



## Planning Committee

<b>Date:</b>	<b>Wednesday, 22 June 2016</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

**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 2 June 2016.

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

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

**3. REQUESTS FOR SITE VISITS**

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

**4. APP/16/00301: ASHBOURNE HOUSE, MOUNT AVENUE, HESWALL, CH60 4RH - DIVISION OF AN EXISTING PLOT OF LAND INTO 2 PLOTS AND THE CREATION OF A NEW DWELLING ACCESSED FROM THE MOUNT. (Pages 15 - 22)**

**5. APP/16/00522: ASDA STORES LTD, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD - CONSTRUCTION OF A FOUR PUMP (EIGHT FILLING POSITION) FULLY AUTOMATED PETROL FILLING STATION WITHIN THE CURTILAGE OF THE EXISTING STORE; TO INCLUDE FUEL STORAGE TANKS, ASSOCIATED PIPEWORK, OVERHEAD CANOPY, FORECOURT SURFACING, AIR AND WATER UNIT AND RECONFIGURATION OF CAR PARKING BAYS (Pages 23 - 30)**

6. **APP/16/00543: LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A FOODSTORE, CAR PARK, SERVICING, ACCESS AND LANDSCAPING. (Pages 31 - 44)**
7. **APP/16/00547: THE FARMERS ARMS, 2 NETHERTON ROAD, MORETON, CH46 7TR - PROPOSED INSTALLATION OF NEW CHILDREN'S PLAY EQUIPMENT SITED IN EXISTING WALLED & FENCED GARDEN AREA AT SIDE OF EXISTING PUBLIC HOUSE BUILDING. (Pages 45 - 48)**
8. **APP/16/00648: CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE - EXISTING REAR SITE LEVELS UPDATED IN RELATION TO APPROVAL REF: APP/13/01294 (Pages 49 - 54)**
9. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/05/2016 AND 12/06/2016 (Pages 55 - 74)**
10. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

## PLANNING COMMITTEE

Thursday, 2 June 2016

Present:

Councillor	A Leech (Chair)	
Councillors	D Realey	D Elderton
	P Brightmore	E Boulton
	S Foulkes	P Cleary
	T Johnson	I Lewis
	J Walsh	S Kelly
	I Williams	

Deputies: Councillors B Berry (In place of K Hodson)

### 1 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 20 April 2016.

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

### 2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

### 3 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

**APP/16/00301: ASHBOURNE HOUSE AVENUE, HESWALL, CH60 4RH – Division of an existing plot of land into 2 plots and the creation of a new dwelling accessed from the Mount.**

**APP/16/00547: THE FARMERS ARMS, 2 NETEHRTON ROAD, MORETON, CH46 7TR- Proposed Installation of new children's play equipment sited in existing walled & fenced garden at side of existing public house building.**

### 4 APP/15/01507: LAND TO THE EAST SIDE OF KINLOSS ROAD, GREASBY - ERECTION OF 2NO. RESIDENTIAL APARTMENT BLOCKS WITH A TOTAL

**NUMBER OF 19 APARTMENTS, WITH ASSOCIATED LANDSCAPING AND CAR PARKING (100% AFFORDABLE HOUSING) - AMENDED CAR PARKING LAYOUT**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee

It was moved by Councillor Elderton and seconded by Councillor Berry that the application be refused on the following grounds:

**“The proposed development, by virtue of its overall height, scale, siting and appearance, would result in an over- dominant and visually obtrusive form of development, particularly having regard to adjacent 2-storey dwellings, which would constitute an unneighbourly form of development that would appear incongruous in the street scene and would neither respect nor relate well to the existing pattern of development on Kinloss Road, Hendon Walk and Pump Lane. The proposal is therefore contrary to Policy HS4 of the adopted Wirral Unitary Development Plan as well as the principles of the National Planning Policy Framework.”**

The motion was put and lost (6:7)

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

**Resolved (7:6) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 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 19th November 2015 and 19th February 2016 and listed as follows: 14-118-110 rev E (Dated 19/02/16), 14-118-171 rev A (Dated 13/11/15), 14-118-120 rev C (Dated 13/11/15), 14-118-150 rev B (Dated 13/11/15) & 14-118-121 rev B (Dated 13/11/15).**
- 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. 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.

5. 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.

6. 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.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation
- (v) any retaining walls

7. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

8. No development shall commence until full details of a scheme for a sustainable drainage system<sup>1</sup> to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in

consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

9. No development shall take place until a scheme of works to provide waiting restrictions at the junction of Kinloss Road, Pump Lane and Hendon Walk has been submitted to and agreed in writing by the local planning authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with the approved details. The approved scheme shall be retained as such thereafter.

10. Before the development hereby permitted is brought into use the windows indicated drawing numbers 14-118-150 Rev B (13-11-2015) and 14-118-121 Rev B (13-11-2015) shall be obscurely glazed with frosted glass and non opening up to a level of 1.8m above finished floor level and shall be retained as such thereafter.

11. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, tactile paved pedestrian crossings, street furniture and access onto the adjacent highway has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

12. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

**13. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.**

**5 APP/16/00126: NAPPS CROFT, 21 DOWNHAM ROAD NORTH, HESWALL, CH61 6UN - SINGLE STOREY REAR EXTENSION, FRONT EXTENSION AND INTERNAL ALTERATIONS (ADDITIONAL ELEVATION PLANS) AMENDED DESCRIPTION**

The Assistant Chief Executive submitted the above application for consideration.

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

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

**1. The development hereby permitted shall be begun before the expiration of 3 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 19 April 2016 and listed as follows: 247\_2015\_02 Revision B.**

**3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.**

**6 APP/16/00135: 32 BERYL ROAD, NOCTORUM, CH43 9RT - RETROSPECTIVE CONSENT FOR A FRONT BOUNDARY WALL WITH PROPOSED EXTERNAL VISUAL CHANGES AND REDUCED HEIGHT.**

The Assistant Chief Executive submitted the above application for consideration.

A Lead Petitioner addressed the Committee.

The Agent addressed the Committee.

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

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

Having regard to the appearance and scale of the wall, the Council considers that the wall dominates the street scene and results in a harmful impact on the character and appearance of the area. As such, the development is considered to be unacceptable and detrimental to the visual amenities of the area.

7 **APP/16/00212: LAND OFF ARROWE PARK ROAD, UPTON, CH49 0UE - VARIATION OF CONDITION 9 OF APPROVAL 15/01261**

The Assistant Chief Executive submitted the above application for consideration.

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

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

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans approved under the non-material amendment 16/00033 and listed with that application.**
- 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. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.  
(Note: The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40).**
- 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.**



**6. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment, including acoustic fencing, to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwellings hereby approved are occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter...**

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

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

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.**
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.**
- C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.**

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

- D. the details and positions (shown on the plan at paragraph (a) above) of the**

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

- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).**
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).**
- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).**
- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.**
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)**
- J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).**
- K. 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)**
- L. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.**
- M. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).**
- N. the timing of the various phases of the works or development in the context of the tree protection measures.**

**9. The new Reserve Forces and Cadets Association training building and car parking area, detailed in drawing 15071-101-A shall be completed and available for use before more than 30% of the dwellings hereby approved are occupied.**

**10. Foul and surface water shall be drained on separate systems.**

**11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.**

**The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.**

**The development shall be completed, maintained and managed in accordance with the approved details**

**12. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:**

- A. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;**
- B. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 25 litres per second in the submitted Flood Risk Assessment. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**
- C. Any works required off-site to ensure adequate discharge of surface water without causing flooding or;**
- D. Flood water exceedance routes, both on and off site;**
- E. A timetable for implementation, including phasing as applicable.**

**The scheme shall be implemented in accordance with the approved details prior to occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and**

**maintained in accordance with the approved details.**

**No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

**13. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted to the local planning authority which, as a minimum, shall include:**

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company**
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
  - i. on-going inspections relating to performance and asset condition assessments**
  - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;****
- c) means of access for maintenance and easements where applicable.**

**14. The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.**

**15. The Flood Risk Assessment identifies that attenuation will be provided through the construction of swales and ponds / basins. All attenuation basins and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.**

**16. 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.

17. 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.

18. No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are subsequently identified to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

19. No development shall commence on site until full details of works relating to the access onto Arrowe Park Road together with the estate road(s) has been submitted to and approved in writing by the Local Planning Authority. Such details shall include, but not be restricted to, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including a timetable for the provision of such works. No part of the development shall be first occupied until the details have all been constructed and laid out in accordance with the approved details.

20. No development shall commence on site until a full scheme of works for the construction of details shown on Drawing No SK219/001 Rev C has been submitted to and approved in writing by the Local Planning Authority. Such a

**scheme of works shall include for:**

- i. the provision of a pedestrian refuge island on Arrowe Park Road and any associated works as may be required;**
- ii. details of traffic calming measures/features and road widths as appropriate; and**
- iii. details of the proposed emergency access facility between the site and Sainsbury's service road.**

**No part of the development shall be first occupied until the works have been constructed and laid out in accordance with the approved details.**

**21. No development shall commence on site until a full scheme of works to include for the upgrading of the existing bus stop on the west side of Arrowe Park Road adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first occupied until the works have been constructed and laid out in accordance with the approved details.**

**22. No development shall take place until full details of arrangements for a cycle route within the site and secure cycle parking provision to serve the self-contained flats have been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented in full before the buildings to which it relates are occupied and shall be maintained as such, unless agreed otherwise in writing by the Local Planning Authority.**

**23. No development shall take place until full details of arrangements for the storage and disposal of refuse, and vehicle access thereto to serve the development have been submitted to and agreed in writing by the Local Planning Authority. The approved arrangements shall be implemented in full before the buildings to which it related are occupied and shall be maintained as such, unless agreed otherwise in writing by the Local Planning Authority.**

**24. No tree felling, scrub clearance, hedgerow removal, vegetation management or ground clearance shall take place during the period of 1 March to 31 August inclusive unless otherwise agreed in writing by the Local Planning Authority. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows shall be checked by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected shall be**

**submitted to and agreed in writing by the Local Planning Authority.**

**25. A scheme for the provision of bird boxes on site to mitigate for the potential loss of breeding bird habitat, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The boxes shall be installed before the first dwelling is occupied.**

**26. A survey of potential foraging habitat for badgers and appropriate mitigation measures shall be submitted to and agreed with the Local Planning Authority before any development commences. The development shall be carried out in accordance with the agreed measures.**

**27. No development shall take place until a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the remodelling and construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan. The scheme shall in particular include:-**

- 1. locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development;**
- 2. details of all bunds, fences and other physical protective measures to be placed on the Site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);**
- 3. provision for the on-going maintenance of any such bunds, fences and other measures;**
- 4. the control and removal of spoil and wastes;**
- 5. measures to prevent the pollution of surface and ground water arising from the storage of plant and materials.**

**The code of practice shall indicate:**

- a. the proposed hours of operation of remodelling and construction activities;**
- b. the frequency, duration and means of operation involving demolitions,**

- excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development. The development shall only be implemented in accordance with the Construction Environment Management Plan, provided that this may be amended in accordance with details expressly submitted to and approved in writing by the Local Planning Authority for such purpose

- 8     **APP/16/00301:ASHBOURNE HOUSE, MOUNT AVENUE, HESWALL, CH60 4RH - DIVISION OF AN EXISTING PLOT OF LAND INTO 2 PLOTS AND THE CREATION OF A NEW DWELLING ACCESSED FROM THE MOUNT.**

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

- 9     **APP/16/00547: THE FARMERS ARMS, 2 NETHERTON ROAD, MORETON, CH46 7TR - PROPOSED INSTALLATION OF NEW CHILDREN'S PLAY EQUIPMENT SITED IN EXISTING WALLED & FENCED GARDEN AREA AT SIDE OF EXISTING PUBLIC HOUSE BUILDING.**

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

- 10    **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/04/2016 AND 22/05/2016**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 07/04/2016 and 22/05/2016.

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

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

The Chair reminded Members that training would be held for all members and deputies of the Committee on Tuesday 28 June, 5:15pm – 8:45pm.



## Planning Committee

22 June 2016

**Reference:**  
**APP/16/00301**

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

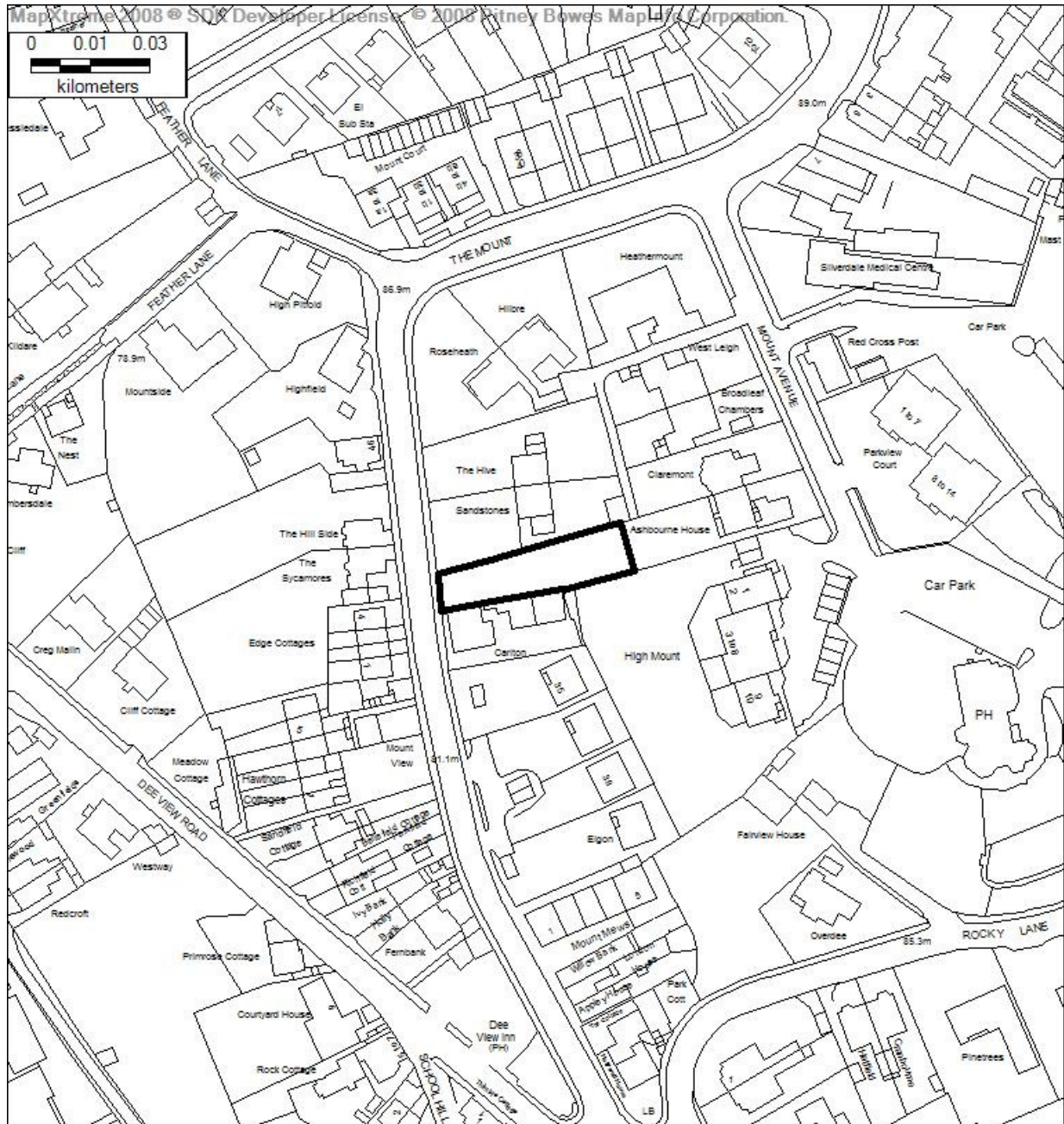
**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Heswall**

**Location:** Ashbourne House, MOUNT AVENUE, HESWALL, CH60 4RH  
**Proposal:** Division of an existing plot of land into 2 plots and the creation of a new dwelling accessed from the Mount.

**Applicant:** Mrs J Roe  
**Agent :** SHACK Architecture Ltd

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: Ashbourne House, Mount Avenue, Heswall, L60 4RH  
Application Type: Full Planning Permission  
Proposal: Erection of conservatory at rear.  
Application No: APP/88/07151  
Decision Date: 10/01/1989  
Decision Type: Approve

Location: Ashbourne House, The Mount, Heswall, CH60 4RG  
Application Type: Full Planning Permission  
Proposal: Erection of a double garage.  
Application No: APP/78/11016  
Decision Date: 24/11/1978  
Decision Type: Conditional Approval

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

Having regards to the Council's Guidance for Publicity of Planning Applications, 16 neighbour notifications were sent to neighbouring properties and a Site Notice displayed at the site. 15 individual objections have been received together with a 68 signature petition. The objections can be summarised as follows:

1. Proposed access and increased vehicle movements would create a hazard for children and other pedestrians;
2. Construction vehicles could not easily access the site and would cause traffic problems;
3. The proposed design is out of character with the surrounding area;
4. Additional dwelling will exacerbate parking and access problems;
5. Capacity of drainage system queried;
6. Child protection issues, the site has views of the adjacent nursery;
7. Loss of green space and increase in surface water run off;
8. Loss of light to adjacent property;
9. Smoke from log burner;
10. Stability of land following excavation; and
11. Work may not be completed resulting in an abandoned site.

An objection has been received from Councillor Andrew Hodson relating to the detrimental impact of the proposal on the surrounding area. He has requested that the application be taken out of delegation.

**CONSULTATIONS:**

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

**Heswall Society** - Do not object to the principle of development but consider the loss of boundary walls and vegetation would be detrimental to the adjacent Conservation area. Concern about the visibility splays and safety of an additional access.

**Director's Comments:**

Consideration of this application was deferred at Planning Committee on 2 June 2016 to allow Members to carry out a formal Site Visit.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application has received a qualifying petition of objection and 15 individual objections. In addition Councillor Andrew Hodson has requested the application be taken out of delegation on the basis of its detrimental impact on the surrounding area. In accordance with the adopted scheme of delegation, the application must now be determined by Planning Committee.

## **INTRODUCTION**

The proposed development is for the erection of a detached house in the rear garden of Ashbourne House. The new dwelling would have its own frontage and take access from The Mount.

## **PRINCIPLE OF DEVELOPMENT**

The application site is within a primarily residential area and as such new dwellings are acceptable in principle subject to the relevant policies.

## **SITE AND SURROUNDING**

Ashbourne House is a semi-detached two storey dwelling fronting Mount Avenue. The property has a long rear garden which is terraced down towards The Mount to the rear of the site. The Mount is significantly lower than Mount Avenue. Vehicular access is taken currently from Mount Avenue, though there is a pedestrian gate onto The Mount.

The boundary to the Lower Heswall Conservation area runs along the western side of the Mount, opposite to the site.

The property to the north of the site is a dwelling whilst the property to the south has been extended along the boundary with the application site and is a day nursery.

## **POLICY CONTEXT**

Policy HS4 of the Unitary Development Plan UDP requires new housing developments be of a scale and form which relates well to surrounding properties and does not result in a detrimental change in the character of the area, to make satisfactory provision for off street parking and access and to provide appropriate boundary treatment and landscaping.

Policy CH2 requires new development adjacent to Conservation areas to not have a detrimental impact on the character of the conservation area or views into and out of it.

UDP Policies GR5 aims to retain existing landscaped features that make a positive contribution to the area, whilst supporting and enhancing this with appropriate new landscaping.

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, and Policy WM9 also requires development to provide measures for waste collection and recycling.

The NPPF supports well designed sustainable development which promotes the choice of high quality homes and takes the opportunities to improve the quality and character of the area.

## **APPEARANCE AND AMENITY ISSUES**

The application site falls steeply from Mount Avenue to the Mount, with a difference in levels of over 5 metres from top to bottom. The application site will have its entrance onto the eastern side of The Mount whilst the boundary to the Conservation area runs along the western side of The Mount. There is a variety of properties in the immediate area ranging from older two and three storey properties in the Conservation area to more recent properties including flat roofed apartments outside the Conservation area.

The proposed house is a contemporary flat roofed dwelling which is set into the site and will have its ground level onto The Mount. The site will be excavated by several meters and given the profile of the building it will be significantly lower than the property to the north. The new dwelling will have similar floor levels to the property Carlton, to the south although the new house will be set back behind Carlton with a lower roof level. Although the lack of a private view is not a planning consideration, nonetheless, the low profile of the proposed dwelling will ensure that views from the east of the site are relatively unchanged.

Although the design of the dwelling does not replicate the more traditional properties in the vicinity, the scale of the building and the use of appropriate materials such as render and brickwork, will help it harmonise with the surrounding properties and make a positive contribution to the adjacent conservation area.

The pedestrian and vehicular access to the site is to be from The Mount. This will involve removal of

approximately two thirds of boundary wall to provide adequate visibility and sight lines. Whilst this will open up views into the site, an area of landscaping is proposed behind the northern section of the remaining wall. As the wall is not in the Conservation area, its removal in isolation, would not require planning permission. There are no highway objections to the position of the proposed access

Due to its lower level, the position of the dwelling and its garden area will not impact on the privacy of adjacent properties. Although the new house is set behind Carlton, the windows in the front elevation do not directly face the rear windows of Carlton and are at an oblique angle. The front elevation of the proposed house will be over 30m from the houses on the western side of The Mount which exceeds the usual interface distance and retains privacy.

The surface water drainage from the site will be subject to a condition requiring details of a sustainable drainage system.

#### **SEPARATION DISTANCES**

Separation distances are set out in the main body of the report.

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

There are no Highway objections to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed dwelling would make a positive contribution to the character of the area which accords with UDP policies HS4 , CH2 and GR5 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the proposed dwelling would not result in a detrimental impact on the amenities of the area or neighbouring properties and would make a positive contribution to the character of the area which accords with UDP policies HS4 , CH2 and GR5 and the National Planning Policy Framework.

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

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on March 1st 2016 and May 13th 2016 and listed as follows: B100, B101, B102, B103, B104, B106, B107 and B108

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

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

the Local Planning Authority. The approved materials shall then be used in the construction of the development.

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

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

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

5. No development shall commence until full details of a scheme for a sustainable drainage system<sup>1</sup> to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 102 and 103 of the National Planning Policy Framework, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

#### Further Notes for Committee:

1. Details of a scheme for a sustainable drainage system should include:
- a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
  - b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for the existing greenfield site;
  - c) Include details of a site investigation and test results to confirm infiltrations rates;
  - d) Include details of how any flood water, including depths, will be safely managed in exceedance routes;
  - e) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
  - f) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance of all elements of the sustainable drainage system including:
    - i. mechanical components;

- ii. on-going inspections relating to performance and asset condition assessments and;
  - iii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- g) Secure means of access for maintenance and easements, where applicable.
- h) Include a timetable for implementing the scheme

**Last Comments By:** 20/04/2016 09:47:23  
**Expiry Date:** 26/04/2016



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## Planning Committee

22 June 2016

**Reference:**  
**APP/16/00522**

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

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

**Ward:**  
**Upton**

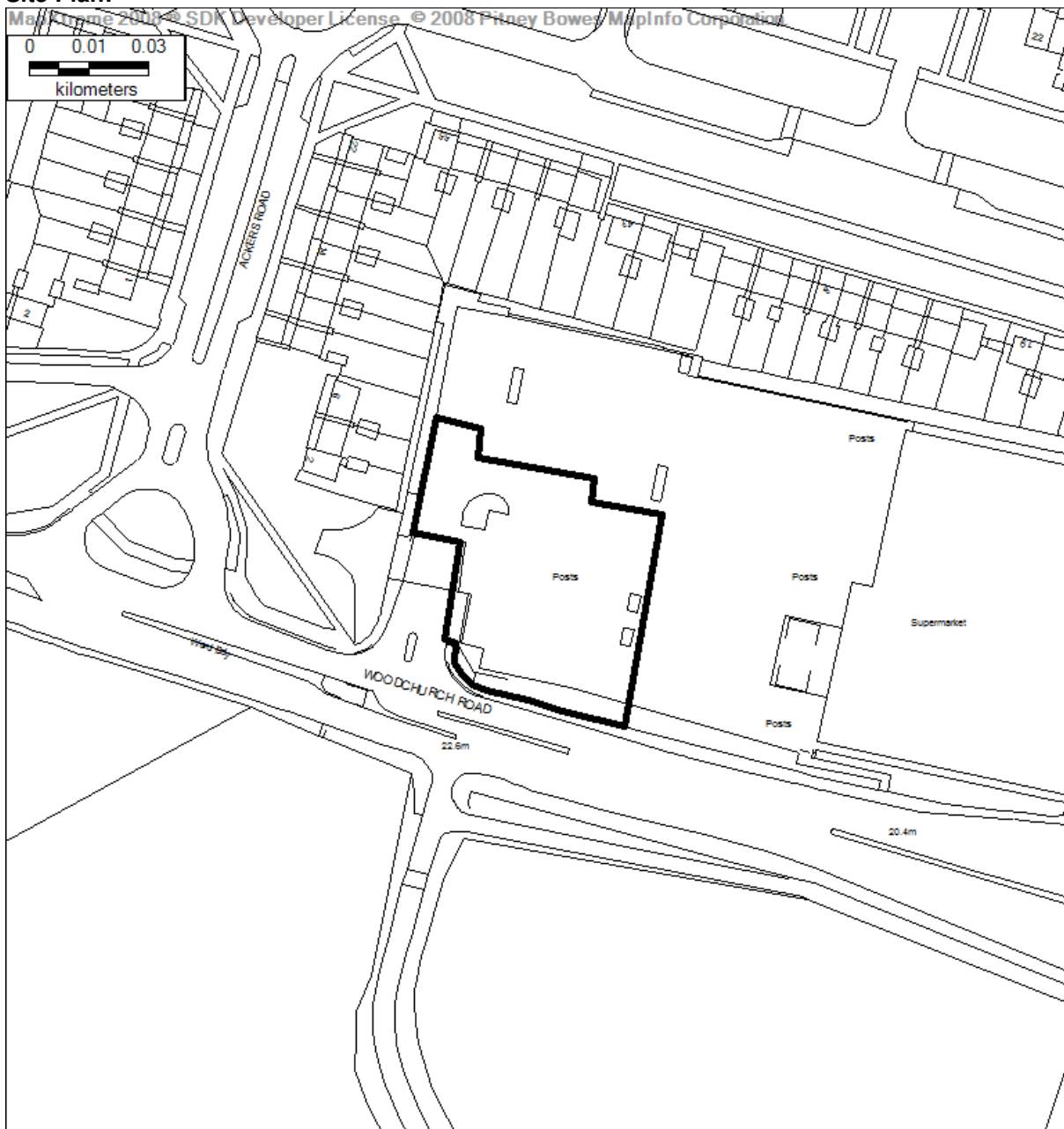
**Location:** ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD

**Proposal:** Construction of a four pump (eight filling position) fully automated Petrol Filling Station within the curtilage of the existing store; to include fuel storage tanks, associated pipework, overhead canopy, forecourt surfacing, Air and Water unit and reconfiguration of car parking bays

**Applicant:** Deloitte LLP

**Agent :** N/A

### Site Plan:



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## **Development Plan allocation and policies:**

Out of Centre Retail Development

## **Planning History:**

There is a lot of history related to this site dating back to the 1970s. The most recent applications are as follows:

Location: Asda Superstore, WOODCHURCH ROAD, WOODCHURCH, CH49 5JZ  
Application Type: Advertisement Consent  
Proposal: Installation of banner signs  
Application No: ADV/12/00269  
Decision Date: 04/05/2012  
Decision Type: Approve

Location: Asda Superstore, WOODCHURCH ROAD, WOODCHURCH, CH49 5JZ  
Application Type: Full Planning Permission  
Proposal: Application for variation of condition 1 of planning permission APP/04/07335 to read as follows "The premises shall not be open to the public for business outside the hours of 0600 and 2200 hours Monday to Saturday and 1000 to 1800 Sundays and Bank Holidays".  
Application No: APP/12/00657  
Decision Date: 06/07/2012  
Decision Type: Approve

Location: ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD  
Application Type: Full Planning Permission  
Proposal: The erection of a 'Click & Collect' canopy within the store's customer car park and associated advertisement.  
Application No: APP/15/00148  
Decision Date: 27/03/2015  
Decision Type: Approve

Location: ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD  
Application Type: Advertisement Consent  
Proposal: Associated advertisements to new click and collect bays  
Application No: ADV/15/00149  
Decision Date: 27/03/2015  
Decision Type: Approve

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

### REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 42 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a non qualifying petition of objection has been received and 4 individual letters of objection from the occupiers of 10 Fender Court, 45 Home Farm Road, 14 Ackers Road and from Mr Simpson (no address provided). The objections are summarised as follows:

1. The impact upon peoples safety (fire/explosion) living within close proximity of the site
2. The impact of the petrol station on traffic as the petrol station may cause congestion
3. Potential for noise, smells, air quality and impact of light pollution on nearby residents
4. Detrimental impact on house prices
5. Impact on residential amenity, having regards to blocking light into neighbours garden.

### CONSULTATIONS:

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

**Head of Environment and Regulation (Environmental Health Division)** – No objection subject to conditions

**United Utilities** - No objection

**Merseyside Fire and Rescue Service** - No objection

**Highways England** - No objection

**Director's Comments:**

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

Councillor Whittingham has requested that the planning application be taken out of delegated powers on the grounds of increased traffic and noise.

### **INTRODUCTION**

This application is for the installation of a four pump (eight filling position), fully automated Petrol Filling Station within the curtilage of the existing store. The proposal includes fuel storage tanks, associated pipe work, overhead canopy, forecourt surfacing, an air and water unit. The development will be located on the existing carpark and as such will involve the reconfiguration of the existing car parking bays. The proposal will result in the removal of 44 spaces from the customer car park thereby reducing from 315 to 271 spaces.

The applicants have stated that the proposal will include fast track lanes incorporating pay-at-pump systems rather than a traditional kiosk. In addition a forecourt greeter will be available during busier times to ensure operational disruption is kept to a minimum.

### **PRINCIPLE OF DEVELOPMENT**

The site is located within an area designated for out of town retail development, where proposals are subject to compliance with Policies SH9, SH10 and SH11 in the Unitary Development Plan, which includes criteria for protecting the amenity of neighbouring uses.

### **SITE AND SURROUNDINGS**

The application site is currently in use as part of the carpark for the existing Asda superstore. The site of the development is in the south eastern corner of the existing carpark, with the superstore located on the eastern side of the overall site. There is traditional housing bounding the site with Ackers Road to the east and Home Farm Road to the north. The closest residential property will be approximately 20m away from the site boundary.

### **POLICY CONTEXT**

The site is located within an established out of town retail development and as such will be assessed in accordance with Wirral's Unitary Development Plan (UDP) Policies SH9, TR9 and SH11.

Policy SH9 states; Applications for out-of-centre and edge-of-centre retail development will only be permitted where the Local Planning Authority is satisfied (A), that the benefits of the proposal outweigh the disadvantages when assessed against the following criteria; and (B), the proposal satisfies all the additional criteria in Policy SH10:

- (i) the proposal, together with other recent or proposed retail development does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary;
- (ii) the extent to which retail development on the site would confer urban regeneration or environmental benefits when compared with:
  - (a) alternative uses for the site; and
  - (b) alternative sites elsewhere capable of accommodating the proposed development;
- (iii) the proposal is accessible by a choice of mode of transport and is easily accessible for pedestrians, disabled people and cyclists from the surrounding area;
- (iv) the proposal does not have any adverse effect on overall travel and car use.

The Local Planning Authority may request that a developer submits an assessment of retail impact where it considers that this would be of assistance in considering the effect of an out-of-centre or edge-of-centre proposal on the vitality and viability of a nearby Key Town Centre or Traditional Suburban Centre.

Policy SH11 states; Proposals for the redevelopment or expansion of the existing out-of-centre retail developments, shown on the Proposals Map for retail use, will be subject to the criteria set out in Policy SH9 and Policy SH10.

Within policy SH10 following criteria are relevant:

- (iii) the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network;
- (iv) adequate provision has been made for highway access and servicing arrangements, and off-street car and cycle parking;
- (v) the siting, scale, design, choice of materials and landscaping is appropriate to the character of the surrounding area;
- (vi) the proposal does not cause nuisance to neighbouring uses, especially in respect of noise and disturbance.

Supplementary Planning Document 4 is also relevant. The purpose of this document is to provide advice on the maximum levels of parking provision for motor vehicles necessary to serve new development or changes of use for retail, residential, industrial, non-residential institutions, and assembly and leisure uses.

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) is directly relevant as a material consideration. This sets out the Government's economic, environmental and social priorities for England and explains how planning can help to ensure a pattern of development that matches these priorities, whilst meeting local aspirations. In pursuing sustainable development involves seeking positive improvement to the quality of the built, natural and historic environment, which includes replacing poor design with better design. Design is one of the core planning principles outlined under Paragraph 17 of the NPPF. Paragraph 56 of the NPPF identifies the Government attaches great weight to the design of the built environment with good design being considered a key aspect of sustainable development.

Furthermore, paragraph 123 states that planning policies and decisions should aim 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 quality of life arising from noise from new development including through the use of conditions.

### **APPEARANCE AND AMENITY ISSUES**

The proposed petrol filling station comprises 4 (double sided) pumps under a canopy, underground storage tanks associated pipe work. The proposed canopy would be a maximum of 5.5m high. Access into the site is to be provided from the existing vehicular access afforded from Woodchurch Road. The proposal also includes lighting columns and CCTV.

The key issues relate to impact upon visual amenity (in terms of design), impact upon highway safety (in terms of vehicle access and pedestrian safety) and environmental management (in terms of storage of petroleum and noise and general disturbance and smells).

At the time of writing this report a non qualifying petition of objection has been received and 4 individual letters of objection from the occupiers of 10 Fender Court, 45 Home Farm Road, 14 Ackers Road and from Mr Simpson (no address provided). The objections are summarised as follows:

1. The impact upon peoples safety (fire/explosion) living within close proximity of the site
2. The impact of the petrol station on traffic as the petrol station may cause congestion

3. Potential for noise, smells, air quality and impact of light pollution on nearby residents
4. Detrimental impact on house prices
5. Impact on residential amenity, having regards to blocking light into neighbours garden.

Taking these concerns into consideration the following points are made:

The application includes a transport statement which has been reviewed by the Head of Environment & Regulation (Traffic & Transportation Division). The statement suggests that proposal will result in the loss of 44 parking spaces and assesses the likely effect of the loss of these spaces. The applicant has calculated that the proposals will give rise to an additional 12 vehicles on a weekday and 15 vehicles during the weekend.

The summary of the assessment reads; the proposals result in the removal of 44 spaces from the customer car park. The car park provision will reduce from 315 to 271 spaces. The results of the car park occupancy survey suggest that the maximum demand will increase from 84% to 98%. The number of surplus spaces available at peak times would reduce from 50 to 6 spaces. It goes on to say that following a review of the proposals along with observed car parking data, the PFS can be accommodated without detriment to existing operations at Asda Woodchurch. The Head of Environment & Regulation (Traffic & Transportation Division) has reviewed the data and is satisfied that the proposal is unlikely to create any significant traffic generation or highway safety concerns.

A noise impact assessment has been carried out and submitted as part of the application. The likely noise impact from vehicle movements associated with the proposed PFS has been predicted and assessed in accordance with the NPPF. The conclusion of the assessment is that the PFS related activity will be low impact at the nearest noise sensitive facades during the proposed operational hours (residential properties located on adjacent streets). It is concluded that noise emissions from the proposed PFS will not increase the internal ambient noise levels at these properties.

Having regards to amenity issues, the Head of Environment & Regulation (Pollution Control Division) has been consulted with regards the potential for noise and disturbance, increased activity, smells and hazardous material and has raised no objections to the scheme. A refusal on these grounds could therefore not be sustained. In addition, Merseyside Fire and Rescue Service (MFRS) also have raised no objections to the proposal subject to an informative on any decision notice relating to the dispensing of Petrol on site. In accordance with separate legislation (not related to planning) MFRS states that the development will also be subject a Petroleum storage certificate to be issued by Merseyside Fire and Rescue Authority as the Petroleum Enforcing Authority prior to the installation of the approved scheme.

In terms of design the proposed PFS is simple and functional in appearance. The overall bulk and massing of the development is deemed acceptable as the site is set away from neighbouring properties. The PFS is approximately 10.6m from the rear boundary of the closest residential property 2 Ackers Road and 26m from the rear facing facade. This distance is deemed acceptable to ensure there will be no adverse impact upon neighbouring residential amenity.

Further objections have been made regarding the hours of operation. It is considered that in order to provide appropriate protection to the residential amenities of adjacent occupiers, the petrol filling station shall only be available for use at the same time that the store operates, this will include lighting and servicing and should members be minded to approve the scheme conditions shall be imposed.

Having regards to policies SH9 & SH11 of the Wirral UDP, there would be no intensification in retail activity as the development does not have a kiosk associated with the PFS, it will be fully automated and as such the retail element at Asda will not increase, other than the introduction of the sale of petrol. As such, it is considered that the proposal, together with other recent or proposed retail development does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary. The proposal is accessible by a choice of mode of transport as there is a bus stop on opposite side of road (however it is unlikely that anyone will use the bus to get petrol!?) and does not have any adverse effect on overall travel and car use as explained above.

The development is deemed acceptable in terms of the criteria set out in Wirral's Unitary Development Plan and the National Planning Policy Framework and is therefore recommended for approval.

## SEPARATION DISTANCES

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

## HIGHWAY/TRAFFIC IMPLICATIONS

There are no objections to the proposal on highway grounds. See above.

## ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals. The Head of Environment & Regulation (Pollution Control Division) has been consulted with regards the potential for noise and disturbance, increased activity, smells and hazardous material and has raised no objections to the scheme.

## HEALTH ISSUES

There are no health implications relating to this application. In planning terms there are no grounds for refusal based on health grounds.

## CONCLUSION

The proposed pay at pump petrol filling station is small in scale and located within a small area of car park within an existing Asda store boundary. Subject to conditions, it is considered that the development would not cause harm to the amenities of local residents or to highway safety. In relation to these issues, the development would accord with adopted development plan policies and with national planning policy set out in the NPPF.

### 5. Summary of Decision:

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

The proposed pay at pump petrol filling station is small in scale and located within a small area of car park within an existing Asda store boundary. Subject to conditions, it is considered that the development would not cause harm to the amenities of local residents or to highway safety. In relation to these issues, the development would accord with adopted development plan policies and with national planning policy set out in the NPPF.

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

### Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th April 2016 and listed as follows: 15-123-A 15 Rev B (Dated 19.02.16), 15-123-A 12 Rev A (Dated 02.02.16), 15-123-A 17 Rev A (Dated 31.03.16), 15-123-A 16 (Dated 31.03.16, 15-123-A 11 Rev B (Dated 30.03.16), 15-123-A 14 (Dated 18.02.16)

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

3. The petrol station shall be closed and all floodlighting turned off between the hours of 22:00 - 06:00 hours Monday to Saturday and between 18:00 hours - 10:00 hours on Sundays and Bank Holidays.

**Reason:** In the interests of amenity having regard to Policy SH9 & SH10 of the Wirral Unitary Development Plan.

4. Servicing and deliveries shall not take place between the hours of 22.00 hours and 06.00 hours Monday to Saturday and 18.00 hours and 10.00 hours on Sundays and Bank Holidays. No vehicle shall arrive before the start time or leave after the finish time.

**Reason:** In the interest of amenity having regard to Policy SH9 & SH10 of the Wirral Unitary Development Plan

5. The proposed floodlights should be cowled and directed away from residential properties having regard to Policy SH9 & SH10 of the Wirral Unitary Development Plan.

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

**Last Comments By:** 24/05/2016 15:47:33

**Expiry Date:** 03/06/2016





## Planning Committee

22 June 2016

**Reference:**  
**APP/16/00543**

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

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

**Ward:**  
**Bromborough**

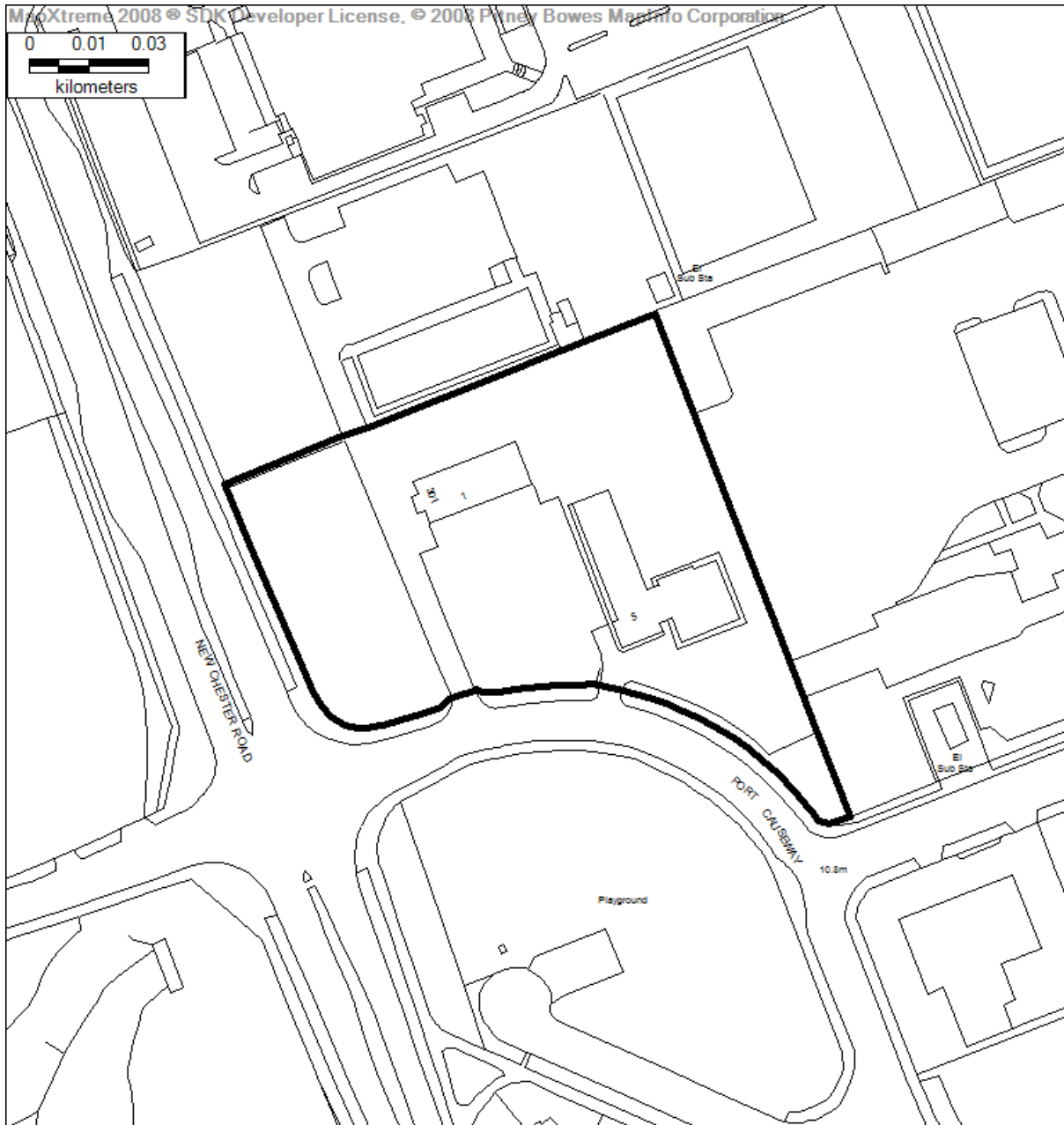
**Location:** LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ

**Proposal:** Demolition of existing buildings and the erection of a foodstore, car park, servicing, access and landscaping.

**Applicant:** Aldi Stores UK Limited

**Agent :** JLL

### Site Plan:



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**Development Plan designation:**

Primarily Industrial Area

**Planning History:**

Location: Municipal Depot, Dock Road South, Bromborough. L62 4S  
Application Type: Work for Council by outside body  
Proposal: Change of use to classes B1, B2 and B8 uses,- business, industrial, storage and distribution.

Application No: APP/89/07165  
Decision Date: 14/12/1989  
Decision Type: Approve

Location: Land and Marine, Port Causeway, Bromborough. L62 4TG  
Application Type: Full Planning Permission  
Proposal: Erection of an office and canteen.  
Application No: APP/89/07217  
Decision Date: 28/11/1989  
Decision Type: Approve

Location: Municipal Depot ,Dock Road ,South ,Bromborough ,L62 4S  
Application Type: Full Planning Permission  
Proposal: Erection of radio antenna mast.  
Application No: APP/83/23190  
Decision Date: 25/08/1983  
Decision Type: Approve

Location: Port Causeway Bromborough  
Application Type: Full Planning Permission  
Proposal: Office extension.  
Application No: APP/74/01168  
Decision Date: 29/10/1974  
Decision Type: Approve

Location: Port Causeway, Bromborough  
Application Type: Full Planning Permission  
Proposal: Alterations and extensions to existing offices and car parking.  
Application No: APP/75/02285  
Decision Date: 15/04/1975  
Decision Type: Conditional Approval

Location: Ld&mrine Pt Causeway Bromborough L624tg  
Application Type: Full Planning Permission  
Proposal: Temporary use of land as a car park.  
Application No: APP/76/05878  
Decision Date: 03/12/1976  
Decision Type: Conditional Approval

Location: S Pool Lane New Chester Rd Bromborough L624tg  
Application Type: Full Planning Permission  
Proposal: Erection of two storey office block and car park  
Application No: APP/76/06436  
Decision Date: 10/02/1977  
Decision Type: Conditional Approval

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

### REPRESENTATIONS:

Having regard to the Councils Guidance on Publicity for Applications, notifications were sent to 30 adjoining properties. A site notice was also displayed. At the time of writing this report, 88 individual letters of support have been received in favour of this application and 1 letter of objection from 2 Port Causeway.

The objection can be summarised as follows:-

1. proposal is right opposite a children's playground and my house is number 2
2. the amount of traffic will be horrendous plus all the associated problems.
3. Noise pollution will go 100% up
- 4 the value of my property will be drastically affected
5. risk of increase of crime on a daily basis security from the store is NOT going to be interested outside the store boundaries

Letters of support can be summarised as follows:-

1. proposal would generate jobs
2. could walk to supermarket
3. relieve pressure on existing store
4. good central location
- 5 good access from New Chester Road
6. co-op is closing down need a new store
7. assist to the community
8. with new residential development coming forward, need a new store
9. croft retail park is too busy
10. New houses in Brombrough Pool and no shops nearby
11. convenient for Public Transport
12. site has been vacant for some time, new store will create new jobs
- 13 Closer to people in the area
14. New building much better designed than the existing eye sores

### CONSULTATIONS

**Head of Environment & Regulation (Traffic & Transport Division)** – No objection

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

**Lead Local Flood Authority** - No objections

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

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

This application is referred to the Planning Committee as it represents a departure from the adopted development plan in that it proposes a new foodstore (retailing A1) on land designated for B1, B2 and B8 uses

#### **INTRODUCTION**

The application is submitted in full and comprises of the demolition of the existing buildings and the erection of 1 foodstore (use class A1) with an external gross external area of 1,812m<sup>2</sup> and a gross internal area of 1,254m<sup>2</sup>. The proposal also includes for the provision of 122 space car park, including 8, disabled spaces, 8 cycle spaces and 6 dedicated staff spaces. The supporting plans and design and access statement reflect the above quantum and propose to locate the store at the rear of the site with a frontage to New Chester Road. The store entrance will be located on the western elevation by way of an external lobby into the customer car park. The applicants have advised that the proposed layout is informed by the design parameters at the site which include the position of the adjacent properties and boundaries, an existing pipeline easement and site access including the internal access Road.

The Council adopted Statement of Community Involvement strongly encourages landowners and developers to undertake pre-application community consultation, especially for large, complex or

controversial proposals such as this.

A consultation programme was undertaken by the applicant that included a free phone information line number and dedicated project website, a press release in local newspapers, and a public exhibition was held at The Village Hotel Bromborough. The main exhibition was preceded by a preview session for members of the Council. The submitted community consultation statement indicates that up to 67 people attended the event and 246 feedback forms were returned, equating to an 83% supporting the proposal, which can be summarised as:

- New store would be beneficial to the area
- Reduced travel times for residents who travel out of the area to complete their shopping
- In terms of objections, concerns raised related to traffic and that the Borough is sufficiently served by food stores

### **PRINCIPLE OF DEVELOPMENT**

The proposed development is a departure from the Wirral Unitary development plan, as the site is identified as a Primarily Industrial Area on the UDP Proposals Map and UDP Policy EM8 only makes provision for employment development within Use Classes B1,B2 and B8 and alterations to existing businesses to protect employment land from other forms of development. Material considerations must be identified to outweigh the provisions of the statutory development plan in favour of the application before planning permission could be granted.

### **SITE AND SURROUNDINGS**

The application site is located at the junction of New Chester Road and Port Causeway at the entrance to Wirral International Business Park. The site contains two office blocks with associated car parking and extensive landscaping. The site has been vacant since November 2014, prior to that, the site was occupied by the Wirral Community NHS Trust.

To the north of the proposed development, there is an existing access road within the site that provides access to the Job Centre and Council offices. The access road separates the main part of the site from a landscaped area on the New Chester Road frontage. This land has remained undeveloped due to a gas pipeline and associated easement runs along this stretch, parallel to the highway.

The southern boundary of the site is formed by Port Causeway, beyond which is Port Causeway Park and residential development. A waste management depot is located to the east of the site and a hotel and leisure complex is located beyond the job centre to the north. The western boundary is bounded by New Chester Road.

### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP adopted February 2000 and saved by Direction of the Secretary State on 18 September 2007) and the Joint Waste Local Plan (adopted 18 July 2013). UDP policies relevant to this application include:

Policy URN1	Development and Urban Regeneration
Policy EM8	Development within Primarily Industrial Areas
Policy GR5	Landscaping and New Development
Policy SH9	Criteria for Out-of Centre and Edge of Centre Retail Development
Policy SH10	Design and Location of Out of Centre and Edge of centre Retail Development
Policy TRT1	Provision for Public Transport
Policy TRT3	Transport and the Environment
Policy TR8	Criteria for the Design of Highway Schemes
Policy GR5	Landscaping and New Development
Policy TR9	Requirements for Off-Street Parking
Policy TR11	Provision for Cyclists in Highway and Development Schemes
Policy WA1	Development and Flood Risk
Policy WA2	Development and Land Drainage
Policy WA5	Protecting Surface Waters
Policy PO4	Noise Sensitive Development.

Relevant Policies in the Joint Waste Local Plan (adopted 18 July 2013) include:

Policy WM8 – Waste Prevention and Resource Management

Policy WM 9 – Sustainable Waste Management Design and Layout for New Development,

The site is designated as part of a Primarily Industrial Area as shown on the Unitary Development Plan (UDP) Proposals Map. Strategic UDP Policy URN1 seeks to ensure full and effective use of land is made within urban areas. This should be read in conjunction with UDP Policy EM8, which makes provision for uses within Use Classes B1, B2 and B8 and proposals for the reconstruction, extension or expansion of existing business. Thus the proposal for retail development is a departure from the UDP and has been advertised as such.

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

#### National Planning Policy

The National Planning Policy Framework (NPPF) became a material planning consideration on 27th March 2012. This indicates that the purpose of the planning system is to contribute to the achievement of sustainable development and that paragraphs 18 to 219 taken as a whole constitute the Government's view of what this means in practice for the planning system.

#### Emerging Core Strategy Local Plan

The Council has resolved that the Core Strategy Local Plan - Proposed Submission Draft (December 2012) and its supporting documents including the Wirral Employment Land and Premises Study Update (BE Group, 2012) and will be material considerations for the purpose of determining planning applications.

Wirral International Business Park is identified as a primary focus for new jobs to support the economic revitalisation of the Borough in the Broad Spatial Strategy of the emerging Core Strategy (Policy CS2) and for large and medium scale business, manufacturing, digital, bio-medical, advanced technology, research and development and storage and distribution (Policy CS7). It has also previously been identified as a Regional Investment Site.

The Council published a series of initial proposed modifications to the Proposed Submission Draft in July 2013, which should also be considered, although these have not yet been confirmed as Council policy.

Weight can be given to the emerging Core Strategy according to its stage of preparation, the significance of unresolved objections and the degree of consistency with NPPF (paragraph 216 refers).

Whilst full or significant weight cannot yet be accorded to the Core Strategy, insofar as the Proposed Submission Draft Core Strategy has been prepared in accordance with the NPPF and is at the final stage of public consultation before submission for examination in public, it should be given some weight as material consideration in the determination of this application, including the continued focus on Wirral International Business Park.

The principal material considerations in relation to this application include:

- the need for industrial development;
- the prospects of the site being used for employment uses;
- the consequences of the proposed development for existing centres,
- the potential impact on the character of the area and amenity issues (Design, Access and Landscaping).

#### Proposal for retail development on this site

Consideration of this issue falls within two parts. The first relates to the loss of an existing employment site and how this relates to the Council's overall strategy in terms of maintaining an adequate supply of employment land across the Borough in accordance with both National and Local Policy guidance. It is then necessary to consider why the proposal cannot be located in one of the existing centres within the catchment area for the new supermarket in accordance with the Sequential test set out in NPPF paragraph 24.

### Loss of employment land

In terms of building a strong competitive economy the Government wants the planning system to do all that it can to support sustainable economic growth, and recognise that businesses should not have unreasonable restrictions put on them because of changes in nearby land use, but expects planning policies to avoid long term protection of employment premises where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect, applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable communities (NPPF paragraphs 18-22 & 123 refer).

Although UDP Policy EM8 only makes provision for industrial uses within Use Classes B1, B2 and B8, draft Core Strategy Policy CS17 as amended following representations, proposes, in line with national policy, to continue to safeguard designated employment areas, with provision for compatible alternative uses:

- where the site is not suitable for one of the priority sectors;
- there has been continuous marketing at realistic prices and there is no reasonable prospect of the site being re-used for employment purposes;
- the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses,
- contribute to more sustainable patterns of development and meet Development Management Policy CS42; and an ongoing supply of available, suitable, developable employment land would be retained;

and the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses, contribute to more sustainable patterns of development.

Priority is to be given to protecting high scoring sites capable of providing employment and training in areas of greatest need. Agents for the applicant have given the site a score of 52 (out of 100) using the assessment criteria for attractiveness in the Council's Employment Land and Premises Study. High marks were given for the prominence of its location, services and availability, flexibility and environmental setting. Lower marks were attributed due to the proximity to the M53 Motorway and constraints from access to the adjoining job centre and an oil pipeline that can reduce area for development. Nevertheless, the Local Planning Authority could reasonably contend that the site can rank as one of the highest scoring sites in this part of the Borough. It has one of the better landscaped settings along the A41 corridor and development could obviously take place despite the constraints that have been listed, as evidenced by the interest for out of centre retail development.

One of the main priorities in draft Policy CS17 is to maximise the economic contribution of the Wirral International Business Park for large and medium scale businesses. It is also a key priority of the Councils Investment Strategy to increase the number of jobs and employment opportunities for Wirral residents.

The Council's Employment Land and Premises Study found a serious shortage of immediately available, serviced, developable employment land with utilities and road access already in place and found that a large proportion of the existing potential supply was already being considered for alternative uses, which could seriously affect the Borough's ability to maintain a credible future supply of employment land.

UDP Policy SH9, which needs updating to include the national retail tests, make it clear that out of centre retail development can only be permitted where the local Planning Authority is satisfied that the benefits outweigh the disadvantages.

Continued loss of employment sites could undermine the Borough's ability to accommodate new employment over the next 15 years. Issues related to the size type and location of a suitable employment land supply would need to be addressed through the Core Strategy Local Plan public examination next year. Whilst it can be contended that the site should be retained for employment uses permitted in UDP Policy EM8, long term protection should be avoided where there is no reasonable prospect of the land being used for those purposes under the of NPPF, paragraph 22 and the Policy CS17 in the emerging Core Strategy Local Plan. In considering the market signals in this particular

case, the applicants have indicated: that. the site was occupied by the Wirral Community Trust until November 2014, the premises then were vacated and the site marketed for employment uses by joint agents Legat Owen and Matthews and Goodman who advertised it on a "To Let, may sell and For Sale basis. An all enquires board was placed on the site.

The applicants have further stated that there has been no market interest from occupiers or developers for either B1, B2 or B8 uses, as these are not considered to be viable in this location, even if grant funding could be secured. However, there has been interest for the redevelopment of the site for retail and leisure uses, including as a public house, a coffee shop and Aldi, which are employment generating uses that will create jobs for the local community.

The arguments put forward by the developer for a retail use on this site are that the development of the site by Aldi would bring a vacant brownfield site into a beneficial employment generating use at the entrance to Wirral International Business Park. It is claimed that without interest from other commercial operators the site would remain vacant and the buildings deteriorate detracting from the gateway to the business park. In addition, the applicants contend that the development will provide an amenity that would serve both the local residential and working community.

In this particular case, it can be accepted that the site has been marketed for approximately 2 years without attracting interest for the industrial uses permitted under UDP Policy EM8 which is unlikely to be viable without grant funding in the longer term. It is considered that the proposed end use could sit comfortably alongside the existing employment activities so would not compromise their operation going forward and that the proposed scheme will create a total of 50 full and part time jobs adds weight to this view.

#### Retail assessment

With regard to retail development, para 24 of the NPPF sets a sequential test for applications for proposed town centre uses in out of centre locations. Para 26 sets the threshold for the requirements for an impact assessment. NPPF states that an impact assessment should be provided for proposals with a floorspace of 2,500m<sup>2</sup> gross. The proposed Aldi store has a gross external floor area of 1,812m<sup>2</sup>.

The applicants have submitted a sequential and impact assessment (without prejudice) of the centres falling within a catchment area which is determined by a five minute drive time.

The applicant indicates that the closest defined centres to the proposal site are New Ferry at approximately 1.6km to the north and Bromborough Village at approximately 1.8km to the south. The search also considered Croft Retail Park to establish if there are any existing units available and suitable and the wider catchment area.

The submitted documentation states that Aldi requires a minimum site area of 0.7 ha (1.75 acres). This allows for accommodation of the proposed foodstore, servicing arrangements and at least 100 car parking spaces. It is claimed that a site must be regular in shape to provide the most efficient use of land and that a prominent position on the highway is required because lack of visibility from the highway detracts from a viable business. The search criteria for the assessment undertaken by the applicants was for buildings over 900m<sup>2</sup> floorspace; and/or land over 0.4ha (1 acre).

The applicant's assessment found limited availability of alternative sites which were generally smaller vacant units and none were considered suitable for the size of development proposed.

One potential site within New Ferry centre is the CO-OP. The applicants have contended that due to the irregular shape of the premises; the lack of connectivity between the store entrance and the car park; and inefficient layout of existing floorspace, the building is unsuitable for the proposed development which seeks to deliver a modern, fit for purpose operation.

It is also contended that Aldi already serves and will continue to serve New Ferry district centre from its Bebington Road store with a direct pedestrian route which encourages linked trips. A second Aldi store is not viable to serve the same town and catchment. The proposed development seeks to serve a new catchment area further south in Bromborough.

The results of the search can be summarised as:

## New Ferry Centre and Edge of Centre

- Unsuitable vacant units within and edge of New Ferry centre.
- No land over 0.4 ha was being marketed in New Ferry centre or edge of centre.
- Bromborough Village Centre and Edge of Centre
- No buildings over 900sqm were being marketed in Bromborough Village or identified as vacant.
- No land over 0.4 ha is was being marketed in Bromborough Village or identified as vacant land.

## Out of Centre – Croft Retail Park

- No suitable vacant units were identified at Croft Retail Park
- No units are known to be on the market at Croft Retail Park.

The applicants assert that there is limited availability of sites within existing centres and none were considered suitable for the development proposed.

In terms of the sequential test, the application site is located in an out-of-centre location and the applicants' claim that is the most sequentially preferable site within the defined catchment to provide the proposed amount of retail floorspace which is accessible by foot and bicycle and users of public transport.

The submitted impact assessment indicates that the proposed store would draw 55% (£4.58m) of its trade from the existing Aldi at New Ferry and Asda in the Croft Retail Park by 2019. The applicant has calculated the 8% (0.67m) would be drawn from other stores in New Ferry and 6% (0.5m) from Bromborough Village. The existing Aldi store is to continue trading and most of the proposed trade would therefore be diverted from their existing store and the Asda store at the Croft Retail Park.

The applicants have stated that the store will create up to 50 jobs, employing generally local people resulting in approximately £1m of wages. All stores operate apprentice and graduate positions.

## **APPEARANCE AND AMENITY ISSUES**

The surrounding area is characterised by a mix of commercial, waste, community and residential uses. with no set style or palette of materials. There are two existing buildings on the site which are to be demolished. It is not considered that the existing buildings contribute visually to the area. The main attractive feature of this site is the open, landscaped area along the A41 New Chester Road frontage.

This application is for the development of a foodstore with warehouse, staff and toilet facilities and associated car parking for 122 spaces. The proposed store is set into the site from New Chester Road with the car parking to the front. The rear of the store positioned against an existing brick wall and the glazed front of the store will face out onto New Chester Road across the car park. Access to the site will be from the existing access from Port Causeway.

The proposal retains come of the landscaped area along the New Chester Road frontage. However, it is proposed to develop much of that area for car parking Whilst there are no specific trees to be removed except for the mature bushes and shrubs, officers have requested amendments to the landscaping scheme to include additional trees to be planted within the car parking area.

The scale of the building is single storey and sits at a lower level than the existing buildings. The proposed design is contemporary and applicants have stated that the materials to be used in the construction of the store will be a combination of Terracotta, grey and metallic silver coloured cladding with a contrasting charcoal, brick plinth. The majority of the front of the store will be glazed.

With regards to the landscape and boundary treatment, the western side boundary to New Chester Road currently contains palisade fencing which will be replaced by a timber knee rail along the boundary to Port Causeway with existing and proposed trees providing a landscaped buffer and a more open aspect.

The northern boundary contains a mixture of boundary treatments including a low timber knee rail near



the New Chester Road and a close boarded timber fence adjacent to the Job Centre. Existing trees along the boundary in front of the site are to remain. Along the eastern boundary, the existing brick wall will be retained with additional proposed trees to provide a buffer to soften the edge of the car park.

#### **SEPARATION DISTANCES**

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

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

There are no Highway Implications relating to this proposal.

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

Both national and local planning policy seeks to direct supermarket stores and other town centre uses towards existing centres in order to facilitate and promote sustainable development.

In terms of renewable energy, the applicants have stated that the proposed store will contain 200 solar panels which will provide an output of 44,000KW hours per year. This equates to between 13% and 15% of energy consumption across the store per annum. In addition a heat recovery system using a refrigerant-to-air-heater-exchanger is used to heat the sales area of each store by using the heat removed from the stores refrigeration plant.

The applicants have undertaken a bat roost survey of the existing building which found no evidence of bats.

#### **HEALTH ISSUES**

There are no health issue related to this application

#### **CONCLUSION**

Approval of this application can result in retail development in an out of centre location on a site that is designated as a Primarily Industrial Area contrary to the adopted development plan. The loss of the site for general employment use at one the prominent gateways to the Wirral International Business Park and the consequences for existing town centres need to be considered against the benefits that may be accrued from the proposed development.

In light of this, the applicant has referred to estate agent marketing and produced a viability appraisal on the prospects of securing industrial uses, a retail impact assessment and results of sequential test. The site has been marketed for over 12 months and there is no evidence of market interest from occupiers or developers for B1, B2 or B8 uses on the site. In the current circumstances, it is considered that the site is unlikely to attract interest for speculative redevelopment for employment uses without grant funding.

The applicant has demonstrated that there are no suitable alternative and available premises at New Ferry Town Centre and Bromborough Village Traditional Suburban Centre within the terms of their business model.

While the proposed development is recognised as a generator of traffic, the Director of Traffic and Transportation has raised no objection to the proposal and it can, therefore, be considered that the developments traffic impact can be safely accommodated within the Local Highway network without severely impacting on the capacity of the proposed access arrangements.

The proposed foodstore would form part of frontage which contains other non-industrial uses, e.g. a hotel, job centre and car showroom. It is considered that the proposed design of the building and landscape proposals are acceptable. On balance, taking the context of the site in relation to neighbouring uses into account alongside the requirements of local and national policy for employment and retail development it can be concluded in this particular case that the benefits from the development such as bringing the site back into use and the prospects of local job creation can be weighed in favour of the application, which is recommended for approval.

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

Having regards to the individual merits of this application the decision to grant Planning Permission has

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

It is considered that the site is unlikely to attract interest for speculative redevelopment for employment uses, The applicant has demonstrated that there are no suitable alternative and available premises at New Ferry Town Centre and Bromborough Village Traditional Suburban Centre within the terms of their business model. Furthermore, the proposed design of the building and landscape proposals are considered acceptable. There are there material considerations that weigh in favour of granting planning permission having regard to policies the statutory Development Plan and the National Planning Policy Framework.

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

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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

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

3. No development shall take place until a full scheme of works and timetable for the construction of the new highway and/or amendment of the existing highway made necessary by this development, including foot ways, street lighting, surface water drainage, traffic signs, road markings, tactile paved pedestrian crossings, street furniture and access onto the adjacent highway has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA 's written approval prior to the commencement of the development.

**Reason:** In the interest of highway safety and to comply with UDP Policy HS4- Criteria for new housing development.

4. Surface water drainage works shall be carried out in accordance with the details contained within the submitted documents listed below and approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority:

"Email from P. Starbutts to L. Makeating on 27/05/2016 at 09.16 regarding surface water management arrangements

"Email from P. Starbutts to L. Makeating on 27/05/2016 at 09.56 regarding maintenance arrangements

"GeoEnvironmental Investigation, Port Sunlight, Bromborough, December 2014, REF: A0680/R1/V1

"Aldi - Bromborough Rainfall Profiles (8295 Discharge Calculations)

"Aldi Store, Chester New Road, Bromborough - Existing Drainage Drawing, Job No. 8295/D/101 Revision. P1, Date: August 2015

"Aldi Store, Chester New Road, Bromborough - Proposed Drainage Drawing, Job No. 8295/D/002 Revision. P2, Date: April 2016

The surface water drainage scheme shall be fully constructed prior to occupation and

subsequently in accordance with the timing / phasing arrangements embodied within the approved Surface Water Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The sustainable drainage system management and maintenance plan shall be implemented in accordance with the approved details upon completion of the development. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details for its lifetime as agreed under the details of this planning permission.

**Reason:** To ensure satisfactory drainage facilities are provided to serve the site and to ensure satisfactory management and maintenance of the approved surface water drainage facilities is provided for the site for the lifetime of the development in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

5. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

6. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

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

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

8. 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.

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

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

**Reason:** To ensure that the proposed development would include the re-use of limited

resources, and to ensure that the amount of waste for landfill is reduced to accord with Policies of the Wirral Unitary Development Plan.

10. The supermarket shall be closed and all lighting turned off between the hours of 22:00 - 08:00 hours Monday to Saturday and between 18:00 hours - 10:00 hours on Sundays and Bank Holidays.

**Reason:** In the interests of amenity having regard to Policy SH9 of the Wirral Unitary Development Plan.

11. Servicing and deliveries shall not take place between the hours of 22.00 hours and 06.00 hours Monday to Saturday and 18.00 hours and 10.00 hours on Sundays and Bank Holidays. No vehicle shall arrive before the start time or leave after the finish time.

**Reason:** In the interest of amenity having regard to Policy SH9 of the Wirral Unitary Development Plan

12. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4th May 2016 and listed as follows: 1555NES-100,V1506 LO1, NES 1555NES-V102D,1555NES-CG101A, 1555NES-V104C, 8295/D/002-P2, 8295/D/101-P1, 8295/D/0002-A1 and V1566LO1B received by the Local Planning Authority on 2nd June 2016

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

13. Notwithstanding the provisions of the Town and Country Planning (Development Management Procedure) Order 2015 (or any subsequent re-enactment) there shall be no creation of additional floor space, including any mezzanine floor space, within the building hereby permitted as shown on the approved plans. The retail unit shall have gross internal floor space no greater than 1,812 square metres with a net trading area no greater than 1,254 square metres, as shown in the approved drawings. Sub division of the unit to form smaller retail outlets is not permitted.

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

14. Notwithstanding the provisions of Class A1 of the schedule to the Town and Country Planning (Use Classes Order) 1987 (or any subsequent re-enactment) the premises shall only be used for the sale of convenience goods, cold food and drink for consumption off the premises (other than ancillary to the principal retail use of the premises)

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

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

#### Further Notes for Committee:

1. In order to fulfil the highway condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out

including all necessary new footways works, street lighting alterations, reinstatement of the existing vehicular crossing made obsolete due to the development, any necessary surface water drainage alterations, any necessary traffic sign relocations, proposed road markings, proposed tactile pedestrian paved crossings, street furniture amendments and details of the access onto the adjacent highway.

2. Noisy work on construction and demolition sites is restricted (in most circumstances) to the following hours:

- Monday to Friday: 8.00am to 6.00pm
- Saturday: 8.00am to 1.00pm
- Sunday: No noisy work
- Public Holidays: No noisy work

Should the construction/demolition contractor need to carry out noisy work outside of the permitted hours they can apply for permission from Environmental Health via an online application form that can be accessed at: -

<https://www.wirral.gov.uk/environmental-problems/pollution-control/construction-site-noise>

Additionally, during the construction and/or demolition phases of the project effective dust suppression measures must be employed where the work is likely to liberate significant amounts of dust.

**Last Comments By:** 21/06/2016 14:48:56  
**Expiry Date:** 29/06/2016



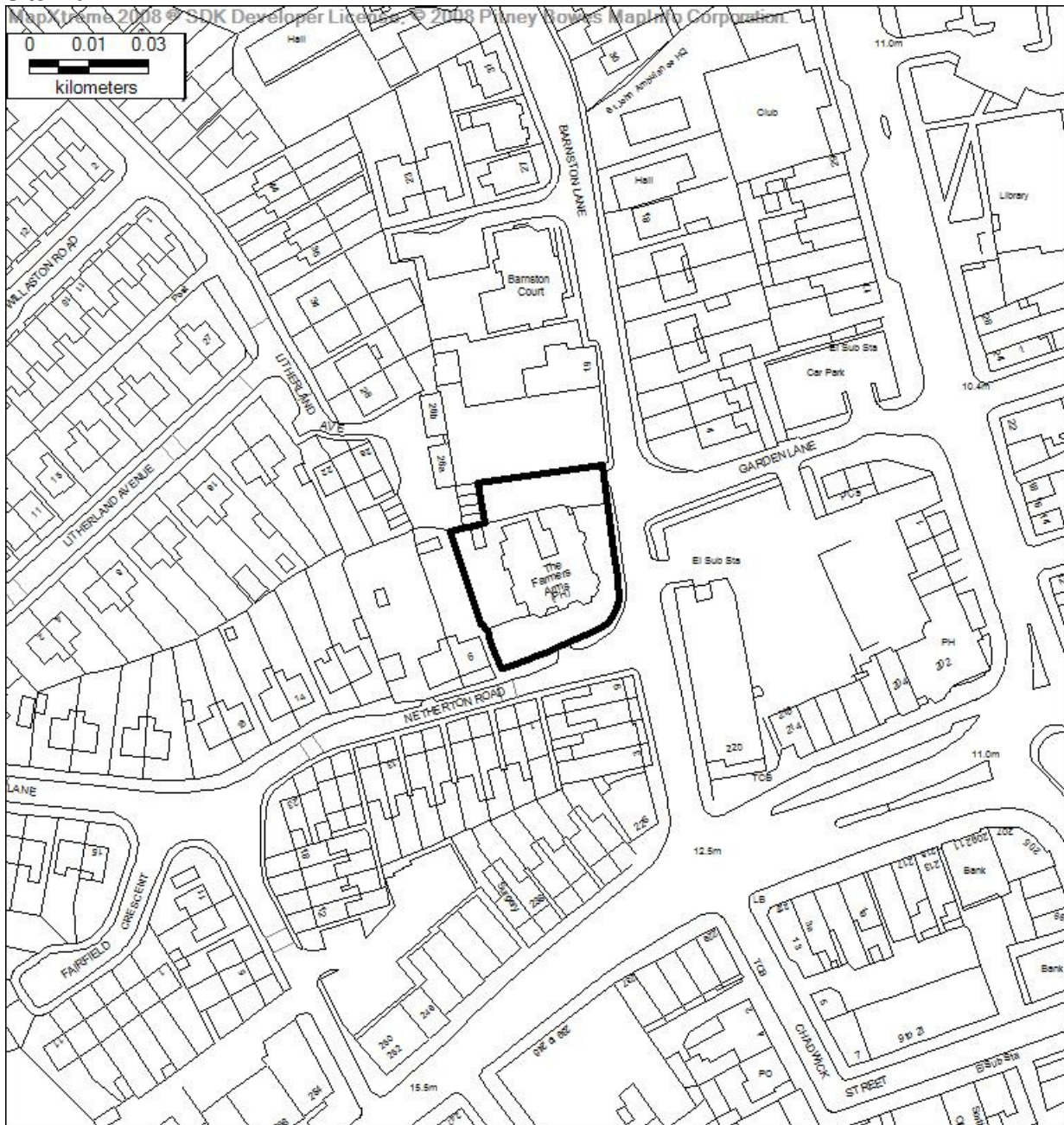
## Planning Committee

22 June 2016

**Reference:** APP/16/00547    **Area Team:** North Team    **Case Officer:** Miss A McDougall    **Ward:** Moreton West and Saughall Massie

**Location:** The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR  
**Proposal:** Proposed installation of new Children's Play Equipment sited in existing walled & fenced Garden Area at Side of Existing Public House Building.  
**Applicant:** Greene King plc  
**Agent :** PDS Design and Build

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR  
Application Type: Full Planning Permission  
Proposal: Proposed single storey kitchen pod extension with link corridor to rear  
Application No: APP/13/00948  
Decision Date: 13/09/2013  
Decision Type: Approve

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR  
Application Type: Advertisement Consent  
Proposal: Proposed post sign.  
Application No: ADV/13/00443  
Decision Date: 03/06/2013  
Decision Type: Approve

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR  
Application Type: Full Planning Permission  
Proposal: Construct new single storey dining area extension to the rear, single storey kitchen & bottle store extension, new lean-to smoking area, erection of 1No. canvas Jumbrella in beer garden, new timber fence between the beer garden & yard/kitchen access, installation of new kitchen air intake & extract to flat roof of the proposed kitchen.  
Application No: APP/12/00936  
Decision Date: 19/09/2012  
Decision Type: Approve

Location: The Farmers Arms, 2 Netherton Road, Moreton, Wirral, CH46 7TR  
Application Type: Full Planning Permission  
Proposal: Erection of a smoking shelter to patio area.  
Application No: APP/08/05466  
Decision Date: 06/05/2008  
Decision Type: Approve

Location: The Farmers Arms, 2 Netherton Road, Moreton, Wirral, CH46 7TR  
Application Type: Full Planning Permission  
Proposal: Erection of canopy for an external covered patio area with fencing to side of premises  
Application No: APP/06/07429  
Decision Date: 29/01/2007  
Decision Type: Approve

Location: Farmers Arms Netherton Rd, Moreton.  
Application Type: Advertisement Consent  
Proposal: Illuminated fascia sign  
Application No: ADV/74/00195  
Decision Date: 18/07/1974  
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 37 notifications were sent to adjoining properties. A site notice was also displayed. 7 objections have been received from 5, 7, 9, 12 & 14 Netherton Road, one further unspecified address in Netherton Road and 10 Barnston Lane. The objections can be summarised as follows:

1. impact onto existing parking problems



2. noise from existing beer garden

CONSULTATIONS:

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

**Director's Comments:**

This application was deferred from consideration at Planning Committee on 2 June 2016 to allow for a formal Member's Site Visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Blakeley has requested the application be taken out of delegated powers due to parking issues, noise and loss of amenity from the siting of the play equipment.

**INTRODUCTION**

The proposal is for the erection of play equipment within a walled garden area to the north of an established public house.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for additions to an established business within a residential area, the principle of development is considered acceptable.

**SITE AND SURROUNDINGS**

The application site is currently a walled grassed area to the north of The Farmers Arms, the site forms part of the established curtilage of The Farmers Arms public house. The application site is located within the designated Primarily Residential Area and on a corner bounded by Netherton Road and Barnston Road to the east, across Barnston Road is Moreton Key Town Centre.

The siting of the play equipment is to the north of the public house building and behind relatively substantial boundary treatment and fronts Barnston Road.

**POLICY CONTEXT**

The site forms part of the curtilage of an established public house in a residential area and will therefore be assessed in accordance with Wirral's UDP Policy HS15.

Policy HS15 states; Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

**APPEARANCE AND AMENITY ISSUES**

The proposal is for the installation of children's play equipment, the development is a square climbing apparatus that includes a slide, linked walkways between each quad base and is 3.5m high to the top of the largest tower and 1.5m to the highest raised platform base. The appearance of the structure is typical of children's play equipment and is not out of character in association with a family friendly public house.

The play equipment is to be located within an existing beer garden of a public house, the principle of using the space for outdoor recreation in association with the pub has been established as it forms part of the public house beer garden.

The equipment will be located behind existing boundary treatment and the majority of the structure will be screened from Barnston Road and the car park that serves the flats at 19 Barnston Road. The land where the equipment is to be sited is set slightly lower than the car park of the public house and is not considered to be of a scale that would have an adverse impact onto neighbouring uses.

Concerns have been raised with regards to parking, noise and loss of amenity. The siting of the equipment is within an established beer garden and will not affect the existing parking arrangements of the public house, the site is an existing beer garden associated with the public house, it is therefore considered that the proposal will not introduce a feature that will result in nuisance to neighbouring uses having regard to the established use of the premises and the location of the application.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance.

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

There are no Highway Implications relating to this proposal.

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

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

#### **CONCLUSION**

Having regard to the siting and scale of the play equipment the proposal is considered to be acceptable in accordance with Wirral's UDP Policy HS15.

#### **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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Having regard to the siting and scale of the play equipment the proposal is considered to be acceptable in accordance with Wirral's UDP Policy HS15.

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

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12 April 2016 and listed as follows: SLP Rev.A, 02 & 03.

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

**Last Comments By:** 31/05/2016 12:36:53

**Expiry Date:** 07/06/2016

## Planning Committee

22 June 2016

**Reference:**  
**APP/16/00648**

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

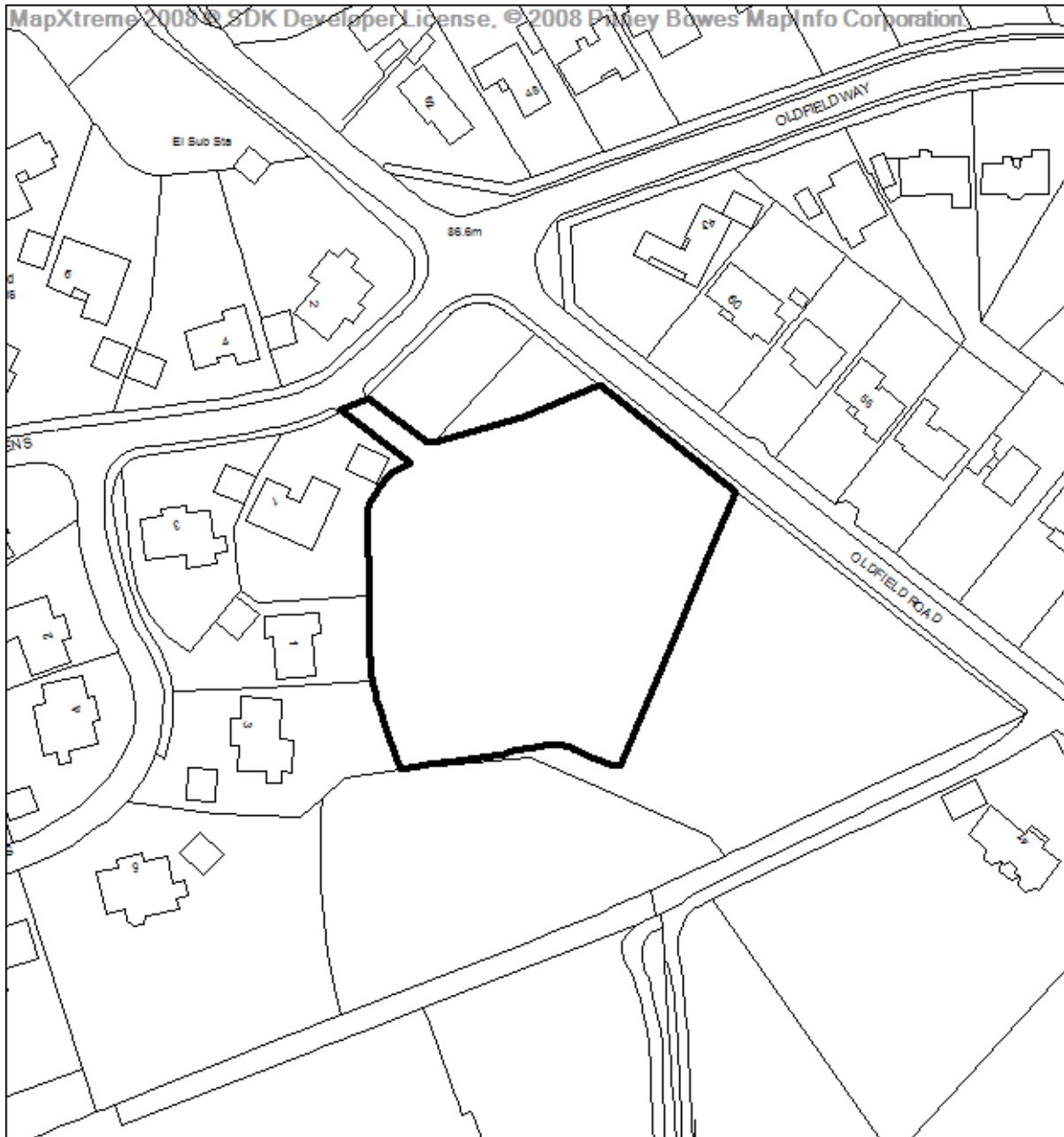
**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Heswall**

**Location:** Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
**Proposal:** Existing rear site levels updated in relation to approval ref: App/13/01294

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

### Site Plan:



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**Development Plan designation:**  
Urban Greenspace

Area of Special Landscape Value

**Planning History:**

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Application to replace an extant planning permission in order to extend the time limit for implementation. (08/6792 approved on Appeal-2101010)  
Application No: APP/11/01532  
Decision Date: 22/02/2012  
Decision Type: Approve

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Refurbishment of the existing care home and the erection of a new extension wing to provide 53 Bedrooms with associated facilities, new access road from Oldfield Road, new car park with associated hard and soft landscaping to grounds.  
Application No: APP/13/01294  
Decision Date: 28/11/2013  
Decision Type: Approve

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

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

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

Location: Plots 1 & 2, Nos. 1 & 3, Oldfield Gardens, Heswall. L60 6TG  
Application Type: Full Planning Permission  
Proposal: Substitution of house type on plot 1 and repositioning of garages on plots 1 and 2.  
Application No: APP/91/05938  
Decision Date: 23/07/1991  
Decision Type: Approve

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

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE

Application Type: Advertisement Consent

Proposal: 1 No. sign post sign at access off Oldfield Rd. 2 No. small insignia sign on gate posts. 1 No. Logo sign on end elevation of new build. 1 No. Frosted Signage on Main Entrance Glass Doors. 1 No. Logo sign on timber clad entrance wall.

Application No: ADV/16/00055

Decision Date: 15/03/2016

Decision Type: Approve (mixed)

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

#### REPRESENTATIONS

Having regard to the Councils Guidance on Publicity for Applications, notifications were sent to 5 adjoining properties. A Site Notice was also displayed. At the time of writing this report no representations have been received.

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

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

Councillor Hodson has requested that the application is removed from delegation on the grounds that the development would have a detrimental impact on the residential amenities of surrounding occupiers.

#### **INTRODUCTION**

Planning permission was granted in 2013 for the retention of the existing care-home building and the construction of extensions to provide a 53 single bed care home (Use Class C2). The existing building was three storeys in height, with a part hipped roof and attic accommodation. The proposed extension includes a part single, part two storey extension to the rear of the property and a four storey wing extension to east of the existing block. The fourth floor element has been stepped in from the main walls and will provide a small self-contained unit for the manager and kitchen and staff rooms for . A new access is proposed off Oldfield Road and the existing access to the site will be removed. A new dormer window is also proposed within the roof space of the existing building.

During the construction, concern was raised through the Councils enforcement team that a substantial amount of soil deposited on site and concern was raised regarding the possible damage to the existing protected trees on the site and the impact on existing boundary fencing. The applicant has been advised that the increase in land levels constitutes development that requires planning permission.

This application is for the retention of an area of land to the centre at the rear of the site that has been levelled off, but increased in height by 1825mm at its highest level due to the removal of an air raid shelter. An additional amount of earth has been deposited at the immediate rear of the building to enable a level access from the rear of the building to the garden. This has increased the height of a small area of land by 400mm

#### **PRINCIPLE OF DEVELOPMENT**

The site is identified as Urban Greenspace and an Area of Special Landscape Value in the Wirral Unitary Development Plan. It is an existing developed site that has an established care use. Development for reuse of existing building is acceptable in principle subject to compliance with UDP Policies GR1, LAN1 & LA1.

#### **SITE AND SURROUNDINGS**

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

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

### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 2000) and the joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18th July 2013. UDP Policies HS8, GR1, LAN1 and LA1 and the Waste Local Plan Policies are relevant. These are considered to be consistent with National Planning Policy Framework which provides updated guidance in relation to sustainable development and open space.

The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 7 Requiring Good Design and 8 Promoting Health Communities are particularly relevant.

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

UDP Policies LAN1 – 'Principles for Landscape', and LA1 - Protection for Area of Special Landscape Value provides protection for the character and appearance of areas designated as Areas of Special Landscape Value from adverse effects of development and will not permit proposals which would, introduce new development within an otherwise open setting, result in the loss or erosion of distinctive features such as woodland, hedges or trees, and other proposals which in terms of their siting, scale, form and external appearance, would detract from the appearance of the area or intrude within important views into or out of the area.

The visually important trees within the site would be retained and the additional wing would sit alongside a very extensive area of mature landscaping which sits alongside an extensive area of mature landscaping which encloses the eastern boundary. The development is set well back from Oldfield Road at a lower ground level within very generous and maturely landscaped grounds. The wooded character of the site would be retained.

### **APPEARANCE AND AMENITY ISSUES**

The rear garden area still slopes away from the care home but at a less severe degree and has not increased the height of the garden area above its highest level, rather it has ensured that the slope away from the care home is less severe for residents. The development has not resulted in any loss of trees on the site. The nearest residential property - 1 Dale Gardens is located some 25m away. It is not considered that the increase in the garden levels will impinge on the residential amenities of surrounding properties through overlooking. As such it is not considered necessary to add a condition to provide details of any screen fencing.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway/traffic implications relating to this proposal

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental or sustainability issues relating to this proposal.

### **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The engineering operation has provided a less severe slope to the existing rear garden area of the care home. This has not resulted in any loss of trees nor has it had a detrimental impact on surrounding properties through overlooking. The proposal is therefore considered to be acceptable and complies with both National and local plan policies.

### **Summary of Decision:**

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

The engineering operation has provided a less severe slope to the existing rear garden area of the care home. This has not resulted in any loss of trees nor has it had a detrimental impact on surrounding properties through overlooking. The proposal is therefore considered to be acceptable and complies with both National and local plan policies.

**Recommended                      Approve  
Decision:**

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

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 10th May 2016 and listed as follows: 1271-103-V, 1271-103-S,1271-300

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

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

**Last Comments By:** 15/06/2016 14:41:02  
**Expiry Date:** 05/07/2016

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**Planning Applications Decided Under  
Delegated Powers Between  
23/05/2016 and 12/06/2016**

**Application No.:** APP/16/00018                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Ms F Sharp                                      **Agent:**  
**Location:** 5 STEWART CLOSE, PENSBY, CH61 6YD  
**Proposal:** First floor side extension

**Application No.:** APP/16/00179                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 25/05/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** PRICE STREET DEVELOPMENTS                      **Agent:** Bryson McHugh Architects  
**Location:** UNUSED LAND, ST ANNES PLACE, BIRKENHEAD, CH41 4FQ  
**Proposal:** Erection of six single-storey dwellings

**Application No.:** ADV/16/00229                      **Application Type:** Advertisement Consent  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mr S Lacey  
**Applicant:** Centaur & Barclay                                      **Agent:**  
**Location:** Champions Business Park, ARROWE BROOK ROAD, UPTON  
**Proposal:** Illuminated wooden totem pole at front entrance of business park.

**Application No.:** APP/16/00243                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Bloor Homes North West Ltd.                                      **Agent:**  
**Location:** Bromborough Paint & Building Supplies, Harrisons Yard, BRIDLE ROAD, EASTHAM  
**Proposal:** Variation of condition 2 of APP/14/01269 to incorporate amended house type for plots 36 - 44

**Application No.:** APP/16/00289                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr Howard George                                      **Agent:**  
**Location:** Wellfield House, 47 WELL LANE, GAYTON, CH60 8NQ  
**Proposal:** Removal of condition - to have part clear glass

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**Application No.:** APP/16/00294                      **Application Type:** Full Planning Permission  
**Ward:** Oxtan    **Decision Level:** Delegated  
**Decision Date:** 27/05/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Mr A Hillyer                                      **Agent:** Matthews and Goodman LLP  
**Location:** Monksilver, 26 ROSE MOUNT, OXTON, CH43 5SW  
**Proposal:** Erection of a residential annex, Monksilver, 26 Rose Mount, Oxtan

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**Application No.:** APP/16/00323                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 09/06/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Leeuwangh                                      **Agent:** D Brigden Architectural  
**Location:** 11 CLIFTON ROAD, TRANMERE, CH41 2SE  
**Proposal:** Removal of existing external single-storey store at rear. Construct new single-storey extension to rear incorporating lean-to slated roof to provide walk-in wet room.

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**Application No.:** LBC/16/00324                      **Application Type:** Listed Building Consent  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 09/06/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Leeuwangh                                      **Agent:** D Brigden Architectural  
**Location:** 11 CLIFTON ROAD, TRANMERE, CH41 2SE  
**Proposal:** Removal of existing external single-storey store at rear. Construct new single-storey extension to rear incorporating lean-to slated roof to provide walk-in wet room.

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**Application No.:** APP/16/00325                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 02/06/2016                      **Decision:** Refuse  
**Case Officer:** Mr N Williams  
**Applicant:** Mrs Roberts    **Agent:**  
**Location:** Barnstondale Cottage, 111 BARNSTON ROAD, BARNSTON, CH61 1BR  
**Proposal:** Demolition of existing stable block and erection of two-storey 3-bedroom dwelling on same site

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**Application No.:** ADV/16/00329                      **Application Type:** Advertisement Consent  
**Ward:** New Brighton    **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Costa Limited    **Agent:** SGM Management & Design Ltd  
**Location:** Marine Point, KINGS PARADE, NEW BRIGHTON  
**Proposal:** 1 fascia sign.

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**Application No.:** ADV/16/00372                      **Application Type:** Advertisement Consent  
**Ward:** Rock Ferry                                      **Decision Level:** Delegated  
**Decision Date:** 26/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** NoteMachine UK Ltd                      **Agent:** NoteMachine UK Ltd  
**Location:** 230 BEBINGTON ROAD, ROCK FERRY, CH42 4QF  
**Proposal:** The retention of an ATM fascia with black bezel surround and white illuminated lettering . Blue LED halo illumination to ATM surround.

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**Application No.:** APP/16/00373                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry                                      **Decision Level:** Delegated  
**Decision Date:** 26/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** NoteMachine UK Ltd                      **Agent:** NoteMachine UK Ltd  
**Location:** 230 BEBINGTON ROAD, ROCK FERRY, CH42 4QF  
**Proposal:** The retention of an ATM installed through a white laminated composite security panel replacing part of the existing glazing.

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**Application No.:** APP/16/00383                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Ms Allison Lewis                      **Agent:** Mr A Stewart  
**Location:** Tennis Courts, Wallasey Manor Tennis Club, KINGSWAY, LISCARD  
**Proposal:** Refurbishment of clubhouse including internal alterations to provide upgraded changing facilities, lounge and bar and external alterations to remove one of the existing windows and the wall below to provide new entrance door to changing facilities direct from courts and provision of new pvc entrance door.

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**Application No.:** APP/16/00391                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Derek Igoe                      **Agent:**  
**Location:** 20 CASTLEFIELDS ESTATE, LEASOWE, CH46 3RL  
**Proposal:** Demolition of bungalow, replacement dwelling

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**Application No.:** APP/16/00393                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Neil Griffiths                      **Agent:**  
**Location:** 8 INLEY ROAD, SPITAL, CH63 9YS  
**Proposal:** Side and rear extension to the ground floor only. Rear extension to extend the rear elevation out by 2m. Side extension to extend out from the existing elevation by 1.8m.

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**Application No.:** APP/16/00395                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 07/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Dr D Sharma                              **Agent:** Lightblue Solutions Ltd  
**Location:** 2 THE SPINNEY, GAYTON, CH60 3SU  
**Proposal:** Two storey side extension, single storey extension, 2 dormers, road facing balcony with new front door and other miscellaneous external alterations.

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**Application No.:** APP/16/00396                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 25/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr & Mrs McDonald                      **Agent:** Architects-Direct.com  
**Location:** 5 ASHCROFT DRIVE, PENSBY, CH61 6UL  
**Proposal:** Remove existing conservatory and lean too at rear. Construct new single storey extensions at front and rear. General internal alterations

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**Application No.:** APP/16/00401                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 26/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr T Cooper                              **Agent:** AFJ Designs  
**Location:** 5 KILMALCOLM CLOSE, OXTON, CH43 9QT  
**Proposal:** Extension above existing garage to side elevation, two storey side extension and single storey rear extension

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**Application No.:** APP/16/00402                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr S Carney                              **Agent:** Matthews and Goodman LLP  
**Location:** Beacon Tor, VILLAGE ROAD, WEST KIRBY, CH48 7HF  
**Proposal:** Extension to adjoin the existing house at Beacon Tor with the recently approved dwelling

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**Application No.:** APP/16/00412                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 09/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr J Dawson                              **Agent:** Mr D Dawson  
**Location:** 35 ST AUSTELL CLOSE, MORETON, CH46 6FG  
**Proposal:** Attached Garage to the side

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**Application No.:** APP/16/00415                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 01/06/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mrs Bennett                              **Agent:** Architects-Direct.com  
**Location:** 39 THURSTASTON ROAD, HESWALL, CH60 6SB  
**Proposal:** Erection of two-storey and single-storey side extensions, single-storey rear extension and loft conversion with front and rear dormers

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**Application No.:** ADV/16/00416                      **Application Type:** Advertisement Consent  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 23/05/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** ASDA Stores Limited                      **Agent:** Riverside design studios  
**Location:** ASDA Stores Ltd, SEAVIEW ROAD, LISCARD, CH45 4NZ  
**Proposal:** Canopy Signage, fuel pricing signage and vehicular signage

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**Application No.:** LDP/16/00419                      **Application Type:** Lawful Development Certificate Proposed  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Lawful Use  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr Jason Craik                              **Agent:** Construction Drafting Services  
**Location:** 30 CONVILLE BOULEVARD, HIGHER BEBINGTON, CH63 5LU  
**Proposal:** Conversion of existing loft space with rear facing dormers only.

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**Application No.:** APP/16/00420                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Jones                                      **Agent:** Mr J Hale  
**Location:** 177 BROOKHURST AVENUE, EASTHAM, CH63 0PG  
**Proposal:** Single storey rear extension

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**Application No.:** RESX/16/00423                      **Application Type:** Prior Approval Householder PD  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Andrew McShane                      **Agent:** Bryson McHugh Architects  
**Location:** 424 HOYLAKE ROAD, MORETON, CH46 6DG  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.5m

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**Application No.:** APP/16/00428                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 26/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr & Mrs Stanton    **Agent:** Neville Pickard  
**Location:** 68 BRIMSTAGE ROAD, HESWALL, WIRRAL, CH60 1XG  
**Proposal:** First floor and two storey side extension and single storey rear extension

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**Application No.:** APP/16/00430                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 27/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr J Gillespie    **Agent:** Mrs J A Gillespie  
**Location:** 2 DOES MEADOW ROAD, BROMBOROUGH, CH63 0EE  
**Proposal:** Two storey extension to a detached dormer bungalow

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**Application No.:** APP/16/00432                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr C Berry    **Agent:**  
**Location:** 7 GOTHAM ROAD, SPITAL, CH63 9AS  
**Proposal:** Two storey side extension and erection of attached garage.

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**Application No.:** APP/16/00437                      **Application Type:** Full Planning Permission  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr J Williams    **Agent:** Neville Pickard  
**Location:** Glenburn, 150 STORETON ROAD, PRENTON, CH42 8NB  
**Proposal:** Two storey side and rear extension

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**Application No.:** APP/16/00440                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 24/05/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr G Woodward    **Agent:** Neville Pickard  
**Location:** 2A PARKFIELD ROAD, BEBINGTON, CH63 3DS  
**Proposal:** Single storey side and rear extension and porch extension

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**Application No.:** COMX/16/00444      **Application Type:** Prior Approval Commercial PD  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 25/05/2016      **Decision:** Prior Approval Given  
**Case Officer:** Mrs S Lacey  
**Applicant:** Miss J Brassey      **Agent:**  
**Location:** 130 BANKS ROAD, WEST KIRBY, CH48 0RF  
**Proposal:** Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafe's (Class A3)

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**Application No.:** APP/16/00445      **Application Type:** Full Planning Permission  
**Ward:** Bromborough      **Decision Level:** Delegated  
**Decision Date:** 02/06/2016      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr & Mrs Robbie & Janette Bassett      **Agent:** Mr B E Robinson  
**Location:** Land off BELMONT AVENUE, BROMBOROUGH, CH62 2ED  
**Proposal:** Erection of 2 No. dwellings with integral garage including means of access

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**Application No.:** APP/16/00449      **Application Type:** Full Planning Permission  
**Ward:** Bebington      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Leighton Owen-Kewley      **Agent:**  
**Location:** 1 NORBURY CLOSE, HIGHER BEBINGTON, CH63 2HL  
**Proposal:** Single storey rear and side extension

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**Application No.:** APP/16/00453      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall      **Decision Level:** Delegated  
**Decision Date:** 24/05/2016      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mrs Joanne Simpson      **Agent:**  
**Location:** 16 IRBY ROAD, HESWALL, CH61 6XE  
**Proposal:** Proposed side and rear single storey extension

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**Application No.:** ADV/16/00455      **Application Type:** Advertisement Consent  
**Ward:** New Brighton      **Decision Level:** Delegated  
**Decision Date:** 02/06/2016      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Michael Appleton      **Agent:** Benson Signs  
**Location:** Riverside Bowl and Lazer Quest, MARINE PROMENADE, NEW BRIGHTON, CH45 2JS  
**Proposal:** 4 x internally illuminated wall mounted signs

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**Application No.:** APP/16/00457                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 26/05/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Harrison Day Nursery Ltd                      **Agent:** Andrew Smith Architects Ltd  
**Location:** 293 WALLASEY VILLAGE, WALLASEY. WIRRAL CH45 3HA  
**Proposal:** Retrospective change of use of residential maisonette accommodation at 293 Wallasey Village into offices/staff accommodation serving the Harrison Day Nursery

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**Application No.:** APP/16/00459                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton East                      **Decision Level:** Delegated  
**Decision Date:** 27/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Notemachine UK Ltd                      **Agent:** NoteMachine UK Ltd  
**Location:** Shell Petrol Station, 157 HOYLAKE ROAD, MORETON, CH46 9PZ  
**Proposal:** Retrospective application for the retention of an ATM, fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.

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**Application No.:** APP/16/00461                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Withdrawn  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr J Harrison                      **Agent:** PWE Design  
**Location:** Hillstone View, 12 OLDFIELD LANE, MEOLS, CH48 1PN  
**Proposal:** Two storey rear and single storey side extension

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**Application No.:** APP/16/00464                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 10/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr L McLachlan                      **Agent:** Bryson Architecture  
**Location:** 19 BARNSTON LANE, MORETON, CH46 7TN  
**Proposal:** Change of use to childrens day nursery for 45 children

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**Application No.:** APP/16/00466                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Joe Ouldred                      **Agent:** Mr Lee Wood  
**Location:** 7 GREASBY ROAD, GREASBY, CH49 3NE  
**Proposal:** Erection of a single storey side and rear extension.

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<b>Application No.:</b>	APP/16/00469	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Julian & Niamh Penni	<b>Agent:</b>	
<b>Location:</b>	10 QUEENSBURY, NEWTON, CH48 6EP		
<b>Proposal:</b>	Erection of a single storey front, side and rear extension (demolition of existing garage)		
<b>Application No.:</b>	ADV/16/00470	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Dollar Financial Group	<b>Agent:</b>	FREETHS LLP
<b>Location:</b>	Moss Chemist, 29 LISCARD WAY, LISCARD, CH44 5TL		
<b>Proposal:</b>	Two internally illuminated fascias, one projecting box sign and one external side advertisement		
<b>Application No.:</b>	APP/16/00472	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Phoenix Futures	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	Phoenix House, UPTON ROAD, BIDSTON, CH43 7QF		
<b>Proposal:</b>	Single storey extension to provide additional bedroom and office accommodation		
<b>Application No.:</b>	APP/16/00474	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Ms Carol Owens	<b>Agent:</b>	C W Jones
<b>Location:</b>	12 OLD GREASBY ROAD, UPTON, CH49 6LT		
<b>Proposal:</b>	Single storey rear/side extension		
<b>Application No.:</b>	APP/16/00475	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Miss Sonya Campbell	<b>Agent:</b>	C W Jones
<b>Location:</b>	29 REDCAR DRIVE, EASTHAM, CH62 8HE		
<b>Proposal:</b>	Two storey side extension, single storey front and rear extensions		

<b>Application No.:</b>	APP/16/00476	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr M Scullion	<b>Agent:</b>	C W Jones
<b>Location:</b>	49 BEACON DRIVE, NEWTON, CH48 7EB		
<b>Proposal:</b>	Two storey side/front extension		
<b>Application No.:</b>	APP/16/00479	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Nicola Rowley	<b>Agent:</b>	simon j cushing chartered architect
<b>Location:</b>	LAND ADJACENT TO 23 NURSERY CLOSE, OXTON, CH43 5UG		
<b>Proposal:</b>	Erection of new single-storey dwelling		
<b>Application No.:</b>	ADV/16/00480	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	27/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	A Share & Sons Ltd	<b>Agent:</b>	Stephen D Buxton & Associates
<b>Location:</b>	ScS Unit RU6, WELTON ROAD, BROMBOROUGH, WIRRAL, CH62 3PN		
<b>Proposal:</b>	1No LED Internally illuminated sign		
<b>Application No.:</b>	LBC/16/00481	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Friends of Leasowe Lighthouse	<b>Agent:</b>	Griffiths Thompson Partnership
<b>Location:</b>	LEASOWE LIGHTHOUSE, LEASOWE COMMON, MORETON, WIRRAL, CH46 4TA		
<b>Proposal:</b>	Proposed replacement of existing main entrance doors to lighthouse		
<b>Application No.:</b>	APP/16/00486	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mrs L Murrey-Fletcher	<b>Agent:</b>	Hogan Drawing Shop Ltd
<b>Location:</b>	55 STANHOPE DRIVE, BROMBOROUGH, CH62 2DF		
<b>Proposal:</b>	Single storey side extension		

<b>Application No.:</b>	APP/16/00487	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	26/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr B P Tudor	<b>Agent:</b>	Hunt Planning Services Ltd
<b>Location:</b>	99 WIRRAL GARDENS, BEBINGTON, CH63 3BG		
<b>Proposal:</b>	Proposed two-storey side and rear extension and single-storey rear extension		
<b>Application No.:</b>	APP/16/00488	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr J Harrison	<b>Agent:</b>	D.J. Cooke & Co Ltd
<b>Location:</b>	36 KENILWORTH DRIVE, IRBY, CH61 8TA		
<b>Proposal:</b>	The erection of a single storey extension at the rear of the premises		
<b>Application No.:</b>	APP/16/00490	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Wayne Thompson	<b>Agent:</b>	Major Design Partnership
<b>Location:</b>	8 LEISTON CLOSE, IRBY, CH61 4YR		
<b>Proposal:</b>	Proposed two storey extension to the rear of the dwelling		
<b>Application No.:</b>	APP/16/00493	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Stephen Hanna	<b>Agent:</b>	DAVID MAXWELL ARCHITECTS
<b>Location:</b>	1 DARMONDS GREEN, WEST KIRBY, CH48 5DT		
<b>Proposal:</b>	Proposed new 2 storey detached dwelling with integral garage		
<b>Application No.:</b>	APP/16/00495	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/05/2016	<b>Decision:</b>	Withdrawn by Applicant
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mazdon Construction Ltd	<b>Agent:</b>	Damian Field Architects Ltd
<b>Location:</b>	Sherwood, 3 PIKES HEY ROAD, CALDY, CH48 1PA		
<b>Proposal:</b>	Two storey side extension & internal modifications		

<b>Application No.:</b>	APP/16/00498	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr John Hatton	<b>Agent:</b>	Mr Peter Carnley
<b>Location:</b>	34 KINGSWOOD BOULEVARD, HIGHER BEBINGTON, CH63 8NX		
<b>Proposal:</b>	Proposed single-storey side and front extension to provide garage, utility room and porch		
<b>Application No.:</b>	APP/16/00499	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Brian Skidmore	<b>Agent:</b>	Mr Richard Vodrey
<b>Location:</b>	44 MILL PARK DRIVE, EASTHAM, CH62 9DL		
<b>Proposal:</b>	Proposed garden room and front porch		
<b>Application No.:</b>	APP/16/00501	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr R Stewart	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	61 PRENTON DELL ROAD, PRENTON, CH43 3BZ		
<b>Proposal:</b>	Erection of two storey side and single storey rear extensions		
<b>Application No.:</b>	APP/16/00502	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Johnson	<b>Agent:</b>	SNA Architectural Services Ltd
<b>Location:</b>	130 HEYGARTH ROAD, EASTHAM, CH62 8AG		
<b>Proposal:</b>	Single storey rear extension		
<b>Application No.:</b>	APP/16/00503	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	27/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Milton	<b>Agent:</b>	MMP Architects
<b>Location:</b>	41 MACDONA DRIVE, WEST KIRBY, CH48 3JD		
<b>Proposal:</b>	Single storey domestic extension		

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**Application No.:** APP/16/00506                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr & Mrs Jones    **Agent:** Irvin Consultants  
**Location:** St Julien, 15 PARK ROAD, BARNSTON, CH60 2SL  
**Proposal:** Two storey rear extension

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**Application No.:** RESX/16/00507                      **Application Type:** Prior Approval Householder PD  
**Ward:** Leasowe and Moreton                      **Decision Level:** Delegated  
East  
**Decision Date:** 24/05/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mrs Groves    **Agent:** Ultraseal  
**Location:** 43 SUNFIELD ROAD, MORETON, CH46 8UL  
**Proposal:** Erection of a conservatory which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.3m and for which the height of the eaves would be 2.2m

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**Application No.:** RESX/16/00508                      **Application Type:** Prior Approval Householder PD  
**Ward:** West Kirby and    **Decision Level:** Delegated  
Thurstaston  
**Decision Date:** 24/05/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr John Macdonald    **Agent:**  
**Location:** 112 FRANKBY ROAD, NEWTON, CH48 9UX  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.150m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.7m

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**Application No.:** APP/16/00510                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 06/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Joanne Byrne    **Agent:** Spring Architects  
**Location:** Bowness, 6A PINE ROAD, BARNSTON, CH60 2SP  
**Proposal:** Proposed two-storey front extension with first-floor front dormer windows, and conversion of existing garage to habitable room. Demolition of existing conservatory and porch, addition of pitch roof shelter to replace existing porch, and external alterations.

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**Application No.:** APP/16/00513                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and    **Decision Level:** Delegated  
Thurstaston  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs Judy Wilcox    **Agent:** Collins Architecture  
**Location:** Simonsfield, 36 BARTON HEY DRIVE, CALDY, CH48 1PZ  
**Proposal:** Proposed first-floor side extension to existing dwelling

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**Application No.:** APP/16/00515                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Steve Pendergast                      **Agent:** Collins Architecture  
**Location:** Brooklands, RABY DRIVE, RABY MERE, CH63 0NL  
**Proposal:** Proposed two-storey side extension and single storey rear extension. Alterations to existing roof including new gable and front dormer, and external alterations to existing dwelling.

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**Application No.:** APP/16/00516                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr G Hayes                                      **Agent:** Collins Architecture  
**Location:** 22 KINGS WALK, NEWTON, CH48 8AG  
**Proposal:** Proposed two-storey side extensions, single-storey rear extension and external alterations to existing dwelling

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**Application No.:** APP/16/00517                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry                                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr L Fairhurst                                      **Agent:** Kriss Cringle Associates  
**Location:** 36A EGERTON PARK, ROCK FERRY, CH42 4QZ  
**Proposal:** Conversion of existing flat roof above existing two storey side extension into a pitched roof with gable wall

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**Application No.:** RESX/16/00520                      **Application Type:** Prior Approval Householder PD  
**Ward:** Upton                                      **Decision Level:** Delegated  
**Decision Date:** 26/05/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr C Jones                                      **Agent:** Ultraseal  
**Location:** 31 WOODLAND ROAD, WOODCHURCH, CH49 8HL  
**Proposal:** Erection of a conservatory which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.3m and for which the height of the eaves would be 2.2m

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**Application No.:** APP/16/00523                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr M Leonard                                      **Agent:** Bryson Architecture  
**Location:** 5 LYNTON CLOSE, GAYTON, CH60 3RS  
**Proposal:** Erection of single storey extension to front elevation

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**Application No.:** APP/16/00524                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr & Mrs Hassall                      **Agent:** Bryson Architecture  
**Location:** 8 PORLOCK CLOSE, GAYTON, CH60 3RT  
**Proposal:** Erection of three front dormer windows and flat roof rear dormer and conversion of existing garage to living and storage space

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**Application No.:** APP/16/00526                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Permitted development  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr & Mrs Hedges                      **Agent:** Bromilow Architects Ltd  
**Location:** 1 HEATHERDENE ROAD, WEST KIRBY, CH48 4EU  
**Proposal:** Hip to gable roof extension and rear dormer roof extension

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**Application No.:** APP/16/00528                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 31/05/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Jerry Rainsford                      **Agent:**  
**Location:** 51 COLUMN ROAD, NEWTON, CH48 8AW  
**Proposal:** The erection of a rear single storey extension

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**Application No.:** ADV/16/00529                      **Application Type:** Advertisement Consent  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 09/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** BP Oil (UK) Ltd                      **Agent:** Rapleys LLP  
**Location:** BP Petrol Station, BRIMSTAGE ROAD, BEBINGTON, CH63 3EL  
**Proposal:** Various illuminated and non-illuminated signage.

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**Application No.:** APP/16/00533                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 02/06/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr G Jones    **Agent:** John Kelshaw Architect  
**Location:** West Ridge, 23 PARK WEST, HESWALL, CH60 9JE  
**Proposal:** Remodelling of existing dwelling to include, single storey garden room extension to rear, new roof with raised eaves height, rear balcony, new dormers, new windows and doors.

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<b>Application No.:</b>	APP/16/00538	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs Pam Heatley	<b>Agent:</b>	KJP Architecture
<b>Location:</b>	27 WOODHEAD ROAD, NEW FERRY, CH62 4RS		
<b>Proposal:</b>	Two Storey Side Extension		
<b>Application No.:</b>	APP/16/00539	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	03/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Mr & Mrs Johnson	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	Highfield, THE MOUNT, HESWALL, CH60 4RD		
<b>Proposal:</b>	Erection of extensions to front and side elevations		
<b>Application No.:</b>	APP/16/00540	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Armstrong	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	11 COOMBE ROAD, IRBY, CH61 4UN		
<b>Proposal:</b>	Erection of single storey side and rear extension with raised patio		
<b>Application No.:</b>	APP/16/00541	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	27/05/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Palmer	<b>Agent:</b>	
<b>Location:</b>	4 DAVENPORT ROAD, HESWALL, CH60 9LF		
<b>Proposal:</b>	Front extension, increase in the ridge height and erection of rear dormer for a loft conversion		
<b>Application No.:</b>	APP/16/00542	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Global Special Developments	<b>Agent:</b>	John McCall Architects
<b>Location:</b>	LAND ADJACENT TO 48 MILLHOUSE LANE, MORETON, CH46 6HN		
<b>Proposal:</b>	The demolition of 1 no. garage and the proposed development of 1 no. detached 3 bedroom bungalow on land between numbers 48 and 52 Millhouse Lane.		



<b>Application No.:</b>	ADV/16/00545	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Poundland ltd	<b>Agent:</b>	HLP UK ltd
<b>Location:</b>	Unit 5B, Rock Retail Park, MOLLINGTON LINK, TRANMERE, CH41 9DF		
<b>Proposal:</b>	Proposed installation of 1no. new internally illuminated flex face main fascia sign		
<b>Application No.:</b>	APP/16/00546	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr D Parry	<b>Agent:</b>	Gilmore Developments Limited
<b>Location:</b>	42 SANDROCK ROAD, NEW BRIGHTON, CH45 5EQ		
<b>Proposal:</b>	Concrete block paving to front garden area to form new access ramp and landings		
<b>Application No.:</b>	APP/16/00548	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Mark Sleight	<b>Agent:</b>	RADM Architects
<b>Location:</b>	34 LEIGHTON AVENUE, MEOLS, CH47 0LZ		
<b>Proposal:</b>	Variation of condition 2 attached to permission APP/16/00037 (amended plans to apply render to the external face of the existing building and to substitute brickwork for render on the proposed extension)		
<b>Application No.:</b>	RESX/16/00549	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	02/06/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Steve Brown	<b>Agent:</b>	Collins Architecture
<b>Location:</b>	50 BARN HEY CRESCENT, MEOLS, CH47 9RP		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.9m		
<b>Application No.:</b>	APP/16/00551	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs D Rodgers	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	48 BROXTON AVENUE, PRENTON, CH43 0SU		
<b>Proposal:</b>	Erection of single storey side and rear extension		

<b>Application No.:</b>	APP/16/00552	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Connell	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	27 SEAFIELD ROAD, NEW FERRY, CH62 1EQ		
<b>Proposal:</b>	Erection of two storey extension to rear and single storey side extension		
<b>Application No.:</b>	APP/16/00553	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr M Routledge	<b>Agent:</b>	Gilmore Developments Limited
<b>Location:</b>	9 ARUNDEL AVENUE, LISCARD, CH45 6UZ		
<b>Proposal:</b>	Single storey and first floor extensions to the front of the dwelling and single storey rear extension and new pitched hipped roof to existing garages (amended application)		
<b>Application No.:</b>	APP/16/00554	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	10/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Green	<b>Agent:</b>	Lightblue Solutions Ltd
<b>Location:</b>	Kinvara, 89 SANDHAM GROVE, BARNSTON, CH60 1XW		
<b>Proposal:</b>	Installation of pitched roof over existing flat roofed garage		
<b>Application No.:</b>	RESX/16/00568	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr T Edwards	<b>Agent:</b>	
<b>Location:</b>	8 EDGEWOOD ROAD, MEOLS, CH47 6AL		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 4m and for which the height of the eaves would be 2.5m		
<b>Application No.:</b>	APP/16/00571	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	09/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Hitchon	<b>Agent:</b>	S Yates Design Services
<b>Location:</b>	25 HARBORNE DRIVE, SPITAL, CH63 9HF		
<b>Proposal:</b>	Proposed demolition of existing conservatory on side/rear elevation and erection of single storey flat roof extension with roof lantern. Proposed conversion of garage to bedroom.		

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**Application No.:** RESX/16/00572                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr J Richardson                      **Agent:**  
**Location:** 34 HEATHFIELD ROAD, BEBINGTON, CH63 3BS  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.37m

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**Application No.:** RESX/16/00573                      **Application Type:** Prior Approval Householder PD  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr D Di Stefano                      **Agent:** PWE Design  
**Location:** 13 SOUTH DRIVE, IRBY, CH61 2XL  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.55m

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**Application No.:** COMX/16/00576                      **Application Type:** Prior Approval Commercial PD  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 10/06/2016                      **Decision:** Prior Approval Given  
**Case Officer:** Mr P Howson  
**Applicant:** Taste 33 Ltd                                      **Agent:**  
**Location:** The Factory Outlet, 13 THE PRECINCT, BROMBOROUGH, WIRRAL, CH62 7AD  
**Proposal:** Notification for prior approval for a change of use from shops (class A1), Financial and professional services (Class A2), betting offices, pay day loan shops and casinos (Sui Generis uses) to restaurants and cafes (class A3)

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**Application No.:** LBCO/16/00626                      **Application Type:** Local Listed Building Consent  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 08/06/2016                      **Decision:** Acceptable  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mrs Helen Holbrook                      **Agent:**  
**Location:** 50 PARK ROAD, PORT SUNLIGHT, WIRRAL, CH62 4UU  
**Proposal:** Replace a rear door

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**Application No.:** RESX/16/00724                      **Application Type:** Prior Approval Householder PD  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 10/06/2016                      **Decision:** Withdrawn by Applicant  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Martin Roberts                      **Agent:** Four Seasons Conversions  
**Location:** 105 PALM GROVE, OXTON, CH43 1TQ  
**Proposal:** Erection of a conservatory which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.75m and for which the height of the eaves would be 2.45m

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**Summary of data**

	Total Per D
Acceptable	1
Approve	76
Lawful Use	1
Permitted development	1
Prior Approval Given	2
Prior approval is not required	8
Refuse	3
Withdrawn	1
Withdrawn by Applicant	2
Report Total	95