal is for the conversion to 14 flats is acceptable in principle subject the policies outlined below.

SITE AND SURROUNDINGS

The Carlton Hotel is a former public house located within the residential area of Oxton. The site however is surrounded by a mix of uses including a builders merchants to the south and a metal works to the west. There is an area of amenity open space to the north with residential streets beyond.

The area has a mix of housing stock, including terraced and semi detached dwellings as well as flats.

POLICY CONTEXT

The proposal is assessed against the advice in the National Planning Policy Framework (NPPF) which states that good design is a key aspect of sustainable development and that proposals should optimise the potential of the site to accommodate the development.

Unitary Development Plan Policy URN1, HS6 and HS13 are directly relevant. Supplementary Planning Documents SPD2: Self Contained Flat Developments and SPD4: Parking Standards are also relevant.

Policy HS13 states that consideration should be given to the impact of the proposal on neighbouring properties, acceptable levels of access, sufficient outlook to habitable rooms and the general character of the area. The NPPF supports the conversion of existing and redundant buildings in to residential use.

Policy HS6 requires a level of affordable housing provision within the scheme.

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

The former Carlton Hotel has been closed for a number of years and was originally split into a public house at ground with a number of separate rooms above. The layout of the proposed flats has been revised at a request of the Local Planning Authority (LPA) and arranged so as there is an acceptable outlook from all habitable room windows.

Communal gardens have been created at the rear of the proposal to ensure there is adequate amenity space provided for residents. All of the proposed rooms in the development are deemed to have an acceptable outlook and therefore comply with the criteria set out in national and local policy.

The habitable room windows in relation to neighbouring residential properties is considered acceptable. The first and second floor flats have been located a sufficient distance away from the nearest residential properties and as such there will be no adverse impact.

In terms of Traffic and transportation, Supplementary planning document 4 specifies that the maximum number of off street parking spaces that should be provided alongside new development. For the C3 Use proposed the car parking should be a maximum of 1 space per self contained flat.

At the time of writing this report two objections have been received from the occupiers of 8 Carlton Road and Mr Albert who did not give his address. The objections are based on car parking issues associated with the new flats and where they will park. Following consultation with the Head of Environment & Regulation (Traffic & Transportation Division) no objections have been received with regards to highway safety or parking, this is due to the level of waiting restrictions in the area.

Whilst there is no parking provided for any of the flats, the development is sited within a highly accessible area where alternative modes of transport are available that can meet the likely demand for travel generated by the development. Lower levels of parking are therefore encouraged as the site is within 400 metres safe and convenient walking distance of a Traditional Suburban Centre; as well as within 400 metres of a bus stop with a regular service with a frequency of 20 minutes or greater to local centres.

The Head of Environment & Regulation (Pollution Control Division) had not raised concern with regards to the conversion of the premises into flats but has requested a condition for a noise insulation scheme to be submitted to and agreed in writing prior to first occupation.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton 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. Should members be minded to approve the scheme conditions can be imposed to ensure this is achieved.

It is considered that the proposed development is deemed acceptable having regard to the criteria set out in Policy HS6 & HS13 of Wirral's Unitary Development Plan and the guidance in SPD 2. UDP Policy URN1 also lends support for bringing vacant property back into use.

SECTION 106 AGREEMENT

The applicant has agreed to provide 20% affordable housing as part of the development. If members are minded to approve the proposal a Section 106 Agreement will be drafted to secure the provision.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable

room windows should be at least 14 metres from any blank gable. This development achieves the required separation distances.

The site is flanked to the north by amenity space, to the south by a builders merchant and to the west by a metal works. There are residential properties over the road but the outlook from the proposed development will remain as existing and as such there will be no overlooking or loss of privacy to surrounding residential properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway/traffic implications. The site is an established residential and commercial use and it is there considered that the traffic movements can be accommodated within the existing highway network. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development stating that whilst there is a lack of high street parking which would generate a small increase in on street parking demand, the nearby junction is protected by waiting restrictions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Environmental/Sustainability issues relating to this proposals can be addressed through the use of planning conditions for sound insulation.

HEALTH ISSUES

There are no health issues

CONCLUSION

The proposal is considered to be in keeping with character of the area and will not result in an adverse impact upon residential amenity, therefore subject to section 106 agreement to secure affordable housing the proposal is considered acceptable having regard to Policies HS6 & HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework.

Summary of Decision:

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

The proposal is considered to be in keeping with character of the area and will not result in an adverse impact upon residential amenity, therefore subject to Section 106 agreement to secure affordable housing the proposal is considered acceptable having regard to Policies HS6 & HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework.

Recommended Decision: Approve subject to a S106 Legal Agreement

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19th June 2014 and listed as follows:
169_2013_02 Rev B (Dated 04.06.2014), 169_2013_03 Rev A (Dated 01.05.2014),
169_2013_04 Rev A (Dated 01.05.2014) & 169_2013_05 (Dated 08.05.2014)

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

3. Within 3 months of the first occupation the obsolete vehicle access on Carlton Road shall be reinstated to Local Authority standards, details of which shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be implemented in full and retained as such thereafter.

Reason: In the interest of highway safety.

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

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

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

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

6. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

7. Prior to commencement of development a scheme of sound insulation between the proposed flats shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In the interest of residential amenity having regards to policy HS13 of Wirral's UDP

Further Notes for Committee:

Last Comments By: 30/07/2014 09:34:33

Expiry Date: 18/09/2014

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Planning Committee

21 August 2014

Reference:
APP/14/00314

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
Eastham

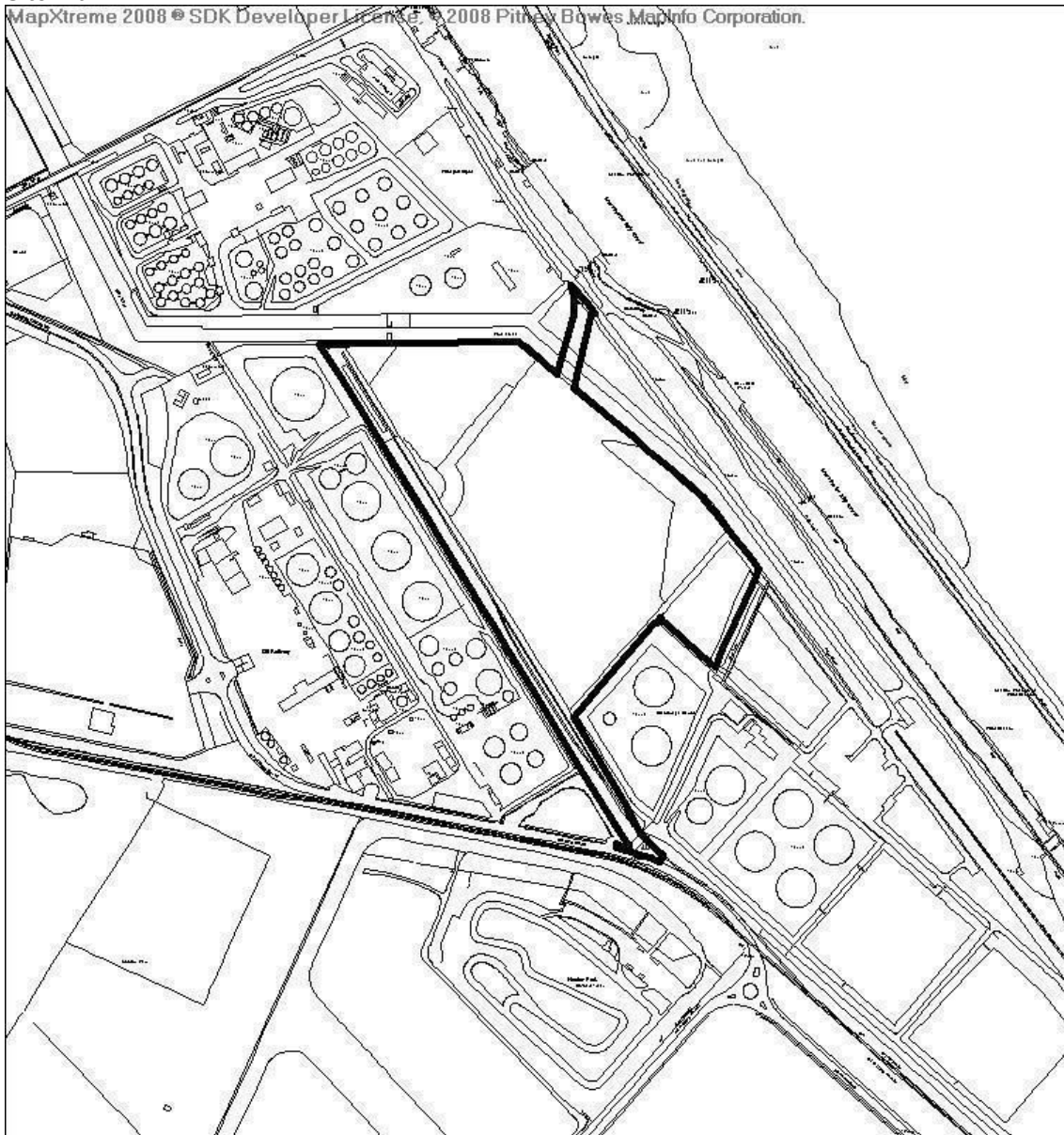
Location:
Proposal:

Eastham Refinery, NORTH ROAD, EASTHAM, CH65 1AJ
Construction of an energy from waste facility employing gasification technology and ancillary development (including preparatory earthworks) Alternative to APP/2008/6316 APP 29th July 2009 Additional information received on 9th July 2014.

Applicant:
Agent :

Biossense Hooton Park LTD
Axis

Site Plan:



Development Plan allocation and policies:

Coastal Zone
Employment Development Site

Planning History:

Location: North Road, Eastham, Wirral, CH65 1AJ
Application Type: Full Planning Permission
Proposal: Erection of a waste recovery plant together with heat and power plant, ancillary buildings, plant and external works
Application No: APP/07/05747
Decision Date: 30/01/2008
Decision Type: Approve

Location: North Road, Eastham, Wirral, CH65 1AJ
Application Type: Full Planning Permission
Proposal: Erection of a waste recovery plant together with heat and power plant, ancillary buildings, plant and associated infrastructure
Application No: APP/08/06316
Decision Date: 29/07/2009
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications 8 neighbour notification letters were issued to adjoining residents. Site Notices were also displayed and a Press Notice was published in the Wirral Globe. At the time of writing, three representations of objection have been received, as follows:

Eastham Village Preservation Association - would object to the application on the grounds that we would want to keep the traffic out of Eastham Village.

Tim Hill, 108 Tom Lane, Sheffield - proposed HOPSEF installation would not offer a sustainable solution for the processing of waste. Making due allowance for the Grid electricity source(s) offset, and based on the carbon to carbon dioxide weight conversion factor of 3.67, it would emit every year, on average over a 25 year life, nearly 100,000 tonnes more CO₂ equivalent than would landfill. Its carbon performance in respect of the waste assumed in the Greenhouse Gas Assessment would be inferior to that of landfill, and planning consent should therefore be withheld.

Mr Burgess, 96 St David's Road on the grounds that the logistical operation by third party waste contractors is not robust enough to prevent the build up of waste traffic in the nearby area. This would result in odours to the nearby residents from the unprocessed waste. The planning document gives no assurance the local community within the preservation area of Eastham Village will not be affected by excess odours. This could also impact on the local businesses who now attract many visitors from outside of the area. The scale of the new building is not in proportion to that of the surrounding fuel containers which are screened at tree height. The new structure would tower above any existing structure. Given this is within an industrial area, however surely new developments need to be in proportion to structures currently in use.

Wirral Wildlife

Conditions imposed in the 2009 planning approval to be thoroughly carried out, especially with regard to bats. The bat building to be constructed as a winter roost. Foraging ground to be provided off-site, but nearby, as mitigation for bats the loss of land to development. Lighting scheme to be submitted, assessed by a bat ecologist and approved before the application is determined. Barn owls boxes: if the existing box is in use, it cannot be disturbed until after breeding has finished. New box locations (replacement of existing and at least one new) to be agreed with Wirral Barn Owl Trust. Foraging ground to be provided off-site but nearby as mitigation to barn owls for the loss of land to development. Suitable management to be provided for the life of the development. This can be combined with bat mitigation area. Lighting scheme for bats (2.3) to also take regard of needs of barn

owls. Other bird species - off-site mitigation area to provide additional mitigation for these. Veteran and other trees: usual conditions to protect retained trees, enhanced to take account of age and condition of some of these. To be fenced off for the life of the development. A full badger survey to be done immediately to assess the impact on badgers and design appropriate mitigation, including off-site measures. Conditions to protect badgers during construction. Design of ecological compensation area - needs to be revised to minimise shade on pond, make best use of existing saplings and use more local species. Continued treatment of Japanese knotweed including that in the ecological compensation area

CONSULTATIONS

Merseyside Environmental Advisory Service (MEAS) - No objections. The information provided confirms that the general environmental profile of the facility will be reduced in line with the reduction in scale of the operation and will be within the parameters previously put forward.

Environment Agency - No objection subject to original conditions being attached to any new proposal

Natural England - No objections

John Lennon Airport - No objections

Highways Agency - No objections

ESSAR oil and Gas - we can confirm that non of our pipelines from the Stanlow complex are in the vicinity of the location and are not affected by the proposals.

Merseytravel - would request that Wirral Council require the developer to ensure that all traffic likely to be generated by the waste facility can be accommodated within the highway network without impeding the passage of the bus service upon North Road or the surrounding area.

Merseyside Recycling and Waste Authority - No objections to the proposal

Shell UK - no comments to make

National Air Traffic Service (NATS) Safeguarding - No objections

Merseyside Fire and Rescue Service - It is considered that the premises if constructed will not present an unacceptable hazard to the neighbouring premises

Chester West & Cheshire Council (adjoining Authority) - No objections

Health and Safety Executive - Does not advise, on safety grounds, against the granting of planning permission in this case.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is a major application for a site of 7.6 hectares. Under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is therefore required to be considered by the Planning Committee.

Background

Planning permission was granted in 2009 (Ref APP/2008/6316) for the erection of a waste recovery plant together with a combined heat and power plant (CHP), ancillary buildings, and associated infrastructure works. Following the grant of planning permission, the applicant discharged all of the pre-commencement conditions. The permission was then implemented in 2012, by way of the construction of a length of the approved access road.

The approved scheme comprised of

- A waste reception hall
- A Mechanical Heat Treatment (MHT) plant for residual waste using autoclaves
- Post-treatment sorting plant where recyclable material would be removed
- A Gasification Plant
- A combined heat and power plant comprising a series of gas engines utilising fuel derived from waste
- Maintenance and storage area; and
- Staff office and welfare facilities with associated parking

The previously approved scheme consisted of one main plant building, with a ground floor area of approximately 20,243m² incorporating both waste recovery and combined heat and power plant functions. Within the waste reception hall, vehicles would discharge their loads of waste for sorting or segregation. A shovel loader would transfer waste from the reception hall to a conveyor which would check for oversize/overweight objects before transferring waste for autoclaving.

Mechanical Heat Treatment by Autoclaving is used to sterilise waste prior to mechanical sorting. Waste is loaded into a series of sealed autoclaves on a batch process, where pressurised steam is injected and waste rotated. This effectively breaks down the organic matter into a fibrous material and leaves bottles, cans etc clean and sterile.

Within the post-treatment sorting area, waste is sorted into component parts for further processing/recycling using mechanical processes, e.g. ferrous metals, non-ferrous metals, glass, plastics, organic matter (approximately 60%)

With regards to the gasification, the organic fibre derived is dried to remove excess water using recycled energy, then fed into gasification units. The gasification process is designed to break up long chains of hydrocarbons that exist naturally in all organic matter such as wood or other biomass. The fibre is indirectly heated in the absence of oxygen in gasifiers is then converted to synthetic gas.

The combined heat and Power plant is a purpose built internal combustion engine that utilises the synthetic gas to produce electricity for on site use or export to the national grid, whilst heat generated is used for heat and hot water purposes either within the site or supplied to neighbouring sites.

The second building that was proposed was for storage and repairs, measuring just over 2,000m² it was to be located to the south east of the site. The building was required for the day-to-day maintenance operations for the facility.

The previous scheme could accept approximately 400,000 tonne's per annum of waste materials.

INTRODUCTION

Since the previous applications have been approved, the applicants have advised that there were no commercial scale gasification plants operating in the UK, and over the past five years, significant progress has been made in terms of technology deployment. This includes Metso now Valmet gasification technology which has been successfully deployed in Lahti in Finland which was full commissioned in 2012.

This current scheme, due to the changes the process associated with Hooton Park Sustainable Energy Facility (HOPSEF), in terms of the physical development will require a number of separate buildings and structures as opposed to one large building. The approved scheme had a maximum building height of 25m with a stack of 45m. This proposed scheme due to the process requirements would differ in height. Rather than having one uniformly high building enclosing all processes regardless of physical space requirements, some elements would be lower than the approved building. The following elements, however, would be taller than the approved scheme.

- The gasification building/enclosure would be 45.2m high to roof level
- The fuel silos 30m high
- The gas boiler enclosure 34m high
- The stack 80m high

The proposed development would be based around two main buildings located on a concrete apron of 4.86ha. The first would be located in the central/western part of the site and contain the MRF and waste reception area. The second would be located within the eastern part of the site and contain the EfW facility and associated infrastructure. The HOPSEF would also include two separate office/welfare facilities (one to serve the gasifier and one to serve the MRF), weighbridges and a series of ancillary structures such as fuel silos, effluent treatment plant, a new access design, vehicular circulation areas, a surface water attenuation feature and landscape and habitat enhancement.

In addition, the proposed HOPSEF would also include

- Vehicle access and circulation
- Parking provision
- Drainage (including a surface water attenuation and lagoon)
- Fire break water tank and pumping facilities
- Lighting and CCTV
- Security fencing and Gates, and
- Landscape and habitat Enhancement.

Access to the site will be broadly in accordance with previous approvals. The access arrangements have been partially implemented, through the construction of a section of the internal access road. As with the previous scheme, the proposed access would form a signalised junction with the route of Banksfield Drive/ North Road. The approach road to the access would be provided to a width of 7.3m adjacent to the foundations of the pipebridge, after which the route would widen within the site. Turning movements at the junction are proposed to be restricted through the installation of physical splitter island, this ensures that HGVs can route to and from the site via North Road to the south and then the M53 motorway. Staff and visitor cars would share the same access road as the HGVs.

Process

The proposed facility would enable locally sourced refuse to be diverted from going to landfill and instead to be used as a fuel to provide sustainable power in an area of acknowledged deficit. HOPSEF would use the Refuse Derived Fuel that is sourced from the mechanical and biological treatment processes that are used to manage the municipal, commercial and industrial waste arising from within the North-west region.

The previously approved scheme featured an autoclave as part of the waste treatment process, however, because of significant energy requirements; the decision has been taken to replace the autoclave with a Materials Recovery Facility.

The MRF takes raw waste material and turns it into RDF whilst simultaneously separating out the recyclable materials from the mixed commercial and industrial waste. The raw material is shredded. The shredded waste then separates out into different categories, which are recycled. What remains is considered to be light fraction. It is this material that becomes Refuse Derived Fuel (RDF)

The plant will be equipped with a Continuous, Emissions and Monitoring system that would provide automatic control of the HOPSEF during normal operating conditions

PRINCIPLE OF DEVELOPMENT

The proposed development would be located on land that is predominately designated as an employment development site. The principle of this development is therefore considered to be acceptable in this location, subject to the criteria contained within UDP Policy EM6 and EM7 of the Unitary Development Plan.

The granting of two previous permissions APP/2007/5754 in January 2008 and APP/2008/6316 in February 2009 established the acceptability of the use of land for the purposes applied for. The 2009 permission remains extant, the current proposal represents a slightly different layout to the two previous permissions.

SITE AND SURROUNDINGS

The site is designated for Primarily Industrial Uses and is an Employment Development Site within

Wirrals Unitary Development Plan.

The application site is located approximately 1k east of Eastham Village, on the eastern coast of the Wirral. The site is surrounded by oil storage tanks to the north, west and south. These are associated with the Eastham and Kaneb (NuStar) Oil Refineries. To the east of the site is a major oil pipeline beyond which is the Manchester Ship Canal and Mersey Estuary.

The nearest settlements to the proposed development are Eastham to the north-west, Hooton to the south-west, and Ellesmere Port to the South. The nearest residential properties are those on the eastern fringe of Eastham, the closest of which is Bankfields Drive approximately 700m to the north west of the site along Rivacre Road/Merton Road approximately 750m to the south west.

The immediate locality of the site consists of, and is dominated by, industrial development including the Vauxhall car plant and oil storage depots associated with Eastham Docks. A significant proportion of which is vacant.

Junction 5 and 6 of the M53 motorway lie approximately 1.5km and 1km to the south west of the site. West Road, an industrial estate road provides direct access from junction 6 of the M53 to the southern boundary of the site. The site is also ideally located to receive waste via wharfage of the Manchester Ship Canal. The applicants have indicated that site itself is undeveloped, its last use was "former parkland" potentially within the grounds of Hooton Hall. Consequently the site is ecologically rich, featuring a number of mature trees and providing a variety of natural habitats.

POLICY CONTEXT

UK Waste Policy Context -

The applicants have advised that the need for HOPSEF has been considered in the context of a number of strategic policy documents and the current waste management position within the Authorities boundaries. In addition, significant regard has been made to national renewable energy targets both in terms of scale and availability. In terms of justification, the applicants advise that -

The draft Waste Management Plan for England (WMPE) 2013 sets a number of targets and policy objectives to reduce the quantities of biodegradable municipal waste sent to landfill which are focussed on recovering value from municipal waste through recycling and composting (ie by moving waste management up the waste hierarchy) It is accepted within national guidance that the balance of municipal waste not yet recycled will need to managed further down the hierarchy with a preference for energy recovery (including Gasification) over disposal. The strategy envisages an increase in energy recovery from waste from around 10% at the time of publication to 25% by 2020. The HOPSEF development would contribute to meeting all of these targets and policy objectives.

The waste Management Plan for England establishes a ranking for waste management techniques -

1. waste prevention
2. re-use
3. recycle/compost
4. energy recovery
5. disposal (i.e. landfill)

The WMPE also introduces the proximity principle. This requires member states to "establish an integrated and adequate network of waste disposal installations and of installations for recovery of mixed municipal waste collected from private households...the network must enable waste to be disposed of, or be recovered, in one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to ensure a high level of protection for the environment and public health."

In addition, the applicants have confirmed that the WMPE references for the Department for Food and Rural Affairs publication "Energy from Waste a Guide to the debate (2013). This document addresses the issue of whether all EfW facilities need to be classified as "recovery" as opposed to "disposal" operations. It explains that plants meeting the R1 threshold will be deemed "recovery" whilst those not meeting this threshold will be "disposal". In the case of the HOPSEF, the facility has a R1

calculation of 0.77 and thus exceeds the necessary threshold and can be classed as a recovery not disposal operation.

Local Joint Waste Local Plan

The JWLP sets out a recourse Recovery - Led Strategy, consistent with national policy. The JWLP strategy for meeting Merseyside and Halton's Waste Management Needs contains a number of objectives -

- minimise waste
- maximise recycling, resource recovery and re-processing
- ensure that residual waste is minimised and processed in a way that

Maximises the economic and environmental benefits to local communities and businesses
Minimises export of residual wastes for landfill disposal
Minimise the need for new landfill/landraise and reserving the capacity for the greatest disposal needs; and
Balance the overall export of landfill tonnages of equivalent amount to ensure that Merseyside and Halton are as self sufficient as possible in waste management terms.

This proposal is considered to be consistent with the majority of the above objectives, the applicants have stated that the proposal would generate new employment through its construction and operation and would not give rise to any significant adverse environmental impacts. In addition, the proposal would minimise the need to use landfill capacity.

The development would comply with the principles and objectives embodied in the above plans and would result in waste being managed in accordance with the revised waste hierarchy at the type of facilities that continue to be supported by government policy. In doing so, it would contribute towards the achievement of national waste management and renewable energy targets. It would also provide a facility that would enable an element to be managed proximate to where it arises.

The technical aspects of the proposal are consistent with National Policy and priorities for sustainable waste management, which encourages the use of innovative technologies to divert waste away from landfill and to move management techniques to the higher levels of Waste Hierarchy. The proposed development is considered to represent a significant investment in the infrastructure to support this aspect of the Waste Strategy, and the high level of value recovery anticipated from the process is a particular strength of the proposed techniques.

Policy WM 14 of the Merseyside and Halton Waste Local Plan emphasises the desirability of making use of both Heat and Power (CHP) when Energy from Waste facilities are being developed. The Policy wording states that "EfW proposals ... will be required to provide combined heat and power unless it can be demonstrated that this requirement would prevent important waste infrastructure proposals coming forward." Environment Agency Best Available Techniques (BAT) guidance also requires EfW plants to be at least "CHP-ready". The current proposal does not include any firm plans for heat take-off from the proposed facility. The submitted ES (para 3.3.13) states that:

"Biossence is currently looking to export all the energy generated as electricity. However, the HOPSEF would be enabled to export heat to local users if demand and economic conditions are favourable. Biossence would continue to monitor all opportunities for heat export to ensure the full sustainability benefits associated with district heating and Combined Heat and Power (CHP) can be realised if viable."

The Local Planning Authority will ask the applicant [?] to keep the Council informed of progress in developing the CHP aspect of the facility.

Wirral Unitary Development Plan - Relevant Policies

- Policy CO1 - Development within the Developed Coastal Zone
- Policy CO8 - Development within the Coastal Zone Requiring an Environmental Assessment
- Policy EM3 - Land for General Employment Use
- Policy EM6 - General Criteria for New Employment Development

Policy EM7 - Environmental Criteria for New Development
Policy NC1 - The Protection of Sites of International Importance for Nature Conservation
Policy NC2 - Sites of International Importance for Nature Conservation
Policy NC3 - The protection of sites of National Importance for Nature Conservation
Policy NC4 - Sites of National Importance for Nature Conservation
Policy POL1 Restrictions for Polluting and Hazardous Uses
Policy PO1 - Potentially Polluting Development
Policy PO2 - Development near Existing Sources of Pollution
Policy PO3 - Noise
Policy PO5 - Criteria for the Development of Contaminated Land
Policy PO8 - Hazardous Installations and Substances
Policy PO9 - Criteria for Development near Notifiable Hazards
Policy REN1 - Principles for renewable Energy
Policy TR9 - Requirements for Off-Street Parking
Policy TR12 - requirements for cycle parking
Policy WA2 - Development and Land Drainage
Policy WA5 - Protecting Surface Waters
Policy WA6 Development within River Corridors

Joint Waste Local Plan – relevant policies

WM7, Protecting Existing Waste Management Facilities
WM9, Sustainable Waste Management Design and Layout for New Development
WM10, High Quality Design and operation of Waste Management Facilities
WM11, Sustainable Waste Transport
WM12 Criteria for waste management
WM14 Energy from Waste

National Planning Policy Framework

The National Planning Policy Framework came into force on the 27th March 2012 and as such, applications for planning permission must be determined in accordance with the development Plan unless material considerations indicate otherwise. The NPPF does not contain any specific waste policies as the national waste planning policy was expected to be published alongside the National Waste Management plan for England and PPS10 (Planning for Sustainable Waste Management) remains in force. Nevertheless, paragraph 5 confirms that local authorities currently preparing a waste plan should have regard to the policies contained within the NPPF so far as relevant.

With regards to the HOPSEF development, the following policies are relevant -

Policy 4 Building a Strong, competitive Economy - refers to the Government's commitment to securing economic growth to meet the challenge of a low carbon future. It requires the Local Planning Authority to place significant weight on the need to support economic growth through the planning system.

Policy 4 Promoting sustainable Transport - identifies that the planning system should be balanced in favour of sustainable transport modes whilst recognising that opportunities to maximise sustainable transport solutions will vary from urban to Rural Areas. Furthermore, development should be located and designed where practical to accommodate the efficient delivery of goods and services.

Policy 7 Requiring Good Design - requires that in determining applications, great weight should be given to innovative design which helps raise the standard of design more generally in the area.

Policy 10 Meeting the challenge of climate change, flooding and coastal change - suggests that Local Planning Authorities should develop a positive strategy to promote energy from renewable sources and design their policies to take account of renewable developments as a result. The NPPF also requires LPAs to consider identifying suitable areas for renewable sources and help identify opportunities where development can draw energy from decentralised systems

Policy 11 Conserving and Enhancing the Natural Environment - Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed

provided that it is not of high environmental value. The effects, including cumulative impacts of pollution on health, the natural environment or general amenity and the potential sensitivity of the area of proposed development to adverse effects from pollution, should be taken into account.

Para 123 relates to noise and requires planning decisions to

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions

Para 125 notes that in relation to light pollution, that by encouraging new design, planning decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscape and nature conservation.

Para 129 states that local planning authorities should require an applicant to describe the significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

UDP Policy EM6 requires that the proposal does not lead to an unacceptable loss of amenity, have an adverse effect on the operations of neighbouring uses or compromise the future development of the land in the vicinity for employment or other uses - visually intrusive activities, or those involving the handling of wind-blown materials, will be required to carry out all operations, including loading within a building. In addition, the siting, scale, design, choice of materials, boundary treatment and landscaping must be of satisfactory standard and in keeping with neighbouring uses. Further consideration is given here to the visual impact of the development and potential amenity issues.

Community Involvement

The Council adopted a Statement of Community Involvement sets out the Council's approach to community involvement in the planning process. The SCI establishes the aims, and the main methods of engagement within the community. The Council strongly encourages landowners and developers to undertake pre-application, community consultation, especially for large, complex or controversial proposals. The statement is divided into two principle sections covering technical consultation and public consultation.

Technical Consultation

A formal request under Regulation 10 was made to the Authority to adopt a Scoping Opinion in order to agree the content and parameters of the Environmental Statement to accompany the planning application. The ES and Planning Application have been prepared in accordance with these recommendations.

Non-Technical Consultation

The applicant has advised that Consultation has been undertaken through meetings, discussions, correspondence, presentations, websites and exhibitions have taken place with -

The general Public, Local organisations, stakeholder groups etc. The methods of involvement included Face to face briefings, meetings with stakeholder's, Press releases, community newsletter, community exhibition, business engagement events, Community Liaison panel. A public Exhibition was held over two days at St David's UCR Hall in Eastham and was staffed by specialists from Biossence and experts in ecology, planning and technology. This opportunity was also taken to encourage people to join the community liaison panel. biossence contacted those people who had expressed an interest in joining the panel in order to firm up that interest and have a given commitment to hold initial meetings to discuss matters arising from ongoing elements of the application.

Need for the proposed development

The role of the planning system in this instance is limited to the consideration of issues of need, location, appearance and land use. The scheme has an extant planning permission and in overall planning terms, the HOPSEF development remains fundamentally unchanged in terms of its function

and role. In addition, in accordance with the requirements of Planning Policy Statement 10, where a waste management planning application accords with the statutory Development Plan, there is no requirement to demonstrate a need for the scheme for which permission is being sought.

The joint waste local plan has been adopted since the previous consent was granted. And is now a material consideration in the determination of this application. All proposals for new waste management development will be assessed against the cumulative impacts, both social and environmental on neighbours and the surrounding environs.

However, the applicants have advised that the processes being undertaken at the facility have not materially changed from that which has already been consented. The facility would provide treatment for up to 400,000 tonne's of C&I waste and a small quantity of local Residual municipal waste. The waste gasified in the facility would generate energy. At least 50% of this energy is anticipated to be classified as renewable.

The facility is considered to play a co-locational benefit of providing a suite of complementary facilities within one site avoiding the need for excessive road transportation. The ability to co-locate waste facilities and complementary activities is a key policy objective in the identification of suitable sites for the development of new or enhanced waste management sites within paragraph 20 of PPS10. Within the context of strategic planning documents, the need for the HOPSEF is considered in both National and Local planning Documents as discussed above. It is considered that the proposal is consistent with the majority of the policy objectives outlined in the policy section of this report. The HOPSEF would comply with the policies and objectives within both National and local waste plan policy. The development would result in waste being managed in the waste hierarchy at the type of facilities supported by government policy. In doing this, the proposal will contribute towards the achievement of national waste management and renewable targets and provide a facility that would enable an element of waste to be managed proximate to where it arises.

Appearance

The previous planning application consisted of one main plant building that incorporated both waste recovery and combined heat and power (CHP) plant functions. This proposal now provides two separate, two storey accommodation blocks, one for and contained within the enclosure of the Materials Recovery Facility (MRF) and one for the energy from waste facility. The materials proposed are similar to the previous approval and will comprise of a steel frame structure, with two elevations clad in dark silver perforated profile sheeting. This is broken by a vertical strip of translucent glazing running the full height of the Gasifier hall. The remaining two elevations to the north west and south west will be clad in pre-cast concrete cladding panels for acoustic attenuation.

The south-eastern end of the Hot Gas Filters will be connected to the Gas Boiler hall which is proposed to be linked to the Turbine hall and electrical building. This grouping will take the form of an interlinked L shaped block housing these three functions. An application of light silver composite cladding with light grey precast concrete cladding, will ensure a slight change in external appearance from the Gasifier.

The air coolers are separate from the main components and will be clad in dark profile sheeting.

The applicant proposes to fence the entire site for security reasons; the fenced area includes the habitat enhancement area. The proposed fencing is 2.7m high with an aperture size of just 12.7mm x 76.2mm. It is considered that this fencing will create a barrier to wildlife movement between the habitat enhancement area and the wider area. The proposed access route to Manchester Ship Canal is also to be fenced, although there are no current plans to transport any waste to the site via the canal. To overcome these issues, it has been suggested to the applicant that

- the habitat enhancement area is excluded from the fenced area and that gates are provided to allow access for habitat management works
- the rear access route to Manchester Ship Canal remains unfenced at the current time again to allow movement of wildlife along the woodland corridor which lies between the site and the Canal.

The applicants have agreed to look at a revised fencing plan. This can be secured by a planning condition.

The submitted lighting plan shows that the rear access route to the Ship Canal will be lit which would cut through the existing woodland belt in this area. Some species are sensitive to light and it will avoid lit areas, such as bats. The provision of a lit rear access will result in a barrier to wildlife movement and foraging. As there are no plans to transport waste to the site via the Canal at this time, it does not appear to be necessary to light this access route. Whilst it is appreciated that it would make sense to install lighting during the construction phase in case of future use. It suggest that any installed lighting is left switched off / disconnected to prevent unnecessary impacts to wildlife. The applicants have agreed to re-assess the lighting strategy. This can be secured through a suitably worded planning condition.

Landscaping

The consented development provided for the removal of certain trees and areas of vegetation and the retention, protection and on-going management of other trees, primarily in the north-western part of the site. The proposed development would occupy a very similar footprint to the consented scheme and there would be no additional loss of vegetation. A variety of mature vegetation covers a large proportion of the site and in accordance with the current planning consent this scheme would allocate a large section of the north-western end of the site primarily for compensatory tree planting, landscaping and habitat enhancement. This would preserve as much of the mature vegetation as possible and thereby enhancing the ecological value of the site. This area would be subject to a Habitat Management Plan and contain a balancing pond, log pile and bat House to encourage and support new ecosystems.

As part of the proposed development, a landscaping scheme would be implemented which would provide for the retention and enhancement of the existing vegetation, with a focus on nature conservation. New tree and hedge planting would also be provided along with the grassed areas. There are little differences to the consented scheme apart from some small scale changes to reflect changes in the ecology of the site. As part of the proposed development, a landscaping scheme would be implemented which would focus on nature conservation benefits.

Flood Risk

The 2009 planning approval achieved an impermeable surface area no greater than 4.826 hec. By remaining below this figure, surface water run-off would be kept to a minimum and the risk of flooding would be reduced. The surface of the proposed car parking areas will be in permeable paving and these measures will achieve a total of 2.8 ha of permeable land.

Environmental Impact Assessment

An Environmental Statement as required by the Town and Country Planning (Environmental Impact Assessment (England and Wales) accompanies the planning application. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 state that applications for waste disposal installations for the incineration, chemical treatment or landfill of non-hazardous waste with a capacity of exceeding 100 tonne's per day fall under schedule 1, Part 10 of the regulations.

The proposed development comprises of a energy recovery facility employing gasification technology that would have a capacity greater than 100 tonne's per day. Gasification facilities are included in the industrial Emissions Directive and, as such, the HOPSEF is deemed to be schedule 1 development and therefore a mandatory requirement for this development.

A formal request under Regulation 10 was made to the Authority to adopt a scoping opinion, in order to agree the intended content and assessment parameters of the Environmental Statement which would accompany the application. The request was accompanied by a Scoping Report which provided the required information for the Authority to adopt the opinion. The Environmental Statement and the Planning Application Documents have been prepared in accordance with these recommendations.

Regulation 22 Submission

Following the submission of this planning application, the applicant has elected to submit other information with regard to the environmental impacts of the proposed development pursuant to Regulation 22(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations

2011, for the following reasons:

- An application for an Environmental Permit (EP) for the facility is being prepared for submission to the Environment Agency which is based upon amended/ lower throughput tonnage. to that which was presented in the original submission and assessed within the Environmental Statement which accompanied it. In order to avoid any confusion, Biossence wishes to ensure that environmental assessment work considered at the planning stage of the development process is entirely consistent with that being presented in the EP application and, as such has commissioned the presentation of the results of a series of additional environmental assessments in order to demonstrate that there would be no significant environmental effects attributable to the alternative operational scenario. This is solely concerned with the gasification element of the scheme and comprises of a reduction in the gasification plant capacity and the adoption of a single gasification line, as opposed to the two lines described within the current application. This would have no effect upon the appearance of the facility and relates solely to the internal configuration and rating of the gasification process plant within the proposed buildings. The current application was assessed with the gasification plant having a 284,000 tonne's per annum and a 334,000 tpa worse case gasification throughput's which would generate a maximum of 49.9MWe gross of which a proportion would be used within the plant itself, leaving 43.6MWe (net) to be exported to the local distribution network. The original supporting environmental assessments concluded that the proposed development would not have any significant adverse effects on the environment.
- The environmental assessment of the alternative scenario in this submission is based upon a 245,000 design point and 266,000 tpa worse case gasification throughput's. This reduction would have the effect of reducing the energy generating capacity of the HOPSEF from 49.9 MWe to 42 MWe and on this basis, the electrical output would be 37MWe.
- In addition as part of the consultation process for the planning application and with the intention that WMBC can undertake a habitats regulation assessment (HRA) a light spill diagram and assessment of the potential environmental effect attributable to the electrical grid connection.was requested, this has now been submitted with the aim of demonstrating that there would be no adverse impacts during the construction and operation of the proposed development upon the adjacent Mersey Estury SPA/Ramsar.

The alternative operational scenario being assessed in this Section 22 submission does not in anyway alter the parameters (operational or built) of the development described in the current application. It merely supplies supporting environmental information in order to demonstrate, as part of the planning application process that significant adverse environmental effects would not occur as a result of the alternative operational scenario. This additional information is discussed further into the report.

The power output of the facility is now given as 42MW rather than 49.9MW in the application submitted in March 2014. The input of material to the gasifier is given as 245,000 tonne's per annum (tpa) as opposed to 284,000 tpa in the March application. The overall waste input remains the same however at 400,000 tpa. Therefore there remains potential, in the Local Authorities view, that if in practice output does not reach the new 42MW target value, the developer could seek to increase the overall tonnage of waste to be processed. This could have negative implications for traffic and environmental impact if additional HGV movements to and from the site were required. It is prudent therefore that a condition restricting waste input tonnage to 400,000 tonne's per annum is required.

Overall the information provided confirms that the general environmental profile of the facility will be reduced in line with the reduction in scale of the operation and will be within the parameters previously put forward.

The one new element of the scheme to be included is the electrical grid connection, which will include an on-site substation and 2.5km cable run to the chosen point of grid connection. Cable installation will be by straightforward cut and fill trenching along an already developed route, in a manner broadly consistent with most utilities works. There will therefore be temporary construction and traffic effects along the chosen route. Some mitigation is suggested in the applicants submission. This would be

suitable for inclusion within a Construction Environmental Management Plan (CEMP)

Natural England have confirmed that in light of this further submission that the applicant has now provided through a Regulation 22 Submission of "Other Information" which includes details of the proposed lighting and schemes during construction and operation (Section 3.0 of the Regulation 22 report). This provides further assessment of potential disturbance effects arising from the proposed development from construction and operational lighting. Natural England has provided comments on this application in a letter dated 28 April 2014. In an email dated 29 May 2014, which was in response to additional information that was provided, we advised that there should be some further information provided about the lighting that will be required during construction and operation, and with this information it should be possible to demonstrate whether there will be any significant increase in lighting at the boundary of the Mersey Estuary SPA and Ramsar site.

The applicant has now provided a Regulation 22 Submission of "Other Information" which includes details of the proposed lighting and schemes during construction and operation (Section 3.0 of the Regulation 22 report). This provides further assessment of potential disturbance effects arising from the proposed development from construction and operational lighting.

Natura 2000 site

Having considered this information Natural England is now satisfied additional information demonstrates that there will be no significant increase in lighting at the boundary of the Mersey Estuary SPA and Ramsar site or light spill into the site.

However, it is important that any necessary avoidance measures detailed in the application documents are incorporated into the project design to ensure that these are secured and will avoid significant effects on the Mersey Estuary SPA and Ramsar site. Measures to reduce or avoid impacts on a European site can be considered as part of the assessment of likely significant effect.

Site of Special Scientific Interest

Natural England is satisfied that if the proposed development is undertaken in strict accordance with the submitted proposals the development will avoid impacts upon the interest features of the Mersey Estuary SSSI. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

Ecology and Nature Conservation

A full Ecological Impact Assessment (EclA) of the proposed development has been undertaken and submitted as part of the Environmental statement. Further work has been undertaken by the applicant and submitted under Regulation 22 of the EIA Regulations.

The EclA identified potential impacts during both construction and operation Phases. These potential impacts include

- indirect impacts on the Mersey Estuary SPA/Ramsar/SSSI due to dust and Exhaust transmissions
- direct impacts on the Mersey Estuary SPA/Ramsar/SSSI due to ingress of pollutants
- Permanent habitat loss extending approximately 4.9 hectares, including 0.88 hectares of broad-leaved woodland, 1.3 hectares of scrub, 2.04 hectares of grassland, 0.2 hectares of tall-herb vegetation, a small number of temporary water bodies and a small area of ephemeral/short-perennial vegetation
- potential indirect impacts to existing/adjacent habitats
- Loss of a small population of Blue bell in the southeast corner of the site
- Loss of potential bat roosting sites and potential indirect impacts
- Temporary loss of pole-mounted Barn Owl nest-box
- Loss of suitable Barn Owl hunting habitat
- Loss of woodland, scrub, grassland and the potential loss of bird nesting/shelter sites and potential feeding resource
-

Operational Phase

- Potential indirect impacts on the Mersey Estuary SPA/Ramsar/SSSI due to process emissions,

- dust and odour emissions and exhaust emissions
- Potential direct impacts on the Mersey Estuary SPA/Ramsar/SSSI due to ingress of pollutants
- Potential indirect impacts on Booston Wood Local Wildlife Site due to process emissions
- Potential Indirect impacts to retained/created/adjacent habitats
- External lighting may affect the use of the site by bats
- Noise, activity and visual disturbance may reduce the number of species and the absolute number of birds nesting close to the proposed development
- Impact on Badgers

MEAS on behalf of the Council have advised that the Ecological impact assessment and surveys undertaken in support of the application follow standard methodologies and CIEEM guidance and are acceptable. The surveys will be forwarded to rECOrd.

It is accepted that there are a number of ecological issues associated with this proposal. These are largely the same as previous applications and relate to loss of habitat due to the development footprint and impacts to associated species, including protected species. These impacts were addressed through planning conditions attached to the previous application. The following previous planning conditions can be carried across to this application; these are conditions relate to a landscape plan,, tree replacement, landscaping, landscaping maintenance,tree planting, lighting plan, Habitat Management Plan, –tree protection, Japanese knotweed,CEMP.

As previously noted, the loss of mature trees on the site cannot easily be mitigated, however, the findings of the tree survey indicate that the trees lost are of a relatively limited life expectancy. Given this, it is concluded that the ecological value of the site can be maintained in the medium long term, subject to the imposition of conditions.

Protected species

A number of legally protected species have been recorded on site, including bats, badgers and barn owls. The trees provided possible roosting sites, but more importantly a food source for bats and other species. If the trees are felled, then the resulting arising's could be retained on site to provide habitat for invertebrates. The applicants have stated that log piles would be provided within the areas of scrub and woodland grassland.

The ES proposes a range of mitigation measures for both habitats and species which are appropriate and acceptable. We advise that the Council secures these through a single planning condition requiring submission and implementation of a Habitat Management Plan for the site which integrates all the mitigation requirements into one document. This approach was used in the previous application in planning condition 15.

A number of ecological mitigation measures relate to the construction phase (e.g. timing of vegetation clearance), these should be incorporated into a CEMP. Submission and implementation of a CEMP should be secured by a suitably worded planning condition.

Bats, badgers, barn owls and wintering birds can all be adversely affected by on site lighting. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto retained habitats and areas used by these species in line with NPPF (paragraph 125). This can be secured by a suitably worded planning condition,

Japanese knotweed

Japanese knotweed is present within the site boundary. The applicant is required to submit a method statement for approval that can be secured by planning condition that includes the following:

- A plan showing the extent of the plant(s);
- What method(s) will be used to prevent the plant spreading further, including demarcation; and
- What method(s) of control will be used, including details of monitoring.

A validation report is then required confirming the remediation treatment carried out and that the site

has been free of the invasive species for 12 consecutive months for approval in writing by the Local Planning Authority. This can be secured by a separate suitably worded planning condition.

Omission levels

The Environmental Statement accompanying the application notes that consultation has been undertaken with the operators of each of the COMAH sites, and that the sites emergency evacuation plan would be designed to fit with evacuation plans already in place for the COMAH SITES. The procedures must be developed by the applicant For a number of reasons. Firstly, HOPSEF has a legal requirement to ensure reasonable steps have been taken to ensure the safety of staff and operations (HSE assessed) ; the bank underwriting the proposed development would specify the level of insurance cover required for the proposed development, which would necessitate detailed emergency plans, and ; the procedures are required as part of the parallel Environmental Permitting Regulations permit application which has been made to the Environment Agency. Other considerations including the impact on the COMAH sites located within the vicinity of the site will also be required to be assessed as part of the Environmental Permit.

With regards to the effect of emissions from the proposed stack on air quality is considered within chapter 11 of Volume 2. The applicant has undertaken atmospheric dispersion modelling of the proposed emissions using Atmospheric Dispersion Modelling Systems computer software (ADMS 5). This takes weather data from the local area and uses this to predict the spread and movement of the exhaust gases from the stack for each hour over a five year period. The model takes account of wind speed, wind direction, temperature, humidity and the amount of cloud cover. ADMS 5 is routinely used for modelling of emissions for planning and Environmental Permitting purposes to the satisfaction of the Environment agency and local planning authorities.

The emissions from the stack would be controlled by an environmental permit, which would set emission limits for a range of substances. Whilst this information has been submitted with the application, the Environment Agency (rather than the local planning authority) Is responsible through the environmental permitting regulations permit application process. AS a sperate regulatory framework exists, the role of the planning system is limited to the consideration of issues of need, location and land use.

The Environmental Statement submitted confirms that a Continuous Emissions Monitoring system would be incorporated in the development allowing full historical recording and trending capabilities to be reported to the EA.

A revised air quality report submitted under the reg 22 application provides a number of supplementary environmental assessments of the alternative operational scenario regarding air quality (including ecology), greenhouse gas and human health.

The Director of Regeneration (Environmental Protection has raised no objection to the proposed development, confirming the emissions from the process would be subject to and controlled by the permit, issued and enforced by the Environment Agency.

Habitats Regulations Assessment

The development is near the following European protected sites.

- Mersey Estuary SPA; and
- Mersey Estuary Ramsar.

These sites are protected under the Habitats Regulations 2010 as amended. Due to the developments potential pathways and impacts on the above sites, this proposal requires Habitats Regulations Assessment for likely significant effects. UDP policy NC2 applies.

Further details of light spill diagrams to confirm the level of lighting within the Mersey Estuary were previously requested. This information has now been provided and shows that there will be no significant lighting of the Mersey Estuary SPA / Ramsar as a result of this development. The Habitats Regulations Assessment has now been completed.

The main conclusion in the Habitats Regulations Assessment is that:

- a. is not directly connected with or necessary to the management of the sites ;
- b. does not intrude into the Natura 2000 sites listed below; and. is not considered, either alone or in - combination with any other plans or projects, to have a likely significant effect on each of the following sites;

- Mersey Estuary SPA; and
- Mersey Estuary Ramsar

The following matters are to be secured by appropriately worded planning conditions:

Submission of a lighting scheme;
Submission of a Construction Environmental Management Plan; and
Submission of details of the type of piling to be used on site.

Economic Impacts

The applicant considers that the overall construction period is likely to be 28 months if approved. At the peak stage of construction, it is estimated that there will be 300 people employed on the site. Once completed, the applicants have advised that 68 permanent members of staff would be employed at the HOPSEF comprising Skilled and semi skilled job opportunities. The applicant considers that this project will have a positive effect upon the local economy as it will become a centre for employment. The socio economic drivers highlighted are considered to form the basis of a material planning consideration in the determination of this application.

Response to Objection from Mr Hill

Mr Hill has objected on the basis that the proposed HOPSEF installation would not offer a sustainable solution for the processing of waste. Making due allowance for the Grid electricity source(s) offset, and based on the carbon to carbon dioxide weight conversion factor of 3.67, it would emit every year, on average over a 25 year life, nearly 100,000 tonne's more CO2 equivalent than would landfill. Its carbon performance in respect of the waste assumed in the Greenhouse Gas Assessment would be inferior to that of landfill, and planning consent should therefore be withheld.

The applicants have refuted these assertions and state that the Regulation 22 submission relating to the single line plant variant contains a revised Greenhouse Gas Assessment. They further suggest that Mr Hill has taken the wrong number and come up with a different and incorrect answer. The original Greenhouse Gas Assessment as submitted is correct. Mr Hill assertions in points 1 and 3 contain interrelated issues which in essence relate to the type of electricity generation plant the HOPSEF might replace. If you assume it would replace something with very high CO2 emission rates (e.g. a coal fired power station) the benefits of HOPSEF are high; if you replace it with something that has lower CO2 emission rates like a gas fired power station, the benefits to HOPSEF reduce. The technical note explains why the applicant reject the scenarios raised by Mr Hill as being inappropriate. The technical note also provided a

- updated assessment of the greenhouse gas benefits using 2014 data for carbon intensity of power generation in the UK
- provides an updated assessment of the greenhouse gas benefits
- provides a range of CO2 tonne equivalent benefits (for each of the three displaced power mixes modeled)against a range of landfill gas capture rates
- corrects an error made in the submitted Greenhouse Gas Assessment that undervalued the benefits of the scheme
- provides CO2 tonne equivalent savings for the single line plant variant, which would perform proportionately better in term of greenhouse gas benefits owing to the increased electrical efficiency of the plant.
- it explains that HOPSEF would, under all realistic scenarios, have a material benefit over landfill in terms of greenhouse gas emissions.

Highway/traffic implications

The applicants have advised that it was seen as a key priority to keep the additional traffic that the

HOPSEF would generate away from Eastham Village. The site entrance for the HGVs has been located at the southern end of the site off North Road. This will help ensure that all HGV operators abide by their contractual obligation to exit the M53 at junction 6 as opposed to Junction 5 and thereby avoid traveling along the A41 that cuts through the old part of the Village. West Road which links North Road to the M53 is completely devoid of neighbouring uses and provides a quick route for vehicles accessing the Vauxhall car plant.

An objection has been raised by the Eastham Village Preservation Association have raised concerns about the increasing amount of heavy vehicles using the village to gain access to the industrial areas. As with the previous scheme, the proposed access would form a signalised junction with the route of Banksfield Drive/ North Road. The approach road to the access would be provided to a width of 7.3m adjacent to the foundations of the pipebridge, after which the route would widen within the site. Turning movements at the junction are proposed to be restricted through the installation of physical splitter islands, this ensures that HGVs can route to and from the site via North Road to the south and then the M53 motorway. Staff and visitor cars would share the same access road as the HGVs. The Head of regeneration and Planning Traffic and Transport Division have raised no objections to this proposal subject to conditions to be applied to any approval which will require the applicant to provide a full travel plan within 6 month of completion and full details of a full scheme of works for the access to North Road. In addition Biossence have agreed to accept a planning condition requiring the submission of a Travel Plan which would detail the route with all contractors using HGVs and Revs to deliver waste and other process supplies as well as removing materials from the site that they are not to be use the road through the village. Biossence are aiming to implement a penalty scheme within these subcontractor contracts for any violations

CONCLUSION

The principle of the development has already been established and the 2009 permission remains extant and has been implemented by virtue of the discharge of pre-commencement conditions and the construction of a length of access road. The current proposal is for a change in the gasification technology that would be used. This has resulted in an alternative development layout and structure, particular access arrangements to the site and the proportion of the site retained for nature conservation purposes to mitigate for habitat loss within the remainder of the site. The principle of the development has already been established and the consented application can continue to be constructed at any time. This new application is a change in the gasification technology that would be used and will result in less commissions that the previous extant approval.

The proposed development would provide opportunities to divert waste from landfill through the recycling and re-use of waste materials, and the treatment (gasification) of organic waste materials to provide a source of electricity and heat. It is considered that the development represents an important option in the waste management cycle with sustainability benefits to landfill for which there are reducing opportunities. The facility also meet the EU Waste Framework Directive's definition for R1 "recovery" not "disposal" designation due to the high energy conversion efficiency enabled by the technology. The proposed development is acceptable in terms of the policies of the adopted Wirral UDP including Policy WM12 of the Joint Waste Local Plan of the adopted UDP which confirms the Councils commitment to reducing the reliance on landfill as the primary method of waste disposal. Furthermore, the proposal is considered to conform with the relevant policies contained within the Joint Waste Local Plan

Summary of Decision:

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

The proposed development would provide opportunities to divert waste from landfill through the recycling and re-use of waste materials, and the treatment (gasification) of organic waste materials to provide a source of electricity and heat. It is considered that the development represents an important option in the waste management cycle with sustainability benefits to landfill for which there are reducing opportunities. The facility also meet the EU Waste Framework Directive's definition for R1

"recovery" not "disposal" designation due to the high energy conversion efficiency enabled by the technology. The proposed development is acceptable in terms of the policies of the adopted Wirral UDP including Policy WM12 of the Joint waste Local Plan which confirms the Councils commitment to reducing the reliance on landfill as the primary method of waste disposal.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. Before any construction commences, samples of the 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 EM3 and EM6 of the Wirral Unitary Development Plan and Policy WM10 of the Joint Waste Local Plan.

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

Reason: In the interests of highway safety and to accord with Policy TR7 in the in the Wirral Unitary Development Plan

4. No Development shall be commenced until full details of the soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. Thereafter all hard and soft landscape works shall be carried out in accordance with the approved details and be completed no later than the end of the first planting season following occupation of the development.

No works or development shall take place until full details of all proposed hard and soft landscaping, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all hard and soft landscaping shall be carried out in accordance with those details and those times.

Reason: In the interests of the visual amenities of the area

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

Reason: In the interests of the visual amenities of the area

6. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its

implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of the visual amenities of the area

7. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The surface water regulation system shall be implemented in accordance with the approved scheme prior to the occupation of the development hereby permitted and retained as such thereafter. For the avoidance of doubt, the scheme shall accord with the submitted Flood Risk Assessment (dated September 2013, ref: P1771) and shall include measures to:

Limit surface water runoff to a maximum allowable discharge rate of 37.1 litres/sec to the Manchester Ship Canal.

Provide surface water attenuation, in the form of a balancing pond with a volume of at least 350 m³ to accommodate a 1 in 100 year climate change storm event.

Reason: To prevent the increased risk of flooding by ensuring the satisfactory storage / disposal of surface water from the site.

8. No development approved by this permission shall be commenced until a scheme for the management of overland flow from surcharging of the sites' surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved detail prior to the occupation of the development hereby permitted and retained as such thereafter.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

9. With regard to land contamination matters, the development shall be carried out in accordance with recommendations approved by the Local Planning Authority pursuant to Condition 11 of Planning Permission reference APP/2008/6316

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to the water environment in accordance with UDP Policy PO5 Criteria for the Development of Contaminated Land.

10. Prior to the commencement of development, a scheme of works for the provision of oil interceptors for surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the interceptors shall be suitable in type to have capacity for the site being drained, and roof water shall not be passed through them. The development will be implemented in accordance with the approved scheme.

Reason: To prevent pollution of the water environment in accordance with UDP Policy WA5 Protecting Surface Waters and UDP Policy PO1 - Restrictions for polluting and Hazardous Uses

11. Details of any temporary or permanent security or flood lighting shall be submitted to agreed in writing with the Local Planning Authority before any such lighting is brought into use.

Reason: To ensure that satisfactory details of any flood lighting not requiring planning permission by virtue of Permitted Development rights are submitted to and approved by the Local Planning Authority, having regard to local amenity and nature conservation interests in accordance with UDP Policy EM9

12. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing with the LPA. 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 plans. The development shall be carried out in accordance with the approved details

Reason: To protect the amenity of neighbouring premises and to ensure a satisfactory development having regards to EM6 of the Unitary Development Plan

13. Prior to the commencement of development, a Habitat Management Plan for the application site shall be submitted to and approved in writing by the Local Planning Authority. The application site shall be managed in strict accordance with the approved Habitat Management Plan unless otherwise first agreed in writing by the Local Planning Authority. For the avoidance of doubt, the Habitat Management Plan shall include suitable avoidance and mitigation measures for any protected species including bats, barn owls and other breeding birds

Reason: To ensure the proposed development enhances and preserves nature conservation interests, including nationally protected species

14. Within 6 month of the commencement of waste processing operations, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

For the avoidance of doubt the plan shall include

- Access to the site by staff, visitors and deliveries
- Information on existing transport services to the site and staff travel patterns
- Travel plan principles including measures to promote and facilitate more sustainable transport
- Realistic targets for modal shift or split
- Identification of a Travel Plan co-ordinator and the establishment of a Travel Plan Steering Group
- Measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual action plan to the local planning authority.
- detail the route with all contractors using HGVs and RCVs to deliver waste and other process supplies as well as removing materials from the site that they are not to be use the road through the village.
- to implement a penalty scheme within these subcontractor contracts for any violations.

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

15. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

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

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

C; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological,

hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

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

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

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

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

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

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

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

J; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)

K; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

L; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

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

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

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

16. The following activities shall not be carried out under any circumstances:

A) No fires shall be lit within 10m 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 concrete or use of other materials or substance 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 to the area and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan and to ensure that the Arboricultural work is carried out to the satisfactory standard and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

17. Construction works shall only take place between the hours of 07.00 and 18.00 unless a written statement detailing why the limitations cannot be observed and the nature and duration of operations necessary is approved in writing by the Local Planning Authority.

Reason: In the interest of amenity

18. No development shall commence until a survey by an approved environmental/ecological surveyor has been carried out to establish the presence of Japanese Knotweed and submitted to the local planning authority. The survey should also note any knotweed adjoining the site. If Japanese Knotweed is confirmed, full details of a scheme for its eradication and/or control programme suitable for the site shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be implemented prior to the commencement of the use of the building(s) hereby approved.

Reason: To prevent the spread of the plant, which is an offence under the Wildlife and Countryside Act 1981

19. The development hereby approved shall be carried out in strict conformity with the details shown on the approved drawings

Reason: For the avoidance of doubt as to what is approved by this decision

20. Notwithstanding the details indicated in the submitted drawings, the development hereby permitted shall not begin until the Local Authority has approved in writing a full scheme of works to provide vehicle access from North Road into the development site. The development shall not be occupied until these works have been implemented in full in accordance with the approved scheme of works and certified in writing as complete by the Local Planning Authority.

Reason: In the interest of highway safety.

21. Prior to the commencement of development, a construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. For the avoidance of doubt, the CEMP shall include detailed provisions for those matters outlined in Chapter 7 parts 7.6 and Section 5.3 of both Appendix 7-2 and appendix 7-3 of the submitted Environmental statement. The development shall be undertaken in accordance with the agreed CEMP.

Reason: In the interest of amenity

22. In accordance with the submitted planning application, the development hereby approved shall comprise a waste recovery plant enabling recovery of waste materials and/or the recovery of energy from waste using a gasification technology as described in the submitted Environmental Statement. There shall be no mass direct combustion incineration of waste..

Reason: In the interest of amenity, having regard to Policy WM12 of the Joint Waste Local Plan and given the assessments undertaken in the Environmental Statement accompanying this application,

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

Reason: For the avoidance of doubt as to what is approved and to ensure that there is no barrier to wildlife movement between the habitat enhancement area and the wider area.

24. The waste input tonnage hereby approved by this permission shall not exceed 400,000 tonnes per annum.

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

25. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7 March 2014 and listed as follows: PL001, PL002, PL003, PL004, PL005, PL006, PL007, PL008, PL009, PL010, PL011, PL012, PL013, PL015, 1430-01-01, 1430-01-GA101

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

Further Notes for Committee:

1. The Application will require an Environmental Permit under Part 2, Chapter 1, Section 5.1 and Part 2, Chapter 1, Section 5.4 of the Environmental Permitting Regulations 2010.

Although there appears to be bespoke Chapters covering noise and vibration within the Planning Application and the non technical summary, there is not much detail with regard to the consideration of the management of odour especially with regard to the Material Recycling Facility which will receive waste feedstock.

However, these issues, namely noise, odour and vibration will be parameters covered during the EPR Permit determination process

Last Comments By: 21/08/2014 15:27:29
Expiry Date: 27/06/2014

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Planning Committee

21 August 2014

Reference:
APP/14/00567

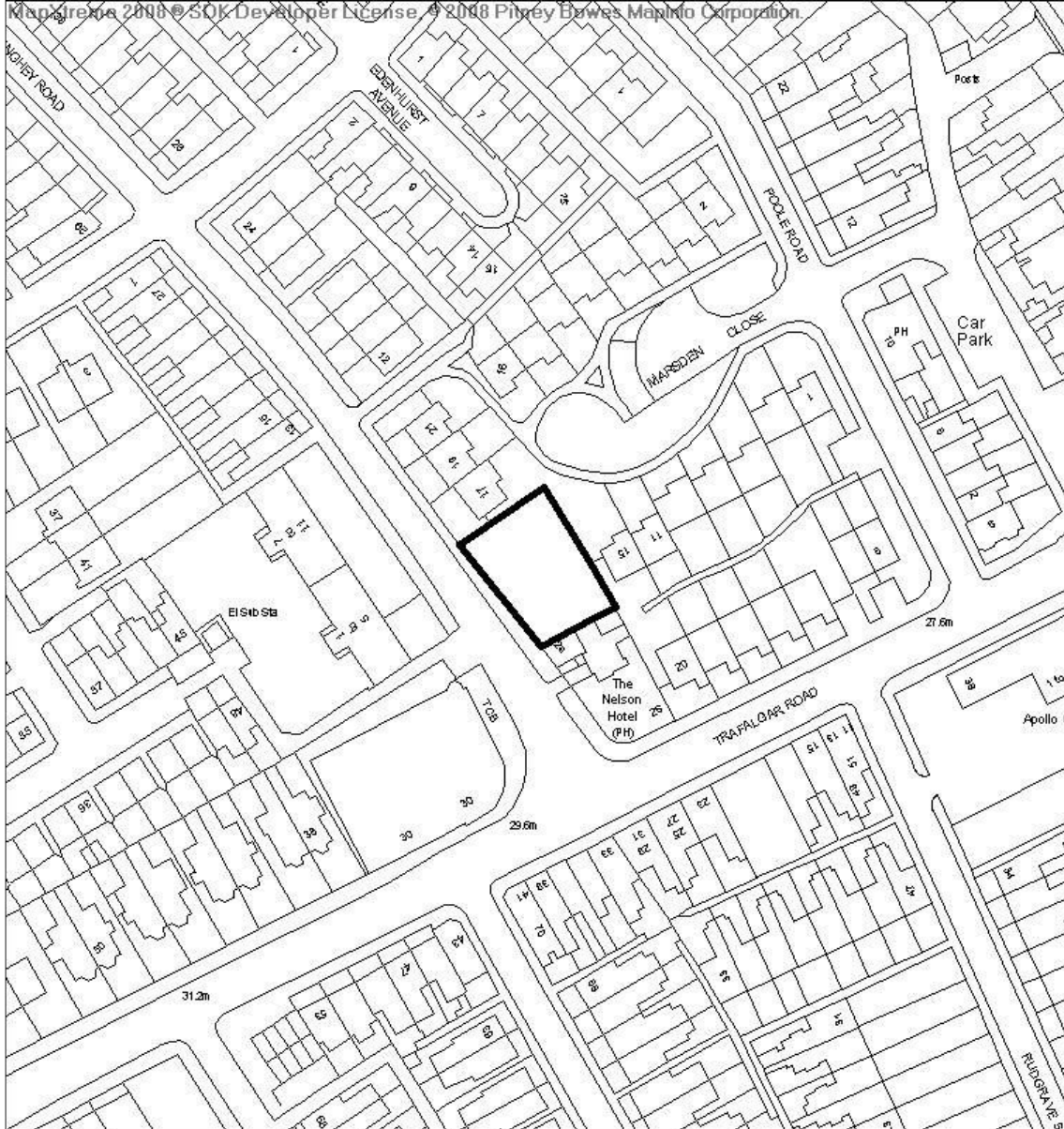
Area Team:
North Team

Case Officer:
Mr M Parry-Davies

Ward:
Liscard

Location: Car Park, STRINGHEY ROAD, EGREMONT
Proposal: Erection of 4 townhouses
Applicant: Mr A McGreal
Agent : N/A

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

No relevant planning history.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity of Applications, 19 Neighbour Notifications were sent to properties immediately adjacent to or within close proximity of the application site. A Site Notice was also posted adjacent to the site. Following publicity of this application, 3 letters of objection have been received from the Owner/Occupier of the Lord Nelson Public House (Admiral Taverns Ltd), 17 Marsden Close, Wallasey & 20 Trafalgar Road, Wallasey, summarised as follows:

1. Disturbance caused during construction/building phase (if development is allowed);
2. This is not the best location for more social housing. If the site must be developed, can it not be developed with additional retirement properties (for residents over a certain age);
3. If the car park is developed, British Gas employees (from the site on Trafalgar Road) would have to find alternative parking which would inevitably end up on adjacent roads;
4. The development is very close to the Lord Nelson PH (which has been well established for many years). Inevitably this use generates some noise and there seems to be little by way of works to mitigate this in the proposals which could lead to complaints against this established licensed premises from residents of the new properties. The proposed development, if allowed, would also bring added parking pressures to an already difficult on-street parking situation.

A petition of objection signed by 51 signatures has also been received on the grounds that the development would be detrimental to the general health and well being of existing nearby residents.

CONSULTATIONS

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

Head of Environment & Regulation (Traffic & Transportation Division) - the proposal is likely to result in an increase in demand for on-street parking in the area but nearby junctions are protected by double yellow lines and it is not considered that the number of units proposed would give rise to such levels of parking as to warrant a refusal of planning permission. Therefore, there are no objections to these proposals.

United Utilities - No objections to the proposals and no conditions are requested to be attached to any approval.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application is reported to the Planning Committee as a qualifying petition of objection, signed by 51 signatures, has been received. Under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is therefore required to be considered by the Planning Committee.

INTRODUCTION

The application seeks permission for the development of an area of land, currently used for the parking of vehicles, with 4 No. townhouses. The site is located within the primarily residential area and there is a mix of house types within the immediate area. including bungalows and 2-storey houses. Given the sites location within the primarily residential area, the redevelopment of this site for housing is acceptable in principle, subject to the criteria set out in Policy HS4 being satisfied.

SITE AND SURROUNDINGS

The site is located in the primarily residential area. Immediately adjacent to the site to the south is the Lord Nelson public house. To the north, some bungalows abut the site. Opposite the site (to the west), on Stringhey Road, is a 3-storey block of flats whilst to the east of the site is a development of

bungalow. Beyond the site, within the immediate vicinity, there is a mix of house types, consisting of single storey bungalows, terraced and semi-detached 2-storey and 2.5 storey dwellings with some additional flat developments. The area is predominantly residential in character, although there is a Co-Op store on the corner of Stringhey Road and Telegraph Road and the Lord Nelson public house on the opposite side of that junction.

POLICY CONTEXT & PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and as such the erection of 4 new dwellings is acceptable. Policy HS4 (New Housing Development) of the Wirral Unitary Development Plan applies.

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

Considering the first of these criteria - scale and form - the proposed dwellings are considered to be of a scale and achieves a density of development commensurate with surrounding property. The new dwellings would be comfortably spaced from adjoining properties with elevations and windows positioned to avoid any adverse impact on adjoining properties.

Considering character, the application seeks permission for a terrace of 4 No. 2-storey townhouses that incorporates a number of design decisions that will ensure that the new dwelling would not negatively impact on character. A planning condition would be imposed to require samples of the materials to be used to be agreed by the Local Planning Authority.

In terms of access and parking, permission is sought for 4 new residential units. Two bedrooms are indicated within each of the new properties. Given this, the Council's current parking standards – set out in Supplementary Planning Document 4: Parking Standards (SPD4) would set a maximum of an average of 1.5 parking spaces. The maximum number of spaces for this development would, therefore, be 6 parking spaces. However, no parking spaces are provided with these new properties. Therefore, the impact on on-street parking and residential amenity is explored and assessed further below, under the heading Highway/Traffic & Parking Implications.

Lastly, garden spaces/amenity areas are also provided for each of the new dwellings proposed.

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.

The National Planning Policy Framework (NPPF), 27th March 2012, is a material consideration in the determination of planning applications. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken a whole constitute the Governments view of what sustainable development in England means in practice for the planning system. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Local Planning Authorities are expected to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (paragraph 50).

APPEARANCE AND AMENITY ISSUES

The area is characterised by dwellings that all have their own unique character and appearance. The application site is currently used as a private car park and is bounded on two sides (to the north & east) by bungalows, to the south by a public house and Stringhey Road to the west. The proposed dwellings have been sited to avoid any undue overlooking or loss of privacy to existing, adjoining properties. The interface distance between the end property (adjacent to the Lord Nelson) is short of the 14 metres normally required where a habitable room faces a blank gable. In this instance,

windows on the rear elevation of the proposed dwelling look onto an existing boundary wall and beyond, the blank gable elevation of a neighbouring bungalow. However, no private amenity/garden space exists for these bungalows (as communal space is provided elsewhere) and therefore, overlooking into garden areas would not result. Similar shortfalls in interface distances exist within close proximity to this site, particularly with the older terraced properties just north of the site. The shortfall is a little over 3 metres and given there would be no loss of amenity to existing properties, this shortfall is considered to be acceptable, when having regard to the fact the rooms affected (in the new property) would be the kitchen and an upstairs bathroom.

The proposed development would be a terrace of 4 No. 2-storey dwellings. They would be brick built and each property is two bedroomed. The design is modern in appearance. There are similarly designed properties within the locality, together with some more traditional, older Edwardian terraced properties further up Stringhey Road. There is a 3-storey block of apartments located on the opposite side of Stringhey Road which has no distinguishing features. There is a mix of house types and styles in the area, with no one overall or dominant characteristic that sets the character of the area and as such, the new dwellings are not considered to represent any departure from any character of the area. The new dwellings respects their setting and are sited within the plot so as to maximise their contribution to the street scene whilst minimising any potential impacts on neighbouring properties. As such, the proposals are not considered to harm the character of the area or the streetscene and are considered to be in keeping with the principles of Policy HS4.

SEPARATION DISTANCES

The interface distance between the end property (adjacent to the Lord Nelson) is short of the 14 metres normally required where a habitable room faces a blank gable. In this instance, windows serving a kitchen on the ground floor, and a bathroom and upstairs landing window on the first floor, located on the rear elevation of the proposed dwelling look onto an existing boundary wall and beyond, the blank gable elevation of a neighbouring bungalow. The shortfall is approximately 3 metres. However, given that no existing properties would be effected and that no habitable rooms inside the new property are impacted upon, taken with the fact that similar interface distances occur elsewhere within the immediate locality, this shortfall is not considered sufficient to warrant a refusal of planning permission which could be robustly defended at any subsequent appeal. All other separation/interface distances are achieved.

HIGHWAY/TRAFFIC & PARKING IMPLICATIONS

As outlined above, planning permission is sought for the redevelopment of a private car park with 4 townhouses. The scheme does not provide for off-street parking. As such, there is likely to be an increase in demand for on-street parking in the area. However, the nearby junction of Stringhey Road with Trafalgar Road is protected by double yellow lines, which extend along the full length of the frontage of the application site (on both sides of Stringhey Road). The Head of Environment & Regulation (Traffic & Transportation Division) raises no objections to the proposal, given the presence of the double yellow lines and having regard to the Council's adopted Supplementary Planning Document on Parking Standards. The main issue of the application is the potential the proposed development would have on the availability of on-street parking in the area. The road adjacent to the site has parking restrictions, as does the area around the junction of Trafalgar Road with King Street. However, there are a number of surrounding residential streets which have no parking restrictions. As described above, properties in the area mainly comprise of a mix of terraced dwellings and semi-detached houses and some flats, a number of which have no off-street parking provision. Consequently, it is likely that on-street parking in the area is high. Whether any over-spill parking arising as a result of allowing this development would have an adverse impact on the amenity of existing residents and/or other occupiers is something that has been carefully considered as part of assessing this application.

The proposed development is located close to amenities. There is a Co-Op store located opposite the site on the junction of Stringhey Road with Telegraph Road. And within 2 minutes walking distance there is a Tesco Express Store and a Spar. The site is also located close to good public transport links, with bus stops within a few minutes walk located on main bus routes along King Street and Seabank Road, giving easy access to amenities available in New Brighton and Birkenhead Town Centre. The location of the proposed development to amenities and public transport links is likely to make the proposed development attractive to people who do not own cars, but it is acknowledged that the development would still potentially lead to an increase in demand for on-street parking in the

vicinity from both residents and visitors. However, given the small number of units proposed, whilst the development would be likely to result in a small increase in demand for on-street parking, there is sufficient capacity within the immediate vicinity to accommodate this demand, having regard to the number of roads that do not have parking restrictions in place. It is considered that the proposed development would not materially harm the living conditions of existing residents with particular reference to the availability of on-street parking.

Additionally, given the scale of the development proposed, the trips generated by the proposals would be limited and would have negligible impact on the surrounding highway network.

In conclusion, whilst it is accepted the proposed development is likely to increase the demand for on-street parking in the vicinity, it is concluded that such an increase would be slight and would not result in any demonstrable harm. As such, it is not considered there are strong reasons to refuse planning permission for the development on the grounds of any highway/traffic &/or parking implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals. The development presents an opportunity to improve this small site which is currently an under-used private car park which has, on occasion, given rise to anti-social behaviour. The site is open to the street scene and some evidence of littering exists around the site perimeters. The redevelopment of the site with housing would result in an improved appearance in the street scene.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The site is located within a primarily residential area and as such the erection of four new dwellings is acceptable. The new dwellings are considered to be of a scale which relate well to surrounding properties and have regard to existing densities in the area. The design, scale and siting of the new dwellings are not considered to detrimentally impact on the character of the area. The provision of private amenity (garden) space is secured to the rear of each new dwelling. The scale of the development proposed, the number of vehicular movements generated would be limited and have a negligible impact on the surrounding highway network. Although additional on-street parking is likely to result if the development is allowed, the scale of this additional parking is not considered to justify withholding planning permission in this case, given that there is sufficient capacity within the immediate vicinity of the site to accommodate this demand, without harming the amenities and/or living conditions of neighbouring/nearby residents. The proposed development is therefore considered to comply with Policy HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan and the National Planning Policy Framework and is recommended for approval subject to conditions.

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 site is located within a primarily residential area and as such the erection of four new dwellings is acceptable. The new dwellings are considered to be of a scale which relate well to surrounding properties and have regard to existing densities in the area. The design, scale and siting of the new dwellings are not considered to detrimentally impact on the character of the area. The provision of private amenity (garden) space is secured to the rear of each new dwelling. The scale of the development proposed, the number of vehicular movements generated would be limited and have a negligible impact on the surrounding highway network. Although additional on-street parking is likely to result if the development is allowed, the scale of this additional parking is not considered to justify withholding planning permission in this case, given that there is sufficient capacity within the immediate vicinity of the site to accommodate this demand, without harming the amenities and/or living conditions of neighbouring/nearby residents. The proposed development is therefore considered to comply with Policy HS4 (Criteria for New Housing Development) of the Wirral Unitary

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all materials to be used in the external construction (facing bricks, roof tiles/slates etc) of this development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details.

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

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

Reason: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land, to ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees and hedgerows and the amenities of neighbouring properties, having regard to Policy HS4 and GR7 of the adopted Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) there shall be enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) no garages, outbuildings or enclosure shall be constructed within the application site without the prior written approval of the Local Planning Authority.

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

6. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to and approved in writing by the Local Planning Authority. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

Reason: To satisfactorily protect the character and appearance of the area and the

residential amenities of adjoining properties, having regard to Policy HS4 and GR7 of the Wirral Unitary Development Plan.

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

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan

8. 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.

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 April 2014 and listed as follows: Drawing Number P/02 dated November 2013.

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

Further Notes for Committee:

Last Comments By: 09/06/2014 15:50:00

Expiry Date: 25/06/2014

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Agenda Item 9

Planning Committee

21 August 2014

Reference:
APP/14/00662

Area Team:
North Team

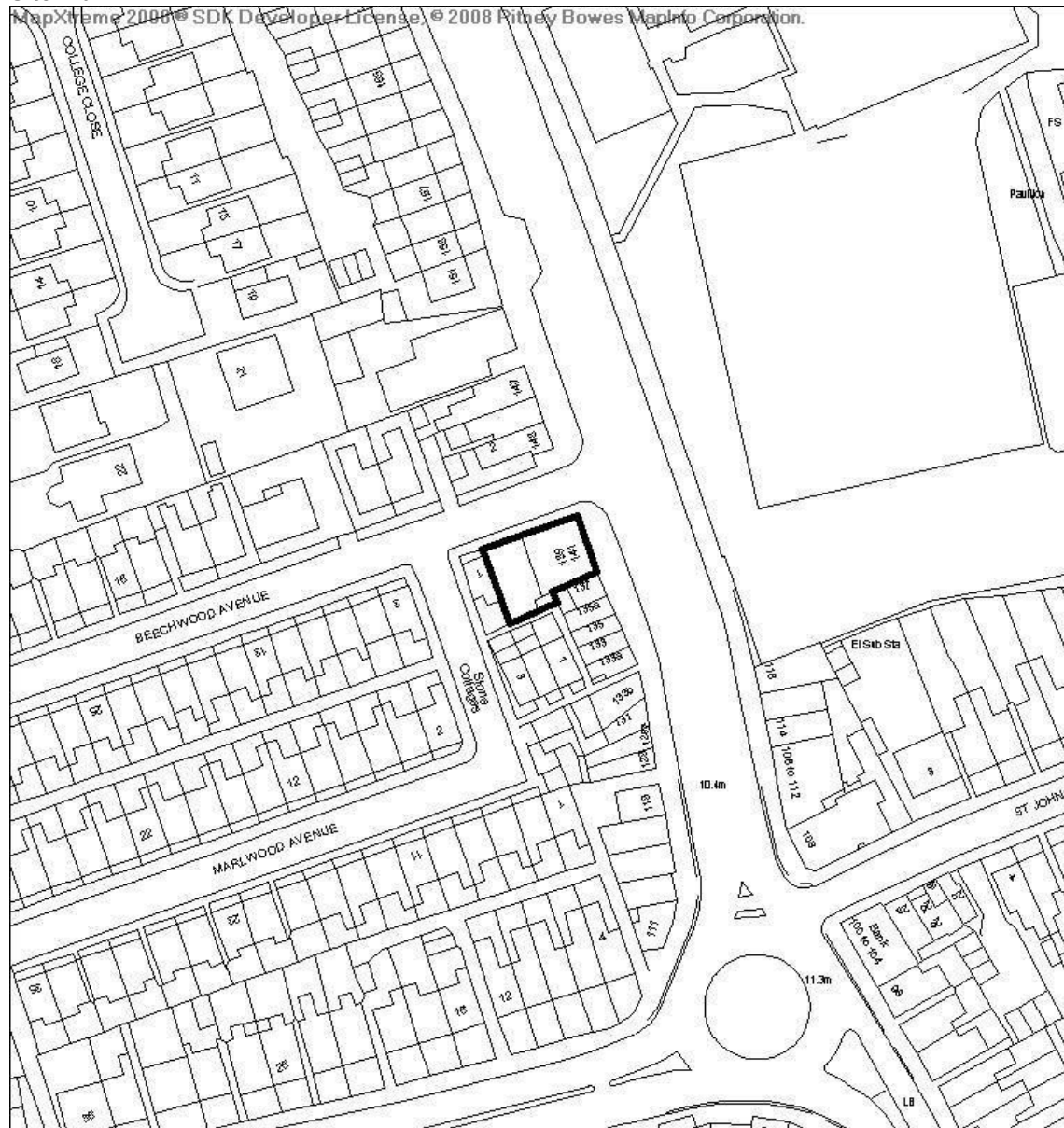
Case Officer:
Mrs S Day

Ward:
Wallasey

Location: Blockbuster Video Hire, 139-141 WALLASEY VILLAGE, CH45 3LF
Proposal: Conversion of upper floors of existing building to 4no. apartments, including conversion of existing hipped roof to gable and first & second floor rear extension.

Applicant: Mr Mark Foster
Agent : Collins Architecture

Site Plan:



Development Plan allocation and policies:
Traditional Suburban Centre

Primarily Residential Area

Planning History:

Location: 139-141, Wallasey Village, Wallasey Village. L45 3LF
Application Type: Advertisement Consent
Proposal: Erection of two illuminated fascia box signs and projecting sign.
Application No: ADV/95/05256
Decision Date: 27/03/1995
Decision Type: Approved

Location: Ritz Video Hire, 139-141, Wallasey Village, Wallasey Village. L45 3LF
Application Type: Advertisement Consent
Proposal: Erection of illuminated fascia sign.
Application No: ADV/89/07685
Decision Date: 29/01/1990
Decision Type: Approved

Location: 139-141 Wallasey Village ,Wallasey Village ,L45 3LF
Application Type: Advertisement Consent
Proposal: Illuminated fascia sign
Application No: ADV/83/23519
Decision Date: 14/10/1983
Decision Type: Conditional Approval

Location: 139/141 Wallasey Village ,Wallasey Village ,L45 3LF
Application Type: Full Planning Permission
Proposal: Change of use of second floor to
Health Centre and construction of first floor extension to centre at the
premises
Application No: APP/84/24627
Decision Date: 24/05/1984
Decision Type: Conditional Approval

Location: 139/141 Wallasey Village ,Wallasey,L45 3LF
Application Type: Full Planning Permission
Proposal: Erection of security wall.
Application No: APP/84/24108
Decision Date: 22/03/1984
Decision Type: Refused

Location: 139/141 Wallasey Village ,Wallasey Village L45 3LF
Application Type: Full Planning Permission
Proposal: Change of use of ground floor and first floor offices to Health Centre
Application No: APP/83/22423
Decision Date: 07/07/1983
Decision Type: Conditional Approval

Location: 139-141 Wallasey Village ,Wallasey,L45 3LF
Application Type: Full Planning Permission
Proposal: Change of use to office
Application No: APP/80/15506
Decision Date: 24/07/1980
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to 13 neighbouring properties. A Site Notice was displayed at the site. In response a qualifying

petition of 30 signatures has been received and objections from 8,10 13,17,28 Beechwood Avenue. The objections relate to:-

1. Increase in traffic in an already congested area
2. Lack of off street parking for the development
3. Already too many flats in the area without adequate parking.

CONSULTATIONS

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

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

Councillor Leah Fraser has also requested the application be removed from delegation for the following reasons:-

1. **Parking:** parking is already extremely limited in this area. Presently there is limited parking for residents and the two roads to the side and back of the existing Blockbuster building are cul-de-sacs with terraced housing and no off street parking. A recent conversion in the area and the building of a bungalow opposite Blockbusters, which have no access means that parking takes place on the main road limiting parking previously available to residents and local shoppers to the area. The parking problem is further exacerbated with a large secondary school (St Mary's College) opposite and a double glazing firm both using parking space for vans and buses.
2. **Commercial Area:** this is a mainly commercial area. The loss of part of these premises which could be used for commercial purposes in a key town centre would be contrary to the Wallasey Village Plan discussed at recent meetings with traders in conjunction with council officers. There has already been interest in this building when local solicitors submitted plans to convert. They subsequently withdrew their application; however, if the proposed conversion of part of the building into flats went ahead it may limit further commercial interest in the future.
3. **Impact:** The proposed development and result in an increase in the disturbance and have a further detrimental impact on the everyday lives and amenity local resident should reasonably expect to enjoy.

Director's Comments:

This application was deferred from Planning Committee on July 23rd to allow for a Members Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is referred to Planning Committee following removal from delegation by Councillor Fraser and a qualifying petition has been received. As such, the application is required to be considered by Planning Committee under the provisions of the Council's Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is primarily to change the use of the first and second floor of the building to 4 flats. An extension to the first and second floor of the rear of the building is proposed, this would provide a new staircase to the second floor. The proposals also include the alteration of the roof to change it from a hipped roof to a gable. Since the initial submission, the description of the proposal has been amended to clarify that the change of use relates only to the upper floors and not the retail unit.

PRINCIPLE OF DEVELOPMENT

139 Wallasey Village lies within an area designated by the Wirral Unitary Development Plan (UDP) as a Traditional Suburban Centre. Policy SH7 of the UDP supports residential uses above commercial premises subject to the compatibility of the existing and proposed uses. Supplementary Planning Document 2, provides guidance on the provision of new flats.

The National Planning Policy Framework (NPPF) supports sustainable uses which retain the vitality of existing commercial centres.

SITE AND SURROUNDINGS

139 Wallasey Village is a three storey property at the junction of Wallasey Village and Beechwood

Avenue. The Property has previously been in commercial use at the ground floor and upper floors but is currently vacant. Whilst the adjacent properties on Wallasey Village are mainly commercial, to the rear of the site it is mainly residential. Whilst it is possible to park on the road in front of the building, there is no off street parking available at the application site, or in the surrounding roads.

POLICY CONTEXT

Both Policy SH7 and SPD2 support the retention and conversion of existing buildings to flats. This is subject to parking and amenity considerations and the number of units being appropriate to the conversion. SPD 2 requires a maximum of one parking space per flat .

APPEARANCE AND AMENITY ISSUES

The use of upper floors of shops and businesses for flats is a common feature of commercial areas. Permitted development allows one changes to one flat above a shop unit without the requirement for planning permission. Thus, a change of use to two flats above 139 and 141 would not require planning permission . The upper floors have been used as flats in the past and have had planning permission to change to a health centre and gym. The upper floors have now been vacant for some time.

The proposed change would result in two flats on each of the first and second floor. Access to the flats would utilize the existing doorway on Beechwood Avenue to the first floor with an additional staircase to provide access to the second floor. The additional staircase would be accommodated in an extension to the rear of the building. This extension would take the form of a gabled outrigger and is positioned next to an existing flat roof at the rear of the building. The extension is sufficiently far from other properties to avoid any loss of amenity, subject to obscure glazing of the staircase windows

The existing building has a hipped roof on the corner which would be changed to a gable to provide more room for the second floor flats. There are a variety of building designs and styles within the locality and as such, this alteration to the building would not look out of place.

A roof terrace is proposed to serve the first floor flats, this utilises an existing flat roofed extension. Although the roof is quite extensive, only half is proposed to be used for amenity space, this would retain sufficient privacy for adjacent gardens and enable the erection of a screen which would be set back and less obtrusive from the street .

SEPARATION DISTANCES

The new windows to the proposed flats would meet the required separation distances of 14m to the rear and would not result in a loss of privacy to adjacent properties. To avoid any potential overlooking from the staircase extension, the windows will be obscurely glazed and non opening.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal does not provide any off street parking. However the proposed flats represents an increase in two above what could be allowed as permitted development and is likely to have less impact than the previously approved uses as a fitness centre and offices. The site is close to a train station and bus routes, as well as being situated within a commercial centre. As such this is a very sustainable location.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal retains the existing commercial unit and will result in an appropriate use of the upper floors which is consistent with the objectives of The National Planning Policy Framework and Unitary Development Plan Policy SH7 and Supplementary Planning Guidance 2.

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 retains the existing commercial unit and will result in an appropriate use of the upper floors which is consistent with the objectives of The National Planning Policy Framework and Unitary Development Plan Policy SH7 and Supplementary Planning Guidance 2.

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

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

3. Prior to the first occupation of the flats hereby approved, the windows in the rear stairway extension shall be obscurely glazed and non opening. The windows shall be retained as such thereafter.

Reason: To maintain the privacy of neighbouring properties.

4. Concurrent with the commencement of development, details of the screen fence to the first floor amenity areas shall be submitted to and agreed in writing with the Local Planning Authority. The fence shall be erected as approved, before the first occupation of the flats hereby approved and retained as such thereafter.

Reason: To protect the amenity of adjacent properties.

Further Notes for Committee:

Last Comments By: 01/07/2014 12:33:05
Expiry Date: 29/07/2014

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Planning Committee

21 August 2014

Reference:
APP/14/00798

Area Team:
North Team

Case Officer:
Mrs MA Jackson

Ward:
**Greasby Frankby
and Irby**

Location: 28 SHERWOOD AVENUE, IRBY, CH61 4XB
Proposal: Rear loft conversion
Applicant: Mr & Mrs Richardson
Agent : The Kenefick Jones Partnership Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

No planning history

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

Having regard to the Council Guidance on Publicity for Applications 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 8 objections have been received, listing the following grounds: Additionally a petition of 37 signatures was presented.

1. Out of character
2. Overlooking
3. Loss of privacy
4. Effect on valuation of properties
5. Loss of light

CONSULTATIONS:

None Required

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

This application was taken out of delegation and is reported to Planning Committee following receipt of a qualifying petition (signed by 37 signatures).

Councillor Wendy Clements also requested that the application be removed from delegation because of the impact on the street scene and issues of overlooking and privacy that might result if the development is allowed.

INTRODUCTION

The proposal is for a rear loft conversion following approval of permitted development (APP/14/00187) to erect a single storey extension and to change the roof pitch from hips to gable to provide additional living accommodation in the roof. The plans show the permitted development alterations as completed.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension to an existing dwelling, the principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a detached bungalow, the immediate properties within the vicinity of the proposal along Sherwood Avenue are all similar in terms of scale and type of design. The rest of the road has semi detached and detached houses with front dormers. The character of the road is post war character which is well kept with a wide highway and pretty well kept grass verge. The bungalows within the road all have front gardens, driveways and small boundary redbrick boundary walls along the highway.

POLICY CONTEXT

The proposal is for an extension to a dwelling, the house is located within the designated Primarily Residential Area and will be assessed against Wirral's UDP Policy HS11. Policy HS11 states; Proposals for house extensions will be permitted subject to all the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms. The materials of the proposed development should be matching or complementing those of the existing building; design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building.

APPEARANCE AND AMENITY ISSUES

The proposed alterations include altering the roof area to create further living space. The rear loft conversion measures 2.3 metres in height and 9.4 metres in length. The proposal has been assessed with regards to the fact that the hipped roof will be changed to a gable under Permitted

Development. The house from the front elevation will be increased in height and will visually give a contrast appearance to the other bungalows, however the application site is on a fairly large plot to accommodate this change. Furthermore other properties at the beginning of the road all have front dormers. The rear dormer will have two windows and it has been considered whether these would be visually intrusive to the rear neighbours. The separation distance between the two properties is over 26 metres, Policy SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Therefore the proposal is not considered to result in overlooking. Another consideration has been the immediate neighbours and whether this extension will have any impact on them. It is accepted that there may be a slight overshadowing to the neighbouring property, however this will be at a minimum and will not be to any habitable rooms. The neighbouring properties rooms along the gable are a bathroom and WC.

The proposed changes to the roof do not dominate the scale and appearance of the original dwelling and will not introduce windows that will have an undue level of overlooking onto neighbouring properties. The proposal will have a minimal impact in terms of the overall appearance of the house within the street scene.

Concerns have been raised with regards to this application and a petition was presented to a Councillor. One representation received from 13 Far Meadow Lane stated that they had not been informed, therefore a duplicate notice was sent out and also a site notice was put on a lamppost. A further concern was regarding privacy issues, as the applicants property is over 26 metres away from the objector, it is deemed that the separation distances are adequate and therefore privacy and overlooking issues are not a concern. Further concerns were regarding the erection of scaffolding alongside the property making it difficult for the neighbour to use a motorised scooter. If the applicant erects scaffolding alongside the property, this is a civil matter between neighbours and not a planning consideration. A further detailed representation was received from No. 20 Sherwood Avenue regarding building regs and load bearing walls etc, these matters are not for planning consideration. A government approved inspector has been appointed by the applicant and these matters will fall under the inspectors jurisdiction. A representation received from No. 26 who are the immediate neighbours, states that the conversion will cut out light to both kitchen and bathroom along with privacy. This point has been addressed at the beginning of this report. A further representation is regarding the saleability and value of properties within the immediate area, this is not a planning consideration. The altering of the roof to create two bedrooms and a gable end design balance the design, scale and appearance of the original house, the proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

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. There are no windows in the side of the proposal. The proposal is therefore not considered to result in overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The alterations to the roof of the original dwelling are acceptable in terms of appearance and scale having regard to the criteria set out in Wirral's UDP Policy HS11.

Summary of Decision:

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

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse

impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended 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 17/06/14 and listed as follows:001 Existing Details Project No: Richa13, 06 of June 2014, 002 Existing Details Project No: Richa13, 06 of June 2014,003 Existing Details Project No: Richa13, 06 of June 2014.

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

Further Notes for Committee:

Last Comments By: 24/07/2014 08:58:44
Expiry Date: 12/08/2014

**Planning Applications Decided Under
Delegated Powers Between
14/07/2014 and 11/08/2014**

Application No.: OUT/14/00046 **Application Type:** Outline Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 29/07/2014 **Decision:** Refuse
Case Officer: Mrs C Parker
Applicant: **Agent:**
Location: Land at PINERIDGE CLOSE, BROMBOROUGH, CH62 2EE
Proposal: Erection of 5 dwellings - with matters of access, layout and scale included (amended description)

Application No.: APP/14/00339 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 18/07/2014 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** Ainsley Gommon Architects
Location: Land at Pool Lane - Additional Strip of Land
Proposal: Site to form part of the development attached to OUT/12/00177 to form part of the new entrance to the site.

Application No.: APP/14/00355 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** Alan Johnston Partnership
Location: Birkenhead Premier Ship Repairers Ltd, RIVERBANK ROAD, BROMBOROUGH, CH62 3NJ
Proposal: The erection of a new production building

Application No.: APP/14/00389 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Structural Design and Draughting
Location: 150 - 158 TELEGRAPH ROAD, HESWALL, CH60 0AH
Proposal: Erection of a single storey front extension and associated works including change of use of 150 - 158 Telegraph Road to combine the three properties into a single restaurant.

Application No.: ADV/14/00414 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Refuse
Case Officer: Miss J Wood
Applicant: **Agent:**
Location: Vacant Kiosk, THE CROSS, BROMBOROUGH, CH62 7HQ
Proposal: Erection of 1 hoarding containing 2 adverts

Application No.: LDP/14/00491 **Application Type:** Lawful Development Certificate Proposed
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 29/07/2014 **Decision:** Not Lawful Use
Case Officer: Mrs S Lacey
Applicant: Mrs L Egerton **Agent:**
Location: 191 SAUGHALL MASSIE ROAD, UPTON, CH49 4LB
Proposal: Proposed outbuilding to the rear of 191 Saughall Massie Road, Upton.

Application No.: DPP3/14/00492 **Application Type:** Work for Council by Council
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** WIRRAL COUNCIL
Location: Garage Depot, 250 CLEVELAND STREET, BIRKENHEAD, CH41 3QL
Proposal: Erection of a salt barn, 2.4m high steel palisade fence, 2 new camera domes and associated equipment, new entrance and exit gates and new access off Vittoria Street.

Application No.: APP/14/00508 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: **Agent:**
Location: Westhaven Nursing Home, 11-15 QUEENS ROAD, HOYLAK, CH47 2AG
Proposal: Redevelopment of Westhaven Care Home to create a purpose built 52 bed home.

Application No.: APP/14/00518 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: Lloyds TSB Bank, 1 BOROUGH PAVEMENT, BIRKENHEAD, CH41 2XX
Proposal: Installation of three small air conditioning condensers to connect to interview rooms in the branch of Lloyds Bank

Application No.: LDP/14/00524 **Application Type:** Lawful Development Certificate Proposed
Ward: Oxton **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr John Lattin **Agent:**
Location: 4A WATERFORD ROAD, OXTON, CH43 6UT
Proposal: Construction of a new single storey rear extension

Application No.: APP/14/00533 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 11/08/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr M Beer **Agent:** Condy Lofthouse Architects
Location: Punch Bowl Inn, 77 MARKET STREET, HOYLAKE, CH47 2BH
Proposal: Proposed change of use to mixed use retail, wine bar and office use and 4no. new apartments.
Demolition of single-storey rear buildings, and proposed external alterations including external fire escape, front and rear dormer windows and car parking

Application No.: APP/14/00540 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Jamie Hoskinson **Agent:** Bryson McHugh Architects
Location: 69 GROSVENOR ROAD, CLAUGHTON, CH43 1UB
Proposal: Two Storey Rear Extension & Single Storey Side Extension (amended plans)

Application No.: APP/14/00545 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** IMD & Associates
Location: The Montgomery, 47 STANLEY LANE, EASTHAM, CH62 0AG
Proposal: Retrospective application for external lights.

Application No.: APP/14/00548 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Mr J Morris
Location: Heswall Lawn Tennis Club, QUARRY ROAD EAST, HESWALL, CH60 6RB
Proposal: Removal of condition 4 of APP/2003/5028 to allow floodlighting on sundays until 21:00 hours.

Application No.: APP/14/00553 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr William Syvret **Agent:** C W Jones
Location: 1 VICTORIA AVENUE, GAYTON, CH60 8PU
Proposal: Single storey extension

Application No.: APP/14/00560 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 24/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:** Ainsley Gommon Architects
Location: 1-11A STRINGHEY ROAD, EGREMONT, CH44 1EE
Proposal: New door sets and external lighting to the front of the building and minor landscaping works to the front and rear gardens.

Application No.: LBC/14/00584 **Application Type:** Listed Building Consent
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Mr M Crook
Applicant: Dr Stephen Pickles **Agent:** 7 Waves Community Radio Ltd
Location: Bidston Lighthouse, WILDING WAY, BIDSTON, CH43 7RA
Proposal: Erection of a Radio Antenna to the outside of Bidston Lighthouse.

Application No.: APP/14/00588 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 28/07/2014 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: **Agent:**
Location: Greenboughs, 17 LINKS HEY ROAD, CALDY, CH48 1NA
Proposal: Erection of one new dwelling on vacant plot

Application No.: LDP/14/00595 **Application Type:** Lawful Development Certificate Proposed
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 16/07/2014 **Decision:** Lawful Use
Case Officer: Mrs C Parker
Applicant: **Agent:** CLA
Location: 14 WOODLAND GROVE, ROCK FERRY, CH42 4NU
Proposal: Lawful Development Certificate Proposed use

Application No.: APP/14/00596 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 08/08/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: **Agent:** SDA Architecture & Surveyors
Location: 81A WITHENS LANE, LISCARD, CH45 7NF
Proposal: Proposed demolition of existing disused industrial unit. Proposed new build to provide 6no. flats, with entrance onto Scott Street. Proposed balconies to second floor.

Application No.:	APP/14/00599	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	17/07/2014	Decision:	Approve
Case Officer:	Mr S Williamson		
Applicant:	Mr R Graham	Agent:	
Location:	20 HILBRE ROAD, WEST KIRBY, CH48 3HH		
Proposal:	Extension to the house and garage (amendments to APP/13/00417)		
Application No.:	APP/14/00602	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	17/07/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr G Podmore	Agent:	Pro-TECH Architecture Ltd
Location:	17 TROUTBECK CLOSE, WOODCHURCH, CH49 5NJ		
Proposal:	Proposed construction of a 3 bed detached dwelling		
Application No.:	APP/14/00603	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	24/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Nick Corran	Agent:	
Location:	54 GLENAVON ROAD, PRENTON, CH43 0RF		
Proposal:	Demolition of existing garage to allow for single storey rear/side extension.		
Application No.:	APP/14/00618	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	21/07/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs N Mattey	Agent:	Lightblue Solutions Ltd
Location:	Branksome, 8 PARK ROAD, BARNSTON, CH60 2SL		
Proposal:	Single storey extension to rear, raising of roof including new dormer windows to provide first floor accommodation.		
Application No.:	LDC/14/00623	Application Type:	Lawful Development Certificate Existing
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	16/07/2014	Decision:	Lawful Use
Case Officer:	Mr S Lacey		
Applicant:	Mr Yan Ping Zhen	Agent:	Amie Tsang & Company
Location:	900 NEW CHESTER ROAD, BROMBOROUGH, CH62 6AU		
Proposal:	Application for a Lawful Development certificate for existing use of premises as a hot food take away (use class A5).		

Application No.:	APP/14/00627	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	06/08/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	SHACK Architecture Ltd
Location:	1A EATON ROAD, WEST KIRBY, CH48 3HE		
Proposal:	Demolition of existing building and construction of one house.		
Application No.:	APP/14/00629	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	08/08/2014	Decision:	Approve
Case Officer:	Ms J Storey		
Applicant:		Agent:	Turley
Location:	Land Adjacent to TOWER ROAD, BIRKENHEAD, CH41 1FN		
Proposal:	Erection of new college facility and associated works, including new accesses and hard and soft landscaping and other works		
Application No.:	APP/14/00637	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	24/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr G Pulford	Agent:	Mr R Owen
Location:	September Cottage, SANDY LANE NORTH, IRBY, CH61 4XU		
Proposal:	Erection of a two-storey rear extension and single storey side extension		
Application No.:	ADV/14/00642	Application Type:	Advertisement Consent
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	21/07/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	Omega Signs Limited
Location:	Yorkshire Building Society , WALLASEY ROAD, LISCARD, CH45 4NE		
Proposal:	Internally illuminated fascia and projecting signs		
Application No.:	LDP/14/00645	Application Type:	Lawful Development Certificate Proposed
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	17/07/2014	Decision:	Lawful Use
Case Officer:	Mrs S Williams		
Applicant:	Mr R Smedley	Agent:	Tom Black Architects
Location:	119A FRANKBY ROAD, NEWTON, CH48 9UT		
Proposal:	Erection of side and rear dormer windows		

Application No.: APP/14/00655 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 11/08/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Wellsfield Associates
Location: The Co Operative, 132-134 GREASBY ROAD, GREASBY, CH49 3NQ
Proposal: To replace street lanterns in rear car park (amended plans received)

Application No.: APP/14/00661 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs L Serensini **Agent:**
Location: 28 DOWNHAM DRIVE, HESWALL, CH60 5RF
Proposal: Roof extension to rear of property forming a new second floor bedroom

Application No.: ADV/14/00665 **Application Type:** Advertisement Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 30/07/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Integrated Developments Ltd
Location: 147-149 TELEGRAPH ROAD, HESWALL, CH60 4RJ
Proposal: Replace existing fascia panel, finish acrylic for new non illuminated branch design signage like for like, with acrylic lettering and weather proof and anti-fade vinyl gradient & replace existing projecting signage, finish acrylic for new illuminated Nationwide sign with acrylic panel and aluminium frame.

Application No.: APP/14/00668 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 06/08/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr K Woods **Agent:** Wallace Architecture
Location: 10 TOLLEMACHE ROAD, CLAUGHTON, CH43 8SY
Proposal: Proposed Side and Rear Extension to existing detached bungalow including new roof over with additional bedrooms.

Application No.: APP/14/00673 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr & Mrs Moxham **Agent:** Neil Braithwaite Architect
Location: 7 TOWNSHEND AVENUE, IRBY, CH61 2XN
Proposal: Single storey rear extension

Application No.: APP/14/00674 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mrs Oneil **Agent:** David Salisbury Conservatories
Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU.
Proposal: Erection of a single storey timber framed extension

Application No.: APP/14/00675 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:**
Location: Birkenhead 6th Form College, PARK ROAD WEST, CLAUGHTON, CH43 8SQ
Proposal: Extend existing conservatory into the current courtyard space

Application No.: APP/14/00676 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Griffiths **Agent:** Design and Draughting Services
Location: 12 AMBLESIDE AVENUE, MORETON, CH46 0SE
Proposal: Single storey side/rear extension

Application No.: APP/14/00677 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** GEO-NEO Uk Architectural
Location: The Olive Grove, 104-106 TELEGRAPH ROAD, HESWALL, CH60 0AQ
Proposal: Application for an erection of a freestanding Gazebo to the front yard of existing restaurant and the retention of existing decking (amended description)

Application No.: APP/14/00680 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:** BR Testing LTD C/O Finline Environmental Design LTD
Location: 41,65 & 69 FALKLAND ROAD, EGREMONT, CH44 8EN
Proposal: Proposed installation of external wall insulation to properties 41, 65 & 69 Falkland Road with a white render finish.

Application No.: APP/14/00685 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:** BR Testing LTD c/o Finline Environmental Design LTD
Location: 50,66,80,82,84,88 CLARENDON ROAD, EGREMONT, CH44 8HB
Proposal: Proposed installation of external walls to properties 50, 66, 60, 82, 84 and 88 Clarendon Road with a white decorative render finish.

Application No.: APP/14/00687 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 07/08/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** BR Testing LTD c/o Finline Environmental Design LTD
Location: 76 & 78 POULTON ROAD, POULTON, WIRRAL
Proposal: Proposed installation of external wall insulation to properties as shown in drawings and address list with a white decorative render finish.

Application No.: APP/14/00690 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 06/08/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: **Agent:** BR Testing LTD c/o Finline Environmental Design LTD
Location: 63,65,69,71&73 &79 ST PAULS ROAD, SEACOMBE, CH44 7AJ
Proposal: Proposed installation of external wall insulation to properties as shown in drawings and address list with a white decorative render finish.

Application No.: APP/14/00692 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 06/08/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: **Agent:** BR Testing LTD c/o Finline Environmental Design LTD
Location: 104,106,108A BIRKENHEAD ROAD, SEACOMBE, CH44 7BZ
Proposal: Proposed installation of external wall insulation to properties as shown in drawings and address list with a white decorative render finish.

Application No.: APP/14/00693 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 07/08/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** BR Testing LTD c/o Finline Environmental Design LTD
Location: 98 OAKDALE ROAD, SEACOMBE WIRRAL
Proposal: Proposed installation of external wall insulation to properties as shown in drawings and address list with a white decorative render finish.

Application No.: APP/14/00695 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 14/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Paddock Johnson Partnership
Location: 12 WOODLAND ROAD, ROCK FERRY, CH42 4NT
Proposal: Addition of a single storey extension to the office area to the front elevation.

Application No.: APP/14/00698 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Holland **Agent:** The Kenefick Jones Partnership Ltd
Location: 67 PARK ROAD, MEOLS, CH47 7BD
Proposal: Two Storey Rear Extension

Application No.: APP/14/00700 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr & Mrs Banks **Agent:** Bryson McHugh Architects
Location: 12 BRIARFIELD ROAD, GAYTON, CH60 2TH
Proposal: Erection of two storey side/rear extension and new roof.

Application No.: APP/14/00701 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 24/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Finnigan **Agent:**
Location: 13 BERKELEY DRIVE, NEW BRIGHTON, CH45 1HN
Proposal: Single Storey Rear Extension and Loft Conversion with Rear Dormer

Application No.: APP/14/00702 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Hogan Drawing Shop Ltd
Location: 21 THE RAKE, BROMBOROUGH, CH62 7AE
Proposal: Erection fo 2 detached bungalows (Amended Design)

Application No.: APP/14/00703 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 23/07/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr D Eckman **Agent:** Hogan Drawing Shop Ltd
Location: 2 GRESFORD AVENUE, NEWTON, CH48 6DB
Proposal: Erection of a detached bungalow

Application No.: APP/14/00704 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr K Miller **Agent:**
Location: 42 MEADOW ROAD, NEWTON, CH48 9XL
Proposal: Erection of a single storey pitched roof extension to the side and rear.

Application No.: APP/14/00707 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Ms Jones **Agent:** Mrs J Docker
Location: 19 FENDER WAY, PENSBY, CH61 9NP
Proposal: Proposed white pvcu conservatory 4.2m wide x 4.0m projection to side elevation of property

Application No.: APP/14/00711 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 30/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Steve Whyman **Agent:**
Location: Barncroft, 1A QUEENSWAY, GAYTON, CH60 3SL
Proposal: Extension of an existing garage

Application No.: APP/14/00713 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Paddock Johnson Partnership
Location: 1A PASTURE AVENUE, MORETON, CH46 8SG
Proposal: Proposed change of use from vacant hairdresser salon with living accommodation on first floor, to create 2no. residential dwellings. Demolition of existing detached garage and extension of front curtilage with associated hard and soft landscaping

Application No.:	APP/14/00715	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	06/08/2014	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Wallace Architecture
Location:	27A WOODCHURCH ROAD, OXTON, CH42 9LG		
Proposal:	Proposed new build extension to existing building to create 2No. 2 Bedroom Flats. Work includes new access being created to Flat No. 2 at first floor.		

Application No.:	APP/14/00716	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	31/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs D Hallam	Agent:	Danielson Builders
Location:	Beech House, 6A PROSPECT ROAD, PRENTON, CH42 8LF		
Proposal:	Two-storey front entrance extension and single storey rear extension with balcony above.		

Application No.:	APP/14/00717	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	28/07/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Emma Fletcher	Agent:	
Location:	20 HALTON CRESCENT, GREASBY, CH49 3PG		
Proposal:	Proposed rear single and two storey extensions		

Application No.:	APP/14/00718	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	22/07/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr Albert Nowell	Agent:	
Location:	LAND TO THE REAR OF 48 MORETON ROAD, UPTON, CH49 4NS		
Proposal:	To replace three velux windows to the rear of two dormer bungalows (Plots 2 and 3) with timber dormers and build detached garage to both dwellings		

Application No.:	RESX/14/00719	Application Type:	Prior Approval Householder PD
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/07/2014	Decision:	Prior Approval Given
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Tilsley	Agent:	The Kenefick Jones Partnership
Location:	32 MADELEY DRIVE, WEST KIRBY, CH48 3LB		
Proposal:	Erection of a single storey rear extension and internal alterations which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.843m and for which the height of the eaves would be 2.250m		

Application No.:	APP/14/00721	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	05/08/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr Mark Calveley	Agent:	Bryson McHugh Architects
Location:	25 WOODYEAR ROAD, BROMBOROUGH, CH62 6AY		
Proposal:	Erection of Single Storey Side and Rear Extension		
Application No.:	APP/14/00722	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	24/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr David Owen	Agent:	Bromilow Architects Ltd
Location:	Deya, 14 ABBEY ROAD, WEST KIRBY, CH48 7EW		
Proposal:	Demolition of existing sun room and erection of a single storey rear extension with balcony above		
Application No.:	APP/14/00723	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	24/07/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Mike Cree	Agent:	Collins Architecture
Location:	26 KINGSBURY, NEWTON, CH48 6ES		
Proposal:	Two storey side extension to existing dwelling		
Application No.:	APP/14/00724	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	31/07/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr John Burnell	Agent:	Bryson McHugh Architects
Location:	744A BOROUGH ROAD, TRANMERE, CH42 9JF		
Proposal:	Conversion of single apartment at first floor into two self-contained two-bedroom apartments		
Application No.:	APP/14/00729	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	28/07/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr S Roberts	Agent:	CADStation Ltd
Location:	36 SPITAL ROAD, BEBINGTON, CH63 9JF		
Proposal:	Demolition of existing garage to side elevation. Single storey extension to front and side with internal alterations. First floor extension. Relocate dropped kerbs, new garden wall to front with new gated drive access.		

Application No.:	APP/14/00732	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	22/07/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Mike Hay	Agent:	Mr John Theobald
Location:	60 BORROWDALE ROAD, BEBINGTON, CH63 3AR		
Proposal:	Single storey side extension.		
Application No.:	APP/14/00733	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	21/07/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Peter Salter	Agent:	ADS Design Consultants
Location:	67 ALLPORT LANE, BROMBOROUGH, CH62 7HJ		
Proposal:	Single storey side and rear extensions (following demolition of existing garage, kitchen and conservatory extensions) to provide kitchen, utility and store room.		
Application No.:	APP/14/00734	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	07/08/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Gerrard O'Donnell Ltd
Location:	1 MORPETH WHARF, BIRKENHEAD, CH41 1LF		
Proposal:	The erection of a single storey warehouse building on land to side of unit 1, for the storage of paper used in the printing processes undertaken by Tipografic LTD		
Application No.:	APP/14/00735	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	28/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Jon Argyle	Agent:	Wirral Planning & Advice Appeals
Location:	Brickfield Farm, Station Road, Storeton, Wirral, CH61 1DG		
Proposal:	Erection of a farmhouse		
Application No.:	APP/14/00737	Application Type:	Full Planning Permission
Ward:	Hoyle and Meols	Decision Level:	Delegated
Decision Date:	30/07/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Paul Rushton	Agent:	
Location:	30 STANLEY ROAD, HOYLAKE, CH47 1HP		
Proposal:	AMENDED DESCRIPTION Demolition of existing conservatory/rear elevations, erection of single & 2 storey rear extensions, window to be inserted into side extension.		

Application No.:	APP/14/00738	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	21/07/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs M Stevenson	Agent:	Aedas Building Consultancy
Location:	St Werburghs RC Aided Primary School, PARK GROVE, TRANMERE, CH41 2TD		
Proposal:	New ramp design from Shaw Street entrance in existing location.		
Application No.:	APP/14/00739	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	06/08/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr Neil Barnes	Agent:	
Location:	19 BYRON CLOSE, PRENTON, CH43 3DL		
Proposal:	Change of use of land that is council owned to create off street parking for residents		
Application No.:	APP/14/00740	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	28/07/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr R Coxhead	Agent:	LHGProjects
Location:	2 STEEL AVENUE, LISCARD, CH45 7QH		
Proposal:	Conversion of garage and stores into additional living accommodation		
Application No.:	APP/14/00741	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	30/07/2014	Decision:	Approve
Case Officer:	Mr S Williamson		
Applicant:		Agent:	NJSR Chartered Architects LLP
Location:	Former Building Society, 44 WALLASEY ROAD, LISCARD, CH45 4NW		
Proposal:	Change of use from class A1 retail to A2 betting office		
Application No.:	APP/14/00745	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	07/08/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mrs D Jones	Agent:	Mr John Theobald
Location:	Prenton Lawn Tennis Club, STORETON ROAD, PRENTON, CH42 8LY		
Proposal:	Proposed conservatory and ramp and internal alteration to create disabled toilet		

Application No.: APP/14/00747 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 24/07/2014 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Mr R Taylor **Agent:** Design & Draw
Location: 107 GREENBANK ROAD, WEST KIRBY, CH48 5HL
Proposal: Erection of a two storey rear extension

Application No.: APP/14/00748 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 28/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr I Westcott **Agent:** Hunt Planning Services Ltd
Location: 123 HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PL
Proposal: PV & Solar Collectors with rain water harvest storage tank.

Application No.: APP/14/00749 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr M Hesketh **Agent:** ABC Solutions
Location: 3 MACDONA DRIVE, WEST KIRBY, CH48 3JH
Proposal: Erection of a single storey side & rear extension.

Application No.: APP/14/00750 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr G Rogers **Agent:** C W Jones
Location: 34 BORDER ROAD, BARNSTON, CH60 2TZ
Proposal: Install 2 dormer windows in front pitch of roof.

Application No.: APP/14/00751 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** C W Jones
Location: The Dales Care Home, 6-8 MARINE PARK, WEST KIRBY, CH48 5HW
Proposal: Alterations to roof and upper floor arrangements

Application No.: LDP/14/00752 **Application Type:** Lawful Development Certificate Proposed
Ward: Prenton **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Not Lawful Use
Case Officer: Miss A McDougall
Applicant: Mrs L Evans **Agent:**
Location: 9 WESTBANK ROAD, TRANMERE, CH42 7JL
Proposal: Extension to existing single storey rear outrigger

Application No.: LBC/14/00753 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 06/08/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Purcell
Location: Lady Lever Art Gallery, QUEEN MARYS DRIVE, PORT SUNLIGHT, CH62 5EQ
Proposal: Alterations and refurbishment of the South End Galleries, including removal of suspended ceilings and modern partition, reinstatement of historic door openings, replacement of external door, new ornate door surrounds, alterations to building services and redecoration.

Application No.: APP/14/00757 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 06/08/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr M Haque **Agent:**
Location: 49 WILLMER ROAD, TRANMERE, CH42 0JB
Proposal: Change of use of part of dwelling to a childrens islamic teaching and prayer facility (between 1pm and 5pm, Saturdays and Sundays).

Application No.: APP/14/00758 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Paddock Johnson Partnership
Location: Gerard Corr House, 25 PENKETT ROAD, LISCARD, CH45 7QF
Proposal: Change of use of land to the front of Gerard Corr House from a grass verge to create two additional car parking spaces and erect a new retaining wall.

Application No.: DPP3/14/00759 **Application Type:** Work for Council by Council
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 11/08/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:**
Location: Wallasey Town Hall, BRIGHTON STREET, EGREMONT, CH44 8ED
Proposal: The erection of 8no. Bollards to the front of Wallasey Town hall to match existing Broxap Bollards

Application No.: APP/14/00760 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 06/08/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Miss Wilkins **Agent:** KDP Architects
Location: 19 CROOME DRIVE, NEWTON, CH48 8AD
Proposal: Proposed Single-Storey Side Extension and Conversion of Existing Garage into Bedroom

Application No.: APP/14/00761 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Churchill **Agent:** Willacy Horsewood Architects
Location: 1 SOUTH DRIVE, IRBY, CH61 2XL
Proposal: Proposed front and rear extension and side car port

Application No.: APP/14/00763 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 07/08/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Lippiatt **Agent:** ntjdesign
Location: Honister, RABY DRIVE, RABY MERE, CH63 0NQ
Proposal: Erection of a detached dwelling

Application No.: APP/14/00764 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Stott **Agent:** n/a
Location: 6 CIRCULAR DRIVE, GREASBY, CH49 3NB
Proposal: Demolition of existing conservatory and erection of a single storey rear extension

Application No.: APP/14/00765 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr A Mather **Agent:**
Location: 15 CARR HEY, MORETON, CH46 6EL
Proposal: Erection of a front and side 2 storey extension

Application No.:	APP/14/00766	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	05/08/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr B McDonald	Agent:	Richards Design
Location:	5 RYLANDS HEY, GREASBY, CH49 2PS		
Proposal:	Erection of single storey side and front extensions		
Application No.:	ADV/14/00767	Application Type:	Advertisement Consent
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	31/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:		Agent:	NJSR Chartered Architects LLP
Location:	44 WALLASEY ROAD, LISCARD, CH45 4NW		
Proposal:	Installation of one internally illuminated projecting sign and one internally illuminated box sign		
Application No.:	APP/14/00770	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	31/07/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr B Young	Agent:	Mr P McMullen
Location:	18 DOUGLAS DRIVE, MORETON, CH46 6BU		
Proposal:	Demolition of existing 2 storey side extensions and construction of single storey side extension.		
Application No.:	APP/14/00771	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	06/08/2014	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr Archchunan	Agent:	
Location:	Land adjacent to 19 Gorsedale Park, OAKDALE ROAD, SEACOMBE, CH44 9HB		
Proposal:	Erection of a detached bungalow & associated landscaping		
Application No.:	APP/14/00774	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	07/08/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr Frank Gallagher	Agent:	Ms L Hayes
Location:	The Ellis McComb Partnership, 3 MORTIMER STREET, BIRKENHEAD, CH41 5EU		
Proposal:	Change of use of existing offices into a family dwelling house.		

Application No.:	LBC/14/00775	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	07/08/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr Gallagher	Agent:	Ms Hayes
Location:	The Ellis McComb Partnership, 3 MORTIMER STREET, BIRKENHEAD, CH41 5EU		
Proposal:	Change of use of existing offices into a family dwelling house.		
Application No.:	APP/14/00776	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	11/08/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr A Knight	Agent:	
Location:	40 ELM AVENUE, UPTON, CH49 4NP		
Proposal:	Erection of a 2 storey rear extension.		
Application No.:	RESX/14/00780	Application Type:	Prior Approval Householder PD
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	14/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Rowlands	Agent:	Mr Neville Pickard
Location:	103 MOSSLANDS DRIVE, WALLASEY VILLAGE, CH44 2ER		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.7125m for which the maximum height would be 3.620m and for which the height of the eaves would be 2.505m		
Application No.:	APP/14/00783	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	31/07/2014	Decision:	Permitted development
Case Officer:	Mrs J Malpas		
Applicant:	Mr Marcus Bemrose	Agent:	SDA Architects & Surveyors
Location:	94- 96 WALLASEY ROAD, LISCARD, CH44 2AE		
Proposal:	Ground and first floor internal alterations, first floor change of use into 4 flats.		
Application No.:	APP/14/00796	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	08/08/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Lousie Bellingham	Agent:	SDA Architects & Surveyors
Location:	118 HEYGARTH ROAD, EASTHAM, CH62 8AG		
Proposal:	Double storey side extension		

Application No.: APP/14/00797 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Brian Biggins **Agent:** The Kenefick Jones Partnership Ltd
Location: 1 BRIAR DRIVE, HESWALL, CH60 5RN
Proposal: Single Storey Side Extension.

Application No.: RESX/14/00799 **Application Type:** Prior Approval Householder PD
Ward: Bebington **Decision Level:** Delegated
Decision Date: 28/07/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr Marc Lawlor **Agent:** Architectural Design Group
Location: 4 HOLMVILLE ROAD, HIGHER BEBINGTON, CH63 2PY
Proposal: Erection of an extension which would extend beyond the rear wall of the original house by 4.3m for which the maximum height would be 4.0m and for which the height of the eaves would be 2.92m

Application No.: ADV/14/00801 **Application Type:** Advertisement Consent
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 07/08/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** Smith Smalley Architects
Location: Superstore, Tesco Superstore, BIDSTON LINK ROAD, BIDSTON, CH43 7AA
Proposal: Additional signs and amended signs to approved application ADV/14/00139

Application No.: APP/14/00802 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Permitted development
Case Officer: Mrs J McMahon
Applicant: Mr John Ward **Agent:** SDA Architecture.com
Location: 2 HARGRAVE LANE, RABY, CH64 1RX
Proposal: Single storey rear extension

Application No.: RESX/14/00818 **Application Type:** Prior Approval Householder PD
Ward: Upton **Decision Level:** Delegated
Decision Date: 21/07/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr David Johnson **Agent:**
Location: 13 DONCASTER DRIVE, UPTON, CH49 4NX
Proposal: Erection of a single storey extension which would extend beyond the rear wall of the original house by 4.1m for which the maximum height would be 3.0m and for which the height of the eaves would be 2.3m

Application No.: RESX/14/00823 **Application Type:** Prior Approval Householder PD
Ward: Bebington **Decision Level:** Delegated
Decision Date: 28/07/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr M King **Agent:** Bryson McHugh Architects
Location: 15 MOUNT ROAD, HIGHER BEBINGTON, CH63 5QA
Proposal: Erection of a single storey extension which would extend beyond the rear wall of the original house by 4.390m for which the maximum height would be 4.000m and for which the height of the eaves would be 3.500m

Application No.: RESX/14/00830 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 11/08/2014 **Decision:** Prior Approval Given
Case Officer: Mr S Williamson
Applicant: Mrs G Usher **Agent:** Cliff Elliot
Location: 48 CIRCULAR DRIVE, GREASBY, CH49 3NB
Proposal: Erection of a single storey extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.7m

Application No.: RESX/14/00837 **Application Type:** Prior Approval Householder PD
Ward: Bebington **Decision Level:** Delegated
Decision Date: 28/07/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr Edmund Donovan **Agent:**
Location: 25 KINGSWOOD BOULEVARD, HIGHER BEBINGTON, CH63 8NU
Proposal: Erection of a rear Conservatory which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.0m and for which the height of the eaves would be 3.5m

Application No.: RESX/14/00840 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Permission Required
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Knott **Agent:** The Kenefick Jones Partnership
Location: 11 STABLE CLOSE, GREASBY, CH49 2RW
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5003m for which the maximum height would be 3493m and for which the height of the eaves would be 2405m

Application No.: RESX/14/00841 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 22/07/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Hampshire **Agent:** Snow Architects Ltd
Location: 82 IRBY ROAD, HESWALL, CH61 6XG
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.8m for which the maximum height would be 3.1m and for which the height of the eaves would be 3.1m

Application No.: ANT/14/00854 **Application Type:** Prior Approval of Telecommunications PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 31/07/2014 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall
Applicant: **Agent:** Mono Consultants Ltd
Location: 100 Market Street Hoylake Wirral CH47 3BE
Proposal: Resiting of existing telecom mast and upgrading of associated equipment

Application No.: RESX/14/00864 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 28/07/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Fletcher **Agent:** The Kenefick Jones Partnership
Location: 10 FROST DRIVE, IRBY, CH61 4XL
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.3m for which the maximum height would be 3.444m and for which the height of the eaves would be 2.448m

Application No.: RESX/14/00866 **Application Type:** Prior Approval Householder PD
Ward: Upton **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mrs C Armitage **Agent:** WHOLESale WINDOWS
Location: 100 MANOR DRIVE, UPTON, CH49 6LQ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.5m

Application No.: RESX/14/00867 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall
Applicant: Mr William Alan Marr **Agent:** Mr Adam Piggott
Location: 18 BRACKENSIDE, HESWALL, CH60 7RX
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.7m

Application No.: RESX/14/00887 **Application Type:** Prior Approval Householder PD
Ward: Upton **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr Oliver Stewart **Agent:** PWE Design
Location: 38 HEATH DRIVE, UPTON, CH49 6LF
Proposal: Erection of conservatory to the rear which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.4m

Application No.: RESX/14/00899 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/08/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr Christopher Hornsby **Agent:**
Location: Drinton, 42 GAYTON ROAD, GAYTON, CH60 8PY
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.8m for which the maximum height would be 3.25m and for which the height of the eaves would be 2.41m

Application No.: RESX/14/00910 **Application Type:** Prior Approval Householder PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 11/08/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs Goodwin **Agent:** The Kenefick Jones Partnership
Location: 68 BERTRAM DRIVE, MEOLS, CH47 0LJ
Proposal: Erection of single storey extension to the rear which would extend beyond the rear wall of the original house by 4.55m for which the maximum height would be 3.197m and for which the height of the eaves would be 3.197m

Application No.: RESX/14/00916 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 17/07/2014 **Decision:** Permission Required
Case Officer: Mrs J McMahon
Applicant: Mr D Armstrong **Agent:** Shack Architecture Ltd
Location: Omaroo, 150 BARNSTON ROAD, BARNSTON, CH61 1BZ
Proposal: Erection of single storey extension to the rear which would extend beyond the rear wall of the original house by 4.362m for which the maximum height would be 4.16m and for which the height of the eaves would be 2.81m

Application No.: APP/14/00929 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 05/08/2014 **Decision:** Not required
Case Officer: Mrs J Malpas
Applicant: Mrs Allan **Agent:** DK Architects (Mcr) Limited
Location: The Cottage, 2 CHURCH LANE, EASTHAM, CH62 0AH
Proposal: Installation of 16 Solar panels on existing dwelling, within a conservation area. No demolition involved.

Summary of data

	Total Per
Approve	88
Lawful Use	3
Not Lawful Use	2
Not required	1
Permission Required	2
Permitted development	2
Prior Approval Given	2
Prior approval is not required	12
Refuse	7
Report Total	119

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