



## Planning Committee

<b>Date:</b>	<b>Thursday, 21 June 2018</b>
<b>Time:</b>	<b>6.00 p.m.</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

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**1. MINUTES (Pages 1 - 12)**

To approve the accuracy of the minutes of the meeting held on 31 May 2018.

**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/18/00445: SITE OF LOCK UP GARAGES, MALLOWDALE CLOSE, EASTHAM - CONSTRUCTION OF 6 NEW HOUSES AND 1 NEW BUNGALOW (Pages 13 - 16)**

**5. APP/18/00431: LAND ADJACENT TO 168 BOLTON ROAD EAST, NEW FERRY, WIRRAL, CH62 4RU - ERECTION OF 9 NO. APARTMENTS IN A THREE-STOREY BUILDING (Pages 17 - 22)**

**6. APP/17/01521: CROWS NEST, CHESTER HIGH ROAD, THORNTON HOUGH, CH64 3TE - DEMOLITION OF EXISTING BRICK BUILDING, CURRENTLY USED AS A WORKSHOP AND STORE FOR THEIR BUSINESS WIRRAL TURF, AND BUILD A DETACHED DWELLING / ANNEXE TO THE CROWS NEST. - AMENDED PLANS (Pages 23 - 28)**

7. **APP/17/01358: 25 SLATEY ROAD, OXTON, WIRRAL, CH43 4UE - PROPOSED TWO-STOREY SIDE EXTENSION TO PROVIDE 2 NO. ONE-BEDROOM APARTMENTS AND CAR PARK AREA TO FRONT, TO AN EXISTING DWELLING PREVIOUSLY CONVERTED INTO APARTMENTS (Pages 29 - 36)**
8. **APP/17/01295: LAND AT ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 7BX - DETAILED APPLICATION FOR THE ERECTION OF 217 DWELLINGS, WITH ASSOCIATED ACCESS (OFF ACRE LANE AND MEADOWSIDE ROAD) AND LANDSCAPING AND OTHER ANCILLARY WORKS. (Pages 37 - 52)**
9. **DELEGATED DECISIONS (Pages 53 - 72)**
10. **ADOPTION OF THE MODEL COUNCIL MEMBERS PLANNING CODE (Pages 73 - 84)**
11. **JUDICIAL REVIEW UPDATE**  
  
To receive a verbal update.
12. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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# Public Document Pack Agenda Item 1

## PLANNING COMMITTEE

Thursday, 31 May 2018

Present:

Councillor A Leech (Chair)

Councillors	RL Abbey	AER Jones
	P Cleary	T Jones
	G Davies	Jordan
	D Elderton	S Kelly
	Frost	I Lewis
	K Hodson	

Deputies:

Councillors C Meaden (for S Foulkes)

### 1 MINUTES

The Director of Governance & Assurance submitted the minutes of the meeting held on 19 April 2018.

**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 interest in connection with any items on the agenda and state the nature of the interest.

Councillor Tony Jones declared a prejudicial interest in respect of item 8 by virtue of his ongoing discussions with objectors.

### 3 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved:

**APP/17/10295: Land at Acre Lane and Meadowside Road, Bromborough, CH62 – Detailed application for the erection of 217 dwellings, with associated access (off Acre Lane and Meadowside Road) and landscaping and other ancillary works.**

**APP/17/01358: 25 Slatey Road, Oxton, Wirral, CH43 4UE – Proposed two – storey side extension to provide 2 no. front, to an existing dwelling previously converted into apartments.**

### 4 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

- 5     **APP/16/01088: LAND AT CONWAY STREET, BIRKENHEAD, CH61 6EN - A MIXED USE COMMUNITY/ COMMERCIAL/SHOP/FINANCIAL SERVICE AND PUBLIC SPACE TO THE GROUND FLOOR, WITH 132 ONE AND TWO BED APARTMENTS TO UPPER STOREYS WITH PRIVATE GARDEN TERRACES.**

The Assistant Director for Environmental Services submitted the above application for consideration.

The Development Control Manager advised that the following amendments to the conditions list had been made:

**Condition 12 :Construction of the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by the development approved, including new vehicle crossing accesses in accordance with the local highways authority commercial crossing specifications, all necessary road markings, traffic signs and street furniture and associated traffic regulation orders and the reinstatement to standard footway levels of all existing vehicle crossings made obsolete by this development. The approved works shall be completed in accordance with the Local Planning Authority's written approval and prior to occupation of the development.**

**Condition 18: The ground floor use hereby permitted shall be made available for commercial occupation and marketed for its intended use before the 40<sup>th</sup> apartment has been occupied.**

Councillor P Clearly requested that an amendment be made to condition 17 as follows:

**Prior to the first occupation of the dwellings, arrangements for the storage and disposal of refuse, including provision for recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and approved 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.**

On a motion by Councillor Davies and seconded by Councillor R Abbey it was:

**Resolved (13:0) that the application be approved subject to the conditions as amended as follows:**

- 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 25th April 2018 listed as follows: 472 A002 A (20/07/16), 472 A101 C (Dated 24/01/18), 472 A110 B (Dated 24/01/18), 472 102 B (Dated 24/01/18), 472 A103 B (Dated 24/01/18) 472 A104 B (Dated 24/01/18), 472 A105 B (Dated 24/01/18), 472 A106 B (Dated 24/01/18), 472 A107 B (Dated 24/01/18), 472 A108 B (Dated 24/01/18) and 472 A109 B (Dated 24/01/18)**
- 3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.**

**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**

**5. The development hereby permitted by this planning permission shall be carried out in accordance with the principles and details specified in the following approved submission, including limiting discharge rate and storage volumes:**

- Conway Street, Birkenhead –Drainage Strategy (28<sup>th</sup> July 2017/ First issue/ Waterco Ltd).**

**6. No development shall commence until the confirmed full and final design for a surface water sustainable drainage system<sup>1</sup> to serve the entire site and method of implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the**

approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved maintenance and inspection schedule.

7. Prior to first occupation details of mechanical ventilation for all the dwellings together with suitable façade treatments such as the installation of acoustic high performance double-glazed window units and a background ventilation system will need to provide adequate ventilation with closed windows shall be submitted to and agreed in writing with the Local Planning Authority . The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

8. Prior to first occupation openable windows should be limited within the sensitive habitable rooms, particularly for facades on the inner courtyard which are screened to a degree from road traffic noise (the perceived noise level from the Fireman's Arms may be greater in these areas) to minimise impact from commercial noise and patron noise. Internal noise levels from mechanical ventilation must be balanced so as not to adversely affect the internal noise climate. Details of which shall be submitted to and agreed in writing with the LPA prior to first occupation and retained as such thereafter.

9. Prior to first occupation a noise assessment should be carried out to ascertain if the World Health Organisation guideline values for community noise in outside amenity areas can be achieved. In order to cause no more than 'moderate annoyance, daytime and evening' the outside amenity areas such as balconies and garden areas should be designed to achieve a sound level of 50dB LAeq,16 hour, details of which shall be submitted to and agreed in writing with the LPA prior to first occupation.

10. Prior to commencement of development a scheme for monitoring ground-level air quality including Nox2 levels shall be undertaken to obtain further information on the local air quality and to determine the necessity for the incorporation of measures within the building design for air quality mitigation. The details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement including detailed design proposals regarding location of mechanical ventilation air intake proposals. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

11. No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11). If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If during the course of

development any contamination posing unacceptable risk is found which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority

12. Construction of the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by the development approved, including new vehicle crossing accesses in accordance with the local highways authority commercial crossing specifications, all necessary road markings, traffic signs and street furniture and associated traffic regulation orders and the reinstatement to standard footway levels of all existing vehicle crossings made obsolete by this development. The approved works shall be completed in accordance with the Local Planning Authority's written approval and prior to occupation of the development.

13. Prior to commencement of development details of pedestrian dropped kerbs at the junction of Oliver Street East and Walton Street shall be submitted to and agreed in writing with the Local Planning Department. The agreed details shall be implemented in full prior to first occupation and shall be retained as such thereafter.

14. Prior to commencement of development details of all external ground floor doors, including secure access arrangements, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

15. 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.

16. 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.

17. Prior to the first occupation of the dwellings, arrangements for the storage and disposal of refuse, including provision for recycling facilities, and vehicle

access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and approved 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.

18. The ground floor use hereby permitted shall be made available for commercial occupation and marketed for its intended use before the 40<sup>th</sup> apartment has been occupied.

- 6     **APP/17/01295: LAND AT ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 - DETAILED APPLICATION FOR THE ERECTION OF 217 DWELLINGS, WITH ASSOCIATED ACCESS (OFF ACRE LANE AND MEADOWSIDE ROAD) AND LANDSCAPING AND OTHER ANCILLARY WORKS.**

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

- 7     **APP/17/01358: 25 SLATEY ROAD, OXTON, WIRRAL, CH43 4UE - PROPOSED TWO-STOREY SIDE EXTENSION TO PROVIDE 2 NO. ONE-BEDROOM APARTMENTS AND CAR PARK AREA TO FRONT, TO AN EXISTING DWELLING PREVIOUSLY CONVERTED INTO APARTMENTS**

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

- 8     **APP/18/00041: 37 CLIFTON ROAD, TRANMERE, CH41 2SF - CONSTRUCTION OF TWO SEMI-DETACHED DWELLINGS ADJACENT TO 37 CLIFTON ROAD (AMENDED DESIGN)**

The Assistant Director for Environmental Services submitted the above application for consideration.

Councillor P Clearly, seconded by Councillor S Kelly moved refusal on the following grounds:

**“The proposed development would, by reason of its cramped appearance and proximity to the site boundaries, constitute an over development of the site which would fail to preserve or enhance the character and appearance of the Clifton Park Conservation Area. As such, the proposals are contrary to Policies CH2 and Policy HS4 having particular regards to Criterion (i) and (ii) of that Policy together with the principles of the National Planning Policy Framework.”**

The motion was put and lost (6:7)



On a motion by Councillor G Davies and seconded by Councillor R Abbey it was:

**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 13th April 2018 and listed as follows: 01 A (Dated 13/04/18), 02 A (Dated 13/04/18), 03 A (Dated 13/04/18), 04 (Dated 28/03/18) and 10 B (Dated 13/04/18)**
- 3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.**

**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**

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

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

7. The development shall be carried out strictly in accordance with the approved Arboricultural Method Statement. Which details shall include the retention of an Arboricultural Consultant to monitor and periodically report to the LPA, the status of all tree works and tree protection measures throughout the course of development.

- 9     **APP/18/00103: PIER HOUSE, TOWER PROMENADE, NEW BRIGHTON, CH45 2JY - THE PROPOSED ERECTION OF 1NO. THREE BEDROOM AND 1NO. TWO BEDROOM APARTMENT AT FOURTH FLOOR LEVEL OF THE EXISTING BUILDING, AS PER APPROVAL APP/13/01110**

Having previously declaring a prejudicial interest in respect of this item, Councillor T Jones left the room prior to consideration.

The Assistant Director for Environmental Services submitted the above application for consideration.

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

**Resolved (12:0) 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 9/3/18 and listed as follows: A2A.17.809\_101, 102, 103, 104 and 105
3. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.
4. 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. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

10 **APP/18/00202: 52 OXTON ROAD, BIRKENHEAD, WIRRAL, CH41 2TW - CHANGE OF USE TO A3 (RESTAURANT) WITH RETROSPECTIVE CONSENT SOUGHT FOR EXTERNAL FLUE TO THE REAR ELEVATION.**

The Assistant Director for Environmental Services submitted the above application for consideration.

On a motion by Councillor Abbey and seconded by Councillor Jones 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 21 February 2018 and listed as follows: unreferenced floor plans.
3. The premises shall not be open for business outside the hours of 08.00 and 23.00 Monday to Saturday and 9.00 and 22.30 Sundays and Bank Holidays.
4. A suitable noise insulation scheme between the ground floor and the residential accommodation (adhering to 'Building Regulations Approved Document E - Resistance to the passage of sound') shall be submitted in writing to and approved by the Local Planning Authority, prior to the commencement of any building/renovation work.
5. Notwithstanding the details shown on the approved plans, a suitable

scheme of fume extraction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby authorised. When designing the fume extraction system reference should be made to the Defra Document: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems.'

6. Amplified music shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity. The premises shall not be used for the performance of live music.

7. The flue hereby permitted shall be painted black, and shall be maintained in that colour in perpetuity.

11 **APP/18/00265: FOX & HOUNDS, 107 BARNSTON ROAD, BARNSTON, CH61 1BW - ERECTION OF SIDE EXTENSION, REAR EXTENSION AND LINK TO OUTBUILDING, BIN STORE, ACCESS AND PARKING ALTERATIONS AND REVISED LANDSCAPING**

The Assistant Director for Environmental Services submitted the above application for consideration.

On a motion by Councillor R Abbey and seconded by Councillor G Davies it was:

**Resolved (12:1) 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 8th March 2018 and listed as follows: B103; B105; B106; B107; B108 Rev B; B109 Rev B; and the amended plan received on 8th May 2018 and listed as: B104 Rev A

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

4. Notwithstanding the information submitted with the application, prior to first use of the development hereby permitted, full details of the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use of the proposal and shall be retained as such thereafter unless otherwise

**agreed in writing by the Local Planning Authority.**

- 12     **APP/18/00330: THE GATEHOUSE, WIRRAL BUSINESS CENTRE, DOCK ROAD, WALLASEY, MERSEYSIDE, WIRRAL, CH41 1JW - CHANGE OF USE OF THE GATEHOUSE AT WIRRAL BUSINESS CENTRE TO A TAKEAWAY SNACK BAR (RETROSPECTIVE APPLICATION).**

The Assistant Director for Environmental Services submitted the above application for consideration.

On a motion by Councillor R Abbey and seconded by Councillor D Elderton it was:

**Resolved (13:0) That the application be approved**

- 13     **JUDICIAL REVIEW UPDATE**

The Legal Advisor to the Planning Committee provided an update for Members on the ongoing judicial review application relating to Thornton Manor Hotel.

Members heard that the planning application for this site now stands as undetermined due to planning permission reference APP/10/00445 being quashed. The planning application of April 2010 therefore now needs to be re – determined. Members were advised that Council Officers will be requesting updated information in relation to this application and a report detailing recommendations will be brought back to this Planning Committee in due course.

Councillor Kelly requested that the judgement order pertaining to this case be re circulated to the Committee for the benefit of new committee members.

Councillor Leech also requested that a chronology of events relating to this case be provided.

- 14     **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/04/2018 AND 20/05/2018**

The Assistant Director for Environmental Services submitted a report detailing planning applications between 09/04/2018 and 20/05/2018.

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

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## Planning Committee

21 June 2018

**Reference:**  
**APP/18/00445**

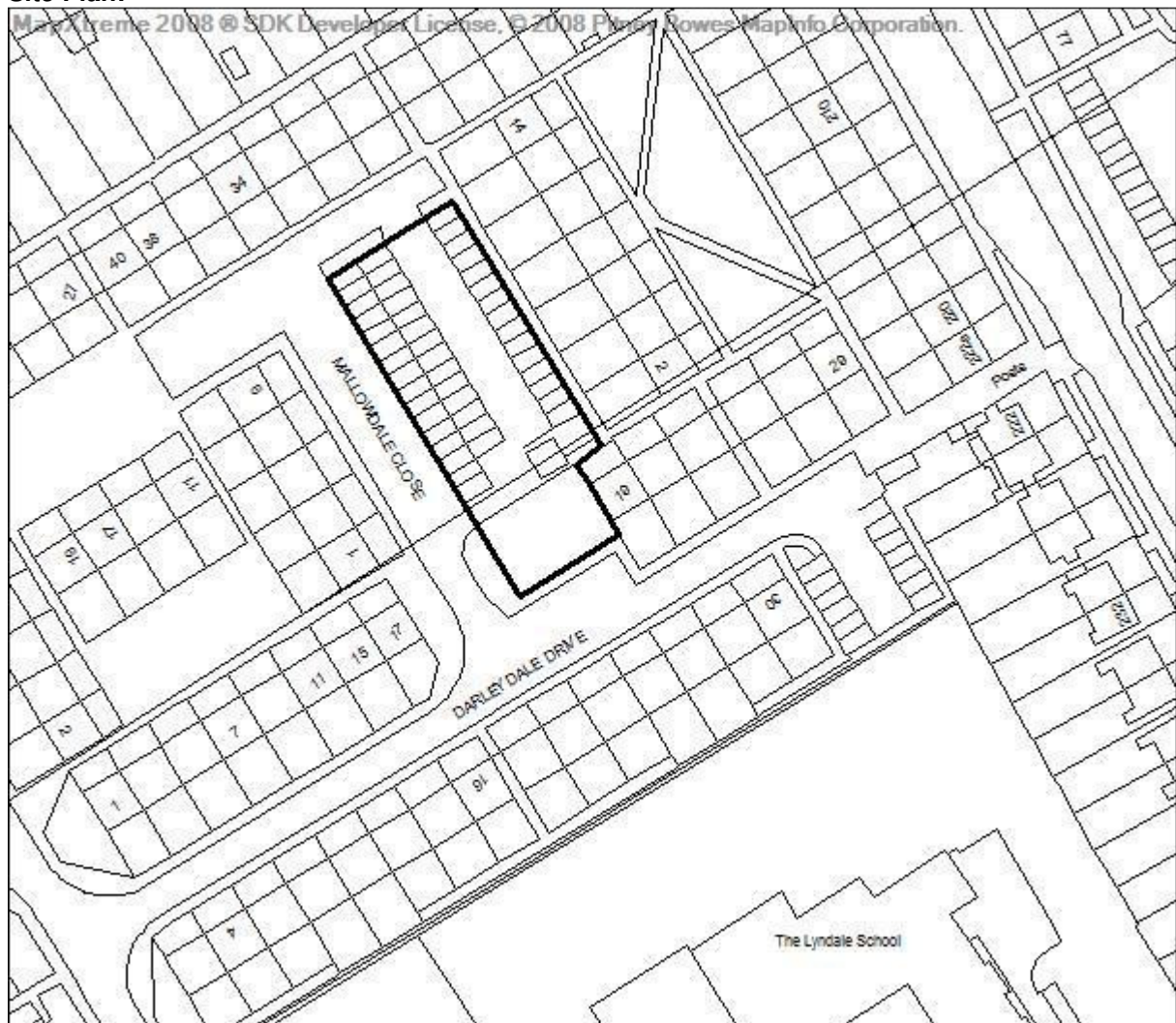
**Area Team:**  
**South Team**

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Eastham**

**Location:** Site of lock up garages, MALLOWDALE CLOSE, EASTHAM  
**Proposal:** Construction of 6 new houses and 1 new bungalow  
**Applicant:** Magenta Living  
**Agent :** B.Y.A. Ltd Architects

### Site Plan:



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**Development Plan designation:**  
Primarily Residential Area

**Planning History:**  
There is no relevant planning history for this site

**Summary Of Representations and Consultations Received:**

## REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 31 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 34 signatures and 4 individual objections received, objecting on the grounds of:

- Loss of parking area, and insufficient parking;
- Highway safety concerns for emergency vehicles;
- Overlooking;
- Out of character;
- Proposal will 'box in' existing houses;

## CONSULTATIONS

Environmental Health - No objection

Highways - No objection

## **DIRECTORS COMMENTS:**

### **REASON FOR REFERRAL**

A qualifying petition of objection was received.

### **INTRODUCTION**

The application is for the erection of 6 new houses and 1 new bungalow at the site of garages on the corner of Mallowdale Close and Darleydale Drive.

### **SITE AND SURROUNDINGS**

The site currently contains two rows of lock-up garages and an area of grass, located within a Primarily Residential Area. The surrounding area contains predominantly two-storey terraced dwellings, with a large electricity pylon also located within the application site.

### **POLICY CONTEXT**

The application is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development and the National Planning Policy Framework. Policy HS4 states that new residential schemes should not result in a detrimental change in the character of the area and should be of a scale which relates well to the surrounding area.

### **APPEARANCE AND AMENITY ISSUES**

The existing garages and their associated hardstanding/forecourt have a negative visual impact upon the overall character of the area and it is considered that their demolition will have a beneficial impact upon the appearance and character of the area. The site is considered to constitute brownfield land within a Primarily Residential Area.

The proposal will create six two-storey dwellings, within three pairs of semi-detached dwellings. The dwellings have been sited so that required separation distances are met with existing properties to the front and rear of the site. The new dwellings will be a distance of 21.5m from properties at the rear (2-14 Mallowdale Close), whilst properties opposite the front of the site (1-9 Mallowdale Close) will be just over 21m away. The blank side elevation of the new dwellings will be more than 17m from the properties to the side (28-32 Mallowdale Close). There will be a distance of more than 10m from first-floor windows to any neighbouring private garden. These distances all comply with the required separation distances and ensure that the proposal will not have an unacceptable adverse impact upon the amenities of neighbouring properties.

The siting of the properties allows for one off-street parking per dwelling, with a good-sized rear garden each and the amount of development is therefore considered to be suitable for this site and in keeping with the general pattern of development in the area.

The proposed bungalow will be located on the southern part of the site, on an existing grassed area. This area contributes little to the character of the area, and appears to be used infrequently by local residents due to its fairly constrained size. The proposed bungalow will generally follow the established building line of Darleydale Drive and, given that it is located on the corner, will address both Mallowdale



Close and Darleydale Drive, to ensure that it contributes visually to the character of the area. The bungalow will have one off-street parking space (accessed from Mallowdale Close) and a good-sized private amenity area and will provide adequate living conditions for future occupiers.

Whilst the design of the proposed dwellings is fairly standard, it is considered to be suitable for this area, where the dwellings have little distinctive character or design features. A mix of brickwork, front canopies and window details all add some interest to the proposed dwellings.

Overall, the proposed development is considered to make good use of brownfield land and will be in keeping with the general character of the surrounding residential area, and the proposal therefore complies with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

### **SEPARATION DISTANCES**

Separation distances are dealt with in more detail above.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The proposal will result in the loss of garages and the available off-street parking associated with them, and a number of objections have been received on these grounds. However, the site is private land and the garages could be made unavailable for use without requiring planning permission. Each of the new dwellings have one off-street parking space, whilst an additional area of off-street parking is to be created adjacent to the pylon.

With regards to the concerns about emergency vehicles accessing the site, the width of the roadway is not being altered and there will therefore be no change to this situation. The carriageway is a sufficient width for emergency vehicles and it is therefore considered that there are no highway safety or parking grounds to warrant refusal of the application.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

An Ecological Survey was submitted which concluded that there was no sign of bats or nesting birds at the site.

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

The proposed development will make good use of an existing brownfield site and will not have an adverse impact upon the amenities of neighbouring properties or the character and appearance of the street scene. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

### **Summary of Decision:**

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

The proposed development will make good use of an existing brownfield site and will not have an adverse impact upon the amenities of neighbouring properties or the character and appearance of the street scene. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12th April 2018 and listed as follows:  
1870-01; 1870-06C; 1870-10

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

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

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

4. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and any amendments to the existing highway made necessary by this development, including details of the vehicle accesses, tactile paved pedestrian crossings to the junction of Mallowdale Close / Darleydale Drive, street lighting amendments, surface water drainage connections and amendments to the footway in Mallowdale Close. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

**Reason:** In the interests of highway safety having regard to Wirral Unitary Development Plan Policy HS4

**Further Notes for Committee:**

1. In order to fulfill Condition 4, 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 vehicle accesses, footways, street lighting, surface water drainage, tactile pedestrian paved crossings and street furniture.

Consent is required for the formal closure of an existing highway. All costs will be recharged to the applicant, who should contact the Council's Highway Management team via [www.wirral.gov.uk](http://www.wirral.gov.uk) for further information.

**Last Comments By:** 24/05/2018 15:24:45

**Expiry Date:** 07/06/2018

## Planning Committee

21 June 2018

**Reference:**  
**APP/18/00431**

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

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Bromborough**

**Location:** Land adjacent to 168 BOLTON ROAD EAST, NEW FERRY, WIRRAL,  
CH62 4RU

**Proposal:** Erection of 9 No. apartments in a three-storey building

**Applicant:** Grisedale Developments

**Agent :** M F Architecture Ltd

### Site Plan:



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### Development Plan designation:

Primarily Industrial Area

### Planning History:

Location: Land east of 168, Bolton Road East, west of depot, Dock Road North, Bromborough.  
Application Type: Work for Council by outside body  
Proposal: Erection of a single storey light industrial/storage unit, (outline).  
Application No: OUT/89/05999  
Decision Date: 14/06/1989  
Decision Type: Approve

Location: Land east of 168, Bolton Road East, west of depot, Dock Road North, Bromborough.  
Application Type: Full Planning Permission  
Proposal: Erection of single storey building for the manufacture of concrete products together with associated external storage, new access and car parking.  
Application No: APP/91/05059  
Decision Date: 22/04/1991  
Decision Type: Refuse

Location: Land east of (adjacent) 168 Bolton Road East, fronting Dock Road North Bromborough, WIRRAL, CH62 4SG  
Application Type: Outline Planning Permission  
Proposal: Erection of four dwellings and two apartments (outline).  
Application No: OUT/99/06611  
Decision Date: 22/10/1999  
Decision Type: Refuse

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

#### **REPRESENTATIONS**

Councillor Warren Ward has requested that the application be taken out of delegation due to concerns about the adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing.

Having regard to the Council's Guidance for Publicity on Planning Applications, 19 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 24 objections received, objecting on the grounds of:

- Excessive scale and inappropriate design;
- Overlooking;
- Insufficient parking;
- Loss of light and privacy;
- Loss of green/amenity space;
- Too close to industrial land;
- Increased noise;

#### **CONSULTATIONS**

Highways - No objection

Environmental Health - No objection

### **DIRECTORS COMMENTS:**

#### **REASON FOR REFERRAL**

Councillor Warren Ward has requested the application be taken out of delegation. In addition, the application is a departure from the Unitary Development Plan.

#### **INTRODUCTION**

The application is for the erection of 9 No. apartments.

## **SITE AND SURROUNDINGS**

The site is an open area of grass located towards the end of Bolton Road East, as it turns into Dock Road North. The site is designated in the Wirral Unitary Development Plan (UDP) as a Primarily Industrial Area, although the site directly adjoins residential properties (within a Primarily Residential Area) to the north-west. Additionally, there is a new residential development opposite the site which has been built within a Primarily Industrial Area. This site contributes positively to the character of this area, which previously was much more industrial in appearance and character. The site adjoins an access to the former Land and Marine site to the south, with the Port Sunlight River Park beyond that.

## **POLICY CONTEXT**

Given that the site is designated as a Primarily Industrial Area, the proposal is subject to Wirral UDP Policy EM8. This policy states that only uses falling with Classes B1, B2 or B8 or the expansion of existing businesses will be permitted within these areas and therefore, as noted above, the application is a departure from the statutory development plan. Consequently, material planning considerations in favour of the proposed development that outweigh the provisions in the UDP need to be identified before planning permission can be granted.

The main material considerations include the current guidance in the National Planning Policy Framework (NPPF), the emerging Core Strategy Local Plan with its supporting evidence, and whether the loss of employment land can be justified in this particular case.

The NPPF expects the Local Planning Authority to contribute to achieving sustainable development; help achieve economic growth, treat the application on its merits having regard to market signals and relative need for different land uses to support a sustainable community if there is no reasonable prospect of the site being used for the designated purpose, secure high quality design and a good standard of amenity for all.

NPPF is taken into account in Policy CS17 in the emerging Core Strategy Local Plan, which enables alternative uses to be considered where:

- the site is not suitable for one of the priority sectors set in Policy CS14 such as greener growth industries, flexible business space for start ups and SME's ; and
- there has been continuous 12 month\* marketing of the site for employment purposes at realistic prices and there is no reasonable prospect of the site being re-used for employment purposes;
- 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 and meet Development Management Policy CS42; or,
- the development is necessary to secure employment development that would not be otherwise viable.

(\*amended in Proposed Modifications published in July 2013 to reduce the marketing period from 24 to 12 months).

This site has been marketed in the past for industrial purposes with no interest emerging and the applicant contends that the site is not suitable for industrial use due to its small size and irregular shape, together with its location directly adjacent to residential properties.

In relation to the area where the application site is, the Wirral Employment Land and Premises Study 2012 indicates that "much of the industrial area outside the designated area of the Wirral International Business Park, to the north of the Dibbin between New Chester Road and the landfill site along the Bromborough coast, can only be accessed through the residential areas at Bolton Road East. The Council has already decided to grant planning permission for housing at Dock Road North, which may lead to further proposals being submitted for other sites within this area. This is a relatively underused and underdeveloped area. Although the frontage area is prominent, access is poor and the few buildings are of relatively low quality. Regeneration for alternative uses would not have serious consequences to Wirral's economy or property market."

Planning permission granted in 2009 for 74 dwelling on the Former Park Hampers Factory (ref: 07/0776) has been implemented opposite the site on the other side of Dock Road North, whilst major

housing development is also taking place at the White Bridge site with access from the A41 (15/0136, 16/00807 & 17/01089 refer).

As the site can only be accessed via Bolton Rd East and Dock Rd North via the adjacent residential area it can be accepted that the use of the site for residential purposes would be more in keeping with the changing character of the wider area and less harmful to the amenities of the occupiers of surrounding properties.

In addition to the above, the proposed development is also subject to Wirral UDP Policy HS4: Criteria for New Housing Development and Supplementary Planning Document 2: Designing for Self Contained Flat Developments and Conversions. These policies state that residential schemes should not result in a detrimental change in the character of the area, should be of a scale which relates well to the surrounding area, and should promote good design and layout. Policy WM9: Sustainable Waste Management Design and Layout for New Development in the Joint Waste Local Plan is also relevant.

### **APPEARANCE AND AMENITY ISSUES**

The proposed building has been reduced in scale from the original plan, with the top floor now being incorporated more within the roofspace and the overall height being reduced from 11.7m to 9.8m, with the main central roof being reduced to 8.7m. This will reduce the bulk and visual impact of the proposal and ensure that it is more in keeping with the character of the surrounding area. The new residential development opposite the site contains examples of two-storey properties with front dormers to allow for accommodation in the roofspace, and although the proposed building will be slightly larger in scale than these properties, the principle of two-and-a-half storey properties is not completely alien within the street scene. The provision of accommodation within a second-floor (and the roofspace) is considered to make good use of this site without having a harmful impact upon the character of the area.

The proposed building will not project any further forward than the adjacent dwellings and will therefore continue the established building line along Bolton Road East. Whilst it will project further to the rear, the site has a substantial depth and the footprint of the proposed building is not considered to be excessive in relation to the size of the site. The main rear projection will be almost 7 metres from the boundary with 168 Bolton Road East and this, together with the proposals compliance with the 45 degree rule for the nearest habitable window on this neighbouring property, is considered to be sufficient to ensure that it does not have an unacceptable adverse impact upon the amenities of the neighbouring property.

The design of the proposed building will incorporate two front-facing gables, with front dormers and a front entrance canopy, providing sufficient interest and variation within the main front elevation. The proposed materials will be brickwork, which will not be out of character within this area given that there is a mixture of brick and render properties along Bolton Road East.

The proposed development will provide one off-street parking space per unit to the rear of the building, together with areas of landscaping and private amenity space. Given the fairly substantial scale of the site, the provision of 9 units with parking and sufficient amenity space is considered to be a good use of the site and will not appear as an overdeveloped or cramped scheme.

### **SEPARATION DISTANCES**

The proposed building will be a distance of approximately 23 and 25 metres from the dwellings opposite the site on Bolton Road East, which complies with the required separation distances.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

As noted, the proposed development will incorporate 9 off-street parking spaces within a parking area to the rear of the building, which amounts to one space per unit. This is considered to be sufficient and there is therefore no justifiable reason to warrant refusal of the application on highway grounds.

### **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**

Although there is no provision for the proposed development in UDP Policy EM8, it can be accepted that there is no realistic prospect of this site being developed for industrial purposes. It is likely that any such use would be incompatible with the increasing residential character of the neighbouring area. The proposal will not harm the character of the area or the amenities of neighbouring properties and therefore complies with Wirral Unitary Development Plan Policy HS4, SPD2 and the National Planning Policy Framework. On balance, planning permission should be granted subject to conditions.

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

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

Although there is no provision for the proposed development in UDP Policy EM8, it can be accepted that there is no realistic prospect of this site being developed for industrial purposes. It is likely that any such use would be incompatible with the increasing residential character of the neighbouring area. The proposal will not harm the character of the area or the amenities of neighbouring properties and therefore complies with Wirral Unitary Development Plan Policy HS4, SPD2 and the National Planning Policy Framework. On balance, planning permission should be granted subject to conditions.

**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 10th April 2018 and listed as follows: 726.02; and 726.04, and the amended plans received on 22nd May 2018 and listed as: 726.03d; and 726.05b

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

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

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

4. PRIOR TO COMMENCEMENT OF DEVELOPMENT, full details of proposed hard and soft landscaping (including all proposed boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of amenity

5. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works for the construction of the new vehicle access from the highway and any amendments to the existing highway made necessary by this development, including details of the new vehicle access in accordance with LPA commercial crossing specification and amendments to the footway to Dock Road North. The approved works shall be completed in accordance with the LPA

written approval and prior to occupation of the development.

**Reason:** In the interests of highway safety having regard to Wirral Unitary Development Plan Policy HS4

6. 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.

7. NO DEVELOPMENT SHALL TAKE PLACE until an assessment carried out in accordance with authoritative technical guidance (CLR11) has been submitted to and approved in writing by the Local Planning Authority. If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority.

The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

**Reason:** To ensure the land is suitable for the proposed residential use

8. Further to Condition 7, if during the course of development any contamination posing unacceptable risk is found which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority

**Reason:** To ensure the land is suitable for the proposed residential use

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

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

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

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team, area manager via [www.wirral.gov.uk](http://www.wirral.gov.uk) prior to the commencement of development for further information.

**Last Comments By:** 09/05/2018 11:48:48  
**Expiry Date:** 05/06/2018



## Planning Committee

21 June 2018

**Reference:**  
**APP/17/01521**

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

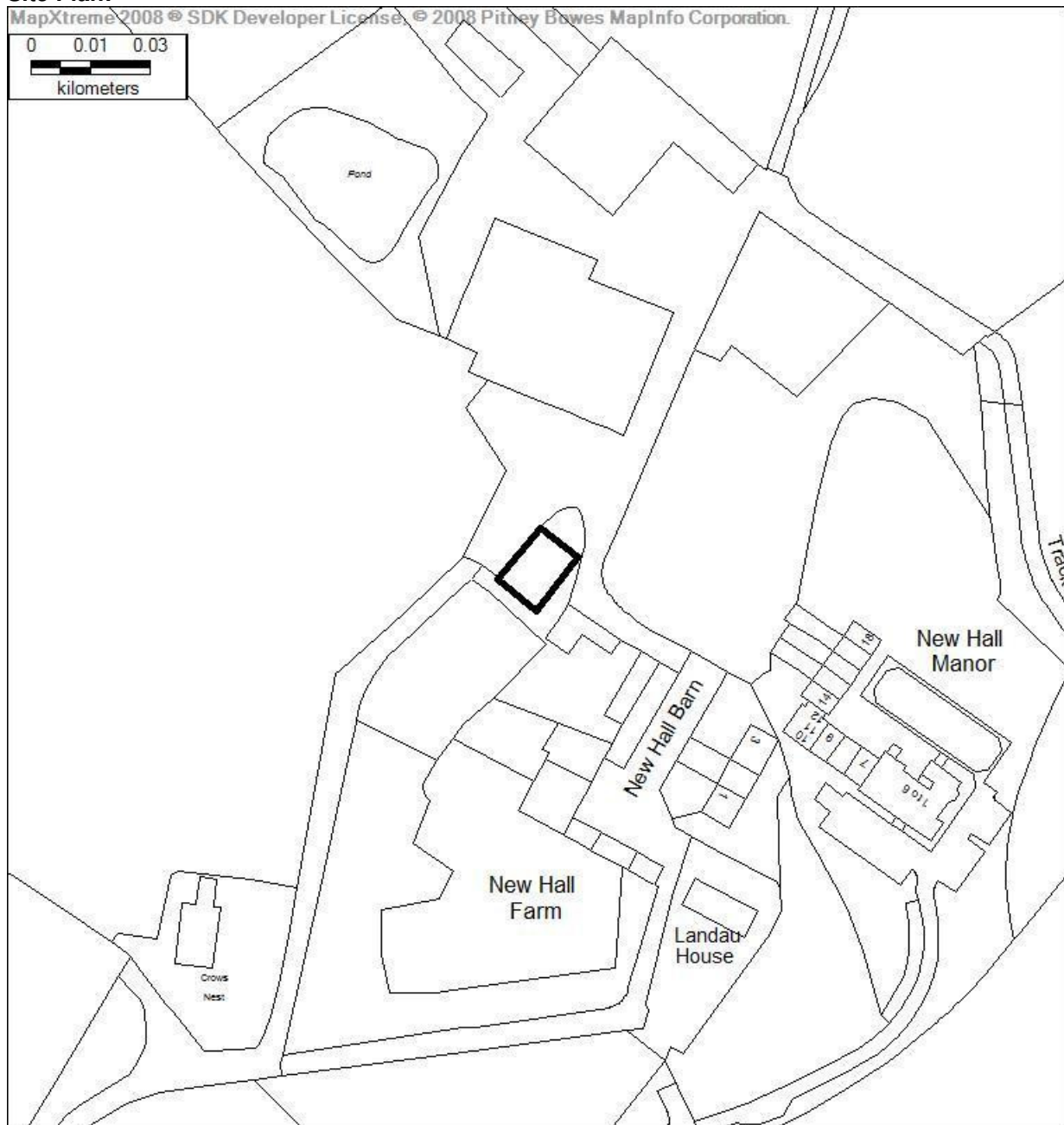
**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Clatterbridge**

**Location:** Crows Nest, CHESTER HIGH ROAD, THORNTON HOUGH, CH64 3TE  
**Proposal:** Demolition of existing brick building, currently used as a workshop and store for their business Wirral Turf, and build a detached dwelling / annexe to The Crows Nest. - Amended Plans

**Applicant:** Wirral Turf  
**Agent :** W&CDS Ltd

### Site Plan:



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**Development Plan designation:**

Green Belt

**Planning History:**

Location: Barn east of New Hall Livery Stables, Chester High Road, Thornton Hough.  
L64 3T

Application Type: Full Planning Permission

Proposal: Conversion of barn to dwelling, (amendment to approval no. App/90/7714/E).

Application No: APP/92/05743

Decision Date: 21/07/1992

Decision Type: Approve

Location: New Hall Livery, Chester High Road, Thornton Hough. L64 3TE

Application Type: Full Planning Permission

Proposal: Conversion of farm buildings to dwelling and garage.

Application No: APP/90/07714

Decision Date: 05/07/1991

Decision Type: Refuse

Location: New Hall Livery, Chester High Road, Thornton Hough. L64 3TE

Application Type: Full Planning Permission

Proposal: Conversion of two barns to three dwellings and conversion of stables to three garages.

Application No: APP/90/06672

Decision Date: 14/09/1990

Decision Type: Refuse

**Appeal Details**

Application No APP/90/07714

Appeal Decision Conditionally Allowed

Appeal Decision Date 16/12/1991

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

In line with the Council's Guidance on Publicity for planning applications, 24 letters were sent to neighbouring properties and a Site Notice displayed on site. Three representations of objection have been received. The reasons for comment/objection relate to:-

1. Lack of boundary treatment.
2. Loss of privacy
3. Impact on trees
4. Concern relating to access over land and covenants relating to this.

**Thornton Hough Community Trust** believe the proposal is inappropriate development as it is not a conversion and is not an annexe to Crows Nest.

**CONSULTATIONS:**

**Environmental Protection** - No objection

**MEAS** - No objection subject to conditions

**Highways** - No objection

**Cheshire West and Chester Council** - No comments received

**Director's Comments:**

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

The application has been removed from delegation by Councillor Adam Sykes on the basis that it will be detrimental to the Green Belt.

## **INTRODUCTION**

Demolition of an existing barn and the erection of a detached dormer dwelling.

## **PRINCIPLE OF DEVELOPMENT**

The site is within the Green Belt and there is no provision for the proposed development in the Wirral Unitary Development Plan (UDP) Policy GB2 and the application has been advertised as a departure from the statutory development plan.

## **SITE AND SURROUNDINGS**

The application site consists of a brick building set within an agricultural/commercial setting. The surrounding land consists of New Hall Farm and a number of other dwellings within the rural setting. Access to the site is a private road from Chester road and runs past the barn. The barn is adjacent to the stables and ménage of New Hall Farm.

## **POLICY CONTEXT**

Although there is no provision for the proposed development in UDP Policy GB2 .The NPPF includes in the list of appropriate development;

“complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”

It should be noted that agricultural land does not fall within the definition of brownfield land.

This advice ‘adds to’ the definition of appropriate development set out in the criteria in UDP Policy GB2, and by consequence of paragraph 215 of the NPPF, it is considered that the weight to be given to Policy GB2 is reduced.

Whilst applicable to the Primarily Residential Area, UDP Policy HS4 sets out criteria for new dwellings and their impact on their neighbours and surrounding area, which would also be relevant.

## **APPEARANCE AND AMENITY ISSUES**

Crows Nest supports an existing agricultural and commercial business use within the adopted green belt. The wider site currently supports one dwelling with a number of other ancillary buildings. The proposed development seeks to replace an existing workshop and storage building with a building of a similar size which would be used as a dwelling. Although the dwelling is described as an annexe to the existing dwelling, Crows Nest, it is a separate dwelling.

The existing building is unlisted and is not a particularly attractive building. Its former use is considered to fall within the definition of previously developed land. The replacement building has a smaller footprint and a slightly lower eaves height . Although the ridge is 1.3m higher than the existing building and two dormers will add to the bulk of the building. In general terms however, the visual impact of the new dwelling will not be significantly greater than the existing barn.

The design of the dwelling is simple and will be constructed in materials which reflect the existing building. The site is immediately adjacent to the equestrian use of New Hall Farm but boundary treatment is proposed to differentiate between the two and first floor windows which would have overlooked the use have been removed.

The existing building already has a small green area adjacent to the north east of the building. This is to be retained as amenity space for the dwelling. No additional amenity space is proposed.

Objections have been raised regarding the existence of covenants relating to a surface water drain which runs under the land immediately north east of the building. The approval of this proposal does not impact on this.

It is considered that due to its limited size, the proposed building will have no greater impact on the Green Belt than the existing building. The residential use is compatible with the mix of residential and commercial uses which already exist in the immediate surrounding area.

#### **SEPARATION DISTANCES**

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

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

There are no Highway objections to this proposal.

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

The Government attaches great importance to the Green Belt in National Policy for achieving sustainable development.

The application was accompanied by a bat roost survey which indicated no evidence of bats roosting in the existing barn.

There are several trees adjacent to the site which are not protected, the proposed development does not include their removal.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposed dwelling will not result in harm to the Green Belt or neighbouring uses and is considered to be appropriate within the terms of NPPF paragraph 89.

#### **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 dwelling will not result in harm to the Green Belt or neighbouring uses and is considered to be appropriate within the terms of NPPF paragraph 89.

**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 10/1/18 and listed as follows: CRO001-001-A1 R2 and received by the local planning authority on 6/3/18 and listed as: CRO001/101 R4, CRO001/102 R4, CRO001/103, R4 CRO001/104 R4 and CRO001/010 R2.

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

3. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.

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

locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building hereby approved.

**Reason:** To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy GB2 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

**Reason:** To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy GB2 of the Wirral Unitary Development Plan.

6. The proposed boundary treatment detailed on drawing CRO001/010 shall be erected before the dwelling hereby approved is occupied and retained as such thereafter

**Reason:** In the interests of amenity and to ensure the privacy of neighbouring uses.

7. 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 dwelling is occupied.

**Reason:** In the interests of nature conservation having regard to Policy NC7 of the Wirral Unitary Development Plan.

8. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval to the Local Planning Authority.

**Reason:** In the interests of nature conservation having regard to Policy NC7 of the Wirral Unitary Development Plan.

9. The proposed mitigation measures in relation to bats detailed in the submitted report ; *Etive Ecology Ltd, Bat Inspection Report 4 January 2018*, shall be put in place before the dwelling hereby approved is occupied.

**Reason:** In the interests of nature conservation having regard to Policy NC7 of the Wirral Unitary Development Plan.

**Last Comments By:** 28/03/2018

**Expiry Date:** 30/04/2018

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## Planning Committee

21 June 2018

**Reference:**  
**APP/17/01358**

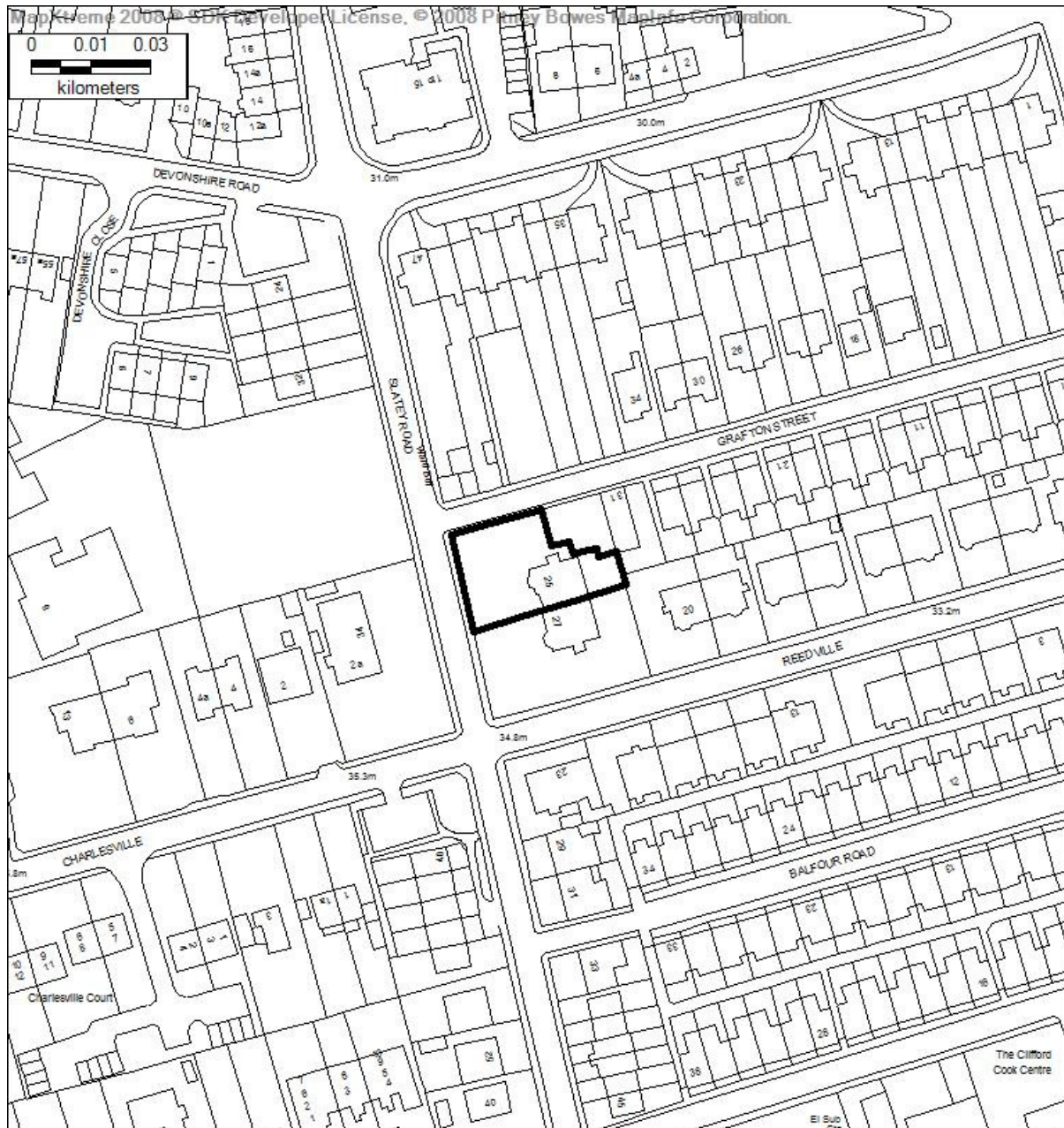
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Oxton**

**Location:** 25 SLATEY ROAD, OXTON, WIRRAL, CH43 4UE  
**Proposal:** Proposed two-storey side extension to provide 2 No. one-bedroom apartments and car park area to front, to an existing dwelling previously converted into apartments  
**Applicant:** Mr Frost  
**Agent :** The Bunting Partnership Limited

### Site Plan:



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**Development Plan designation:**

Primarily Residential Area

**Planning History:**

Location: 25 SLATEY ROAD, OXTON, CH43 4UE  
Application Type: Outline Planning Permission  
Proposal: Erection of 2no 2 bedroom flats on existing car park and a new car park created on existing front garden

Application No: OUT/13/01418  
Decision Date: 14/01/2014  
Decision Type: Refuse

Location: 25 SLATEY ROAD, OXTON, CH43 4UE  
Application Type: Full Planning Permission  
Proposal: Proposed two-storey side extension to provide 2 No. one-bedroom apartments and car park area to front, to an existing dwelling previously converted into apartments

Application No: APP/17/00856  
Decision Date: 16/10/2017  
Decision Type: Withdrawn

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 40 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 27 signatures and 23 individual objections received, objecting on the grounds of:

- Road safety
- Insufficient parking
- Out of character
- Loss of privacy
- Loss of light
- Overdevelopment
- Loss of trees
- Increase in noise and nuisance
- Impact on air quality

**CONSULTATIONS**

**Highways** – No objection

**Environmental Health** – No objection

**Director's Comments:****REASON FOR REFERRAL**

A qualifying petition of objection has been received. The application was deferred from Planning Committee on 31<sup>st</sup> May 2018 to allow for a Members Site Visit.

**INTRODUCTION**

The application is for a two-storey side extension to an existing property containing three apartments, to provide an additional two apartments, and a car park area to the front.

The application follows a recently withdrawn application for a similar scheme, albeit of a different



design. This scheme has also been amended from the original proposal, resulting in the width of the extension being reduced and the design being altered further to reflect the character and design of the existing property.

### **SITE AND SURROUNDINGS**

The application site contains a large 2/3-storey, semi-detached Victorian dwelling fronting onto Slatey Road, between Grafton Street and Reedville. The building, and the adjoining property, has substantial character but is neither listed or in a conservation area. It has previously been converted into 3 apartments.

The site is designated in the Wirral Unitary Development Plan as a Primarily Residential Area and the immediate area is predominantly residential, with various other residential units of differing scale, design and character.

### **POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy HS13: Self Contained Flat Conversions, Supplementary Planning Document 2: Self Contained Flat Development and Conversions and the National Planning Policy Framework.

### **APPEARANCE AND AMENITY ISSUES**

As noted, the application property is one of a pair of semi-detached properties located between Grafton Street and Reedville. The properties make a positive contribution to the street scene. The width of these two plots are between 22-24 metres each, which is considerably larger than most other plots in the immediate area. For comparison, the properties on Grafton Street are approximately 7 metres in width, and those on Reedville approximately 12 metres in width. The area to either side of each building is approximately 13 metres in width. This is a substantial width and given the much smaller width of many other properties within the immediate area, it is considered that some form of development of the area to the side of 25 Slatey Road is acceptable in principle in order to make best use of the site. In this instance, it is considered that an extension to the property would be more suitable than a standalone dwelling.

Although the two semi-detached properties are clearly similar in design and scale, there are differences between the two - notably that the adjacent property has been rendered whilst the application property remains brick. The application property has a front dormer whilst the adjacent property has a small single-storey element projecting slightly further forward than the main elevations of the properties. Overall, it is considered that there are sufficient differences between the two properties to ensure that a sensitive extension to No. 25 will not unduly unbalance the pair.

The design of the proposed extension has been amended from the original submission, which was a flat-roof, contemporary version of the original dwelling. The amended design now reflects the design of the original property, with a stone plinth, stone window detailing, a bay feature and a pitched roof. A new entrance feature will also be created utilising stone. Overall the extension will appear as a smaller version of the original building.

The previously proposed extension, under reference APP/17/00856, would have projected forward of the original building and was therefore considered to be unacceptable. This current proposal has been set back so that it will be in line with the main elevation of the existing property, with the bay feature of the existing property projecting further forward of both. Given the presence of a property to the rear, it would not be possible to set the extension back any further without compromising separation distances, but the proposed siting is considered sufficient to ensure that the proposed extension does not appear insubordinate to the original building.

The proposed extension will extend closer to Grafton Street than the original building, but this has been reduced from the original submission. The extension was originally proposed to be set back from Grafton Street by approximately 2 metres, but a reduction in the width of the extension (from approximately 11 metres to a maximum of 8 metres) results in the extension being set back from Grafton Street by approximately 5 metres. Most of the properties on this side of Grafton Street are set back from the pavement by around 3 metres, whilst the coach house dwelling (to the rear) actually adjoins the back of the pavement and this will ensure that the proposed extension does not appear unduly prominent or obtrusive on the street scene, nor will it break an established building line. The

proposed extension has been designed so that it addresses Grafton Street, with the side elevation containing similar design and detail as the main front elevation, and this will result in the proposal contributing positively to the street scene of Grafton Street.

The proposal will also include a new car park to the front of the site, together with a new access onto Slaty Road. This will require the removal of a lime tree which does contribute to the character of the area and has been covered by a precautionary Tree Preservation Order. However, the applicant has provided evidence to show that this lime tree is causing structural damage to the boundary wall and has to be removed. Another tree close to Grafton Street was to be taken down but will now be retained following the reduction in the width of the proposed extension. The site will therefore retain a good degree of tree cover, whilst a condition has also been attached for a landscaping scheme to be submitted.

#### Residential Amenity

There is a dwelling to the rear of the site which is similar to a coach house (31 Grafton Street). The proposed extension has been sited so that its rear elevation is almost 14 metres from windows in the coach house building. The rear elevation of the proposed extension will only have one obscurely glazed window serving the entrance lobby, and this will therefore ensure that it does not have an unacceptable adverse impact upon the occupiers of the coach house. The rear of the proposed extension will be approximately 1 metre from what appears to be the garden area of the coach house, but as there are to be no habitable windows on this elevation, no overlooking or loss of privacy will occur.

There will be a distance of approximately 12 metres from the windows in the side elevation of the proposed extension to the rear boundary of 33-47 Devonshire Road, which are located on the opposite side of Grafton Street. This distance, together with the extremely long gardens of these properties, will ensure that there is no unacceptable levels of overlooking created by the development.

#### **SEPARATION DISTANCES**

The blank rear elevation of proposed extension will be almost 14 metres from windows in the coach house to the rear, which is a distance similar to that of habitable windows facing each other to the rear of the site (between properties on Grafton Street and Reedville). Proposed habitable windows in the front and side elevation of the extension will be more than 30 metres from the neighbouring dwellings they face and will therefore have no impact upon the amenities of occupiers of those properties. All separation distances are therefore considered to be acceptable.

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

There are no Highway Implications relating to this proposal.

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

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

In conclusion, the proposed development is considered to make best use of this site and will not have an unacceptable adverse impact upon the appearance and setting of the original building, the character of the street scene or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS13: Self Contained Flat Conversions, Supplementary Planning Document 2: Self Contained Flat Development and Conversions 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:-

The proposed development is considered to make best use of this site and will not have an unacceptable adverse impact upon the appearance and setting of the original building, the character of

the street scene or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS13: Self Contained Flat Conversions, Supplementary Planning Document 2: Self Contained Flat Development and Conversions 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd April 2018 and listed as follows: 2050-015; 2050-023; 2050-024; 2050-025; 2050-026;

and the associated Arboricultural Method Statement

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

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

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS13 of the Wirral Unitary Development Plan.

4. 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.

5. Prior to commencement of development, a full scheme of works for the reinstatement to standard footway levels of any vehicle accesses from the highway that are rendered obsolete by the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

**Reason:** For the avoidance of doubt

6. All windows on the rear (east) elevation of the proposed extension hereby permitted shall be obscurely glazed and non-opening up to a minimum height of 1.7 metres above finished floor level

**Reason:** For the avoidance of doubt and to protect the amenities of the neighbouring property

7. 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 Local Planning Authority. This scheme shall include:

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

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

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

D; written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

In addition, an arboricultural method statement (section 6 BS 5837) shall be submitted, containing;

A; 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.

B; 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.

C; 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)

D; 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).

E; 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)

F; 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.

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

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

The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.

**Reason:** To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

8. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been

removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

**Reason:** To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP

9. The following activities must not be carried out under any circumstances:
- a, No fires to be lit within 20 metres of existing trees and shrubs to be retained.
  - b, Storage of removed topsoil should be located outside of the Root Protection Areas of retained trees and away from those parts of the site allocated for soft landscaping.
  - c, No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
  - d, No builders debris or other materials to be stored within the Root Protection Areas.
  - e, No mixing of cement, associate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be used and located not within 10 metres of any Root Protection
  - f, No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.
  - g, No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.

**Reason:** To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

10. All excavations within 4m of existing trees stems shall be undertaken manually by hand with the use of hand tools and only upon the prior written approval of the Local Planning Authority shall the use of a mechanical digger be permitted within 4m of trees stems. Severance of tree roots is to be avoided and roots of a diameter 25mm or greater shall only be removed with the prior written approval of the Local Planning Authority.

**Reason:** To ensure that existing trees are not damaged through the loss of roots, which will maintain the visual and environmental quality of the site and surrounding area

11. No works or development shall take place until full details of a landscaping scheme to include details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the District Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. The landscape works shall be carried out prior to the occupation of

the development.

**Reason:** To safeguard the appearance of the locality

**Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works shall be undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. The submission of a Section 50 Highway Opening Notice is required prior to the commencement of any works on the adopted highway. You should contact the Council's Highway Management Team via [www.wirral.gov.uk](http://www.wirral.gov.uk) prior to the commencement of development for further information.

**Last Comments By:** 06/12/2017

**Expiry Date:** 20/12/2017

## Planning Committee

31 May 2018

**Reference:**  
**APP/17/01295**

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

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

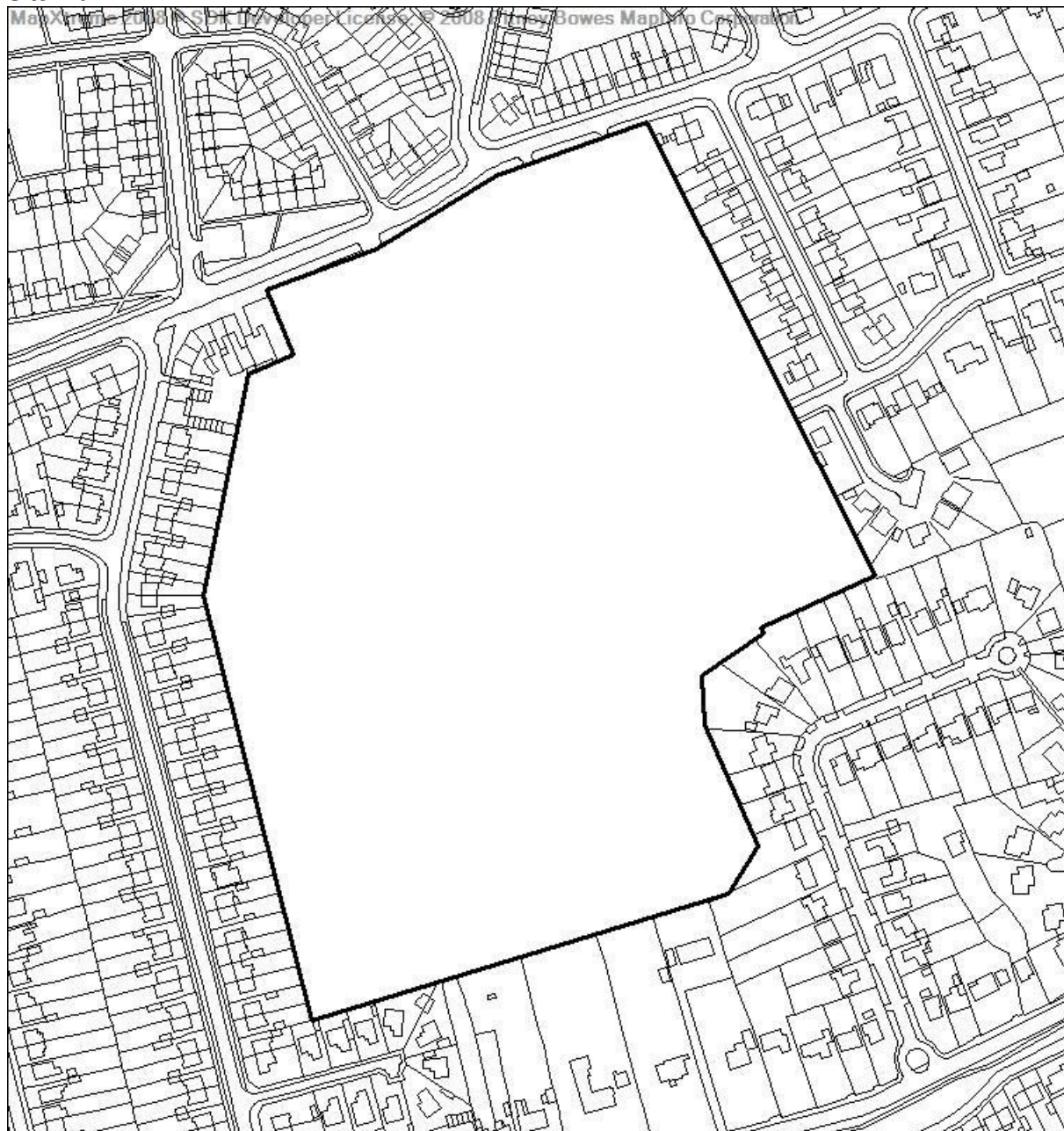
**Ward:**  
**Eastham**

**Location:** Land at ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 7BX

**Proposal:** Detailed application for the erection of 217 dwellings, with associated access (off Acre Lane and Meadowside Road) and landscaping and other ancillary works.

**Applicant:** Morris Homes Ltd  
**Agent :** WYG Group

### Site Plan:



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**Development Plan designation:**

Primarily Residential Area  
Urban Greenspace

**Planning History:**

- Location: Former Playing Fields south of Bromborough Secondary School, west of Meadowside  
Application Type: Work for Council by outside body  
Proposal: Erection of residential dwellings with parking provision  
Application No: OUT/89/07379  
Decision Date: 08/01/1990  
Decision Type: Approve
- Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE LANE, BROMBOROUGH, CH62 7BZ  
Application Type: Full Planning Permission  
Proposal: Existing Office Buildings to be demolished  
Application No: APP/14/00562  
Decision Date: 12/12/2014  
Decision Type: Approve
- Location: Wirral Education Centre, Acre Lane, Bromborough, Wirral, CH62 7BZ  
Application Type: Work for Council by Council  
Proposal: Removal of existing fence and erection of a 2.4m high mesh security fence  
Application No: APP/02/07169  
Decision Date: 15/11/2002  
Decision Type: Approve
- Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE LANE, BROMBOROUGH, CH62 7BZ  
Application Type: Prior Notification of Demolition  
Proposal: Demolition of training centre buildings. Deconstruction will be as follows - Roof areas internal and external wall areas, ground floor, foundations and basements.  
Application No: DEM/14/00189  
Decision Date: 14/03/2014  
Decision Type: Prior approval is required

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

In line with the Councils policy for publicity of planning applications, letters were sent to 409 neighbouring properties and site notices posted at the site on Acre Lane and Meadowside Road. At the time of writing this report, 73 objections have been received 10 representations of support. The objections relate to:

1. Loss of green/open space
2. Overdevelopment
3. Increase in traffic
4. Overlooking
5. Location of proposed terraces
6. Drainage issues leading to flooding
7. Access from Meadowside Road should be avoided
8. Meadowside is unsuitable for additional traffic
9. The area is already congested
10. The developer should compensate for long and significant inconvenience
11. Parking issues near to the school
12. Development this size should bring benefits to residents
13. Loss of trees



14. Infrastructure in Bromborough is already under pressure
15. Existing parking problems around the schools
16. Burden on local services, NHS and school places
17. Disturbance during construction
18. Congestion
19. WBC has failed to facilitate, inform, engage or involve existing residents.
20. Time it will take to complete the development

Councillor Gilchrist states concern over:

1. The Statement of Community Involvement - has the proposal been modified in light of the consultation exercise
2. Density
3. Transport and traffic issues
4. Wirral does not operate a Community Infrastructure Levy (CIL) and financial contributions towards schools, GP surgeries and playing pitches should be made.

Two qualifying petitions with 1000 and 48 signatures have been received objecting to the proposal due to:

1. Lack of consultation to involve residents
2. Concerns not addressed
3. Highway issues relating to congestion, access, pedestrian safety
4. Detriment and danger during construction
5. Disruption, noise and pollution
6. No alternative sites
7. Failure to publish Section 106 monies
8. No evidence of affordable housing partner
9. Size and density is disproportionate
10. Pressure on local services

#### CONSULTATIONS:

**Engineers** - No objection subject to conditions

**LLFA** - No objection subject to conditions

**Environmental Protection** - No objection

**Merseyside Environmental Advisory Service (MEAS)** - No objection subject to conditions

**Housing and Investment** - Proposal triggers the requirement for affordable housing.

#### **Directors Comments:**

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

The application is defined as Major Development and as such, under the provisions of the Council's adopted Scheme of Delegation for Determining Planning Applications, is required to be considered by the Planning Committee.

#### **INTRODUCTION**

The proposal is for a residential development with associated access (off Acre Lane and Meadows Road), landscaping and ancillary works on the site at Acre Lane, Bromborough. The proposal includes a mix of dwelling types and sizes with a range of 1,2, 3, 4 and 5 bedroom properties totalling 217. The development includes 1.5 hectares of public open space with a new Local Equipped Area for Play (LEAP) within this area.

#### **PRINCIPLE OF DEVELOPMENT**

The site is located in a Primarily Residential Area, where the principle of residential development is

acceptable provided it accords with the national and local planning policies set out in the 'Policy Context' below.

## **SITE AND SURROUNDINGS**

The site was previously a secondary school, which was converted to a training and resource centre and this was the last use (Acre Lane Professional Excellence Centre). The buildings have now been demolished. The site extends to approximately 8.5 hectares and is located within the urban area of Bromborough. The immediate area is predominantly residential, characterised by two-storey terraced and semi-detached housing. The site has been cleared with all the former buildings demolished. Previously, the site comprised two main areas: the existing built up frontage facing Acre Lane and a large flat grassed area of former playing fields to the rear. Prior to the demolition of the buildings, the main built up frontage comprised mostly single, with some two storey buildings. To the rear of the former buildings, the open land adjoins the rear gardens of residential properties in Meadowside Road, Brancote Gardens, Allport Road, Caldicott Avenue and Dawpool Drive.

## **POLICY CONTEXT**

### Wirral Unitary Development Plan

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

Policy URN2 – Planning Agreements for Urban Regeneration, allows the Council to negotiate planning obligations, to secure the best use of land, desirable community benefits and a planned, sustainable environment.

Policy HSG2 - Affordable Housing makes provision to negotiate with developers and housing associations to encourage affordable housing units within proposal.

Policy HS4 - Criteria for New Dousing Development states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.

Policy GRE1 – The Protection of Urban Greenspace, sets out the intention to will regulate the supply and distribution of accessible public open space by protecting a network of open spaces which are close to where people live, within a comfortable walking distance from their homes.

The supporting text to Policy GRE1 sets out a minimum standard for the supply of accessible public open space of 2.4 hectares for every thousand people, with no part of the Primarily Residential Area further than a comfortable walking distance (400 metres) away from a local park or open space of 1.5 hectares or above (UDP paragraphs 8.8 and 8.9 refer).

Policy GR1 - The Protection of Urban Greenspace. Subject to certain criteria, the policy is supportive of development of Urban Greenspaces where it provides facilitates for visitors, sport or play. Development for other purposes, such as new housing, will not be permitted unless alternative provision of equivalent community benefit is made available.

Proposal GR2 – Land Designated as Urban Greenspace lists the areas of open space within the Borough that are designated as Urban Greenspaces. This includes part of the application site, which makes up the former playing fields associated with the former high school at the site. The site is designated as Urban Greenspace under reference 'GR2/93 – Acre Lane Playing Fields'. Proposed development within Urban Greenspaces will only be permitted subject to Policy GR1.

Policy GR6 - Greenspace within New Family Housing Development requires new housing development to require new housing development to provide greenspace at a rate of 60sqm for every new dwelling constructed, along with children's play provision. New greenspace should be accessible public open space, and should:

- Relate well to the existing network of accessible public open space within the locality;
- Provide for the retention or creation of linear links throughout the area;
- Make provision for the planting of trees, and for the retention and enhancement of existing landscape features, such as trees and ponds;
- Incorporate a larger area of open space suitable for active recreational use; and
- Be designed and located in order to minimise the potential disturbance to neighbouring property.

Policy GR7 - Trees and New Development states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area and provide for the protection of trees of greatest visual or wildlife value.

Policy TR9 - Requirements for off Street Parking sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Policy NC7 - Species Protection states that development that may have an adverse effect on wildlife species protected by law will not be permitted unless means of their protection can be secured through the use of planning conditions.

#### National Planning Policy Framework (NPPF)

The Local Planning Authority is expected to contribute to achieving sustainable development having regard to NPPF paragraphs 18 to 219 as whole. Paragraph 74 states that existing open space, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space or land to be surplus to requirements or the loss resulting from proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Good design is a key aspect of sustainable development, which is expected to make a positive contribution to an area and use opportunities to improve the character and quality of an area.

#### Waste Local Plan

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. This can be addressed through the use of relevant planning conditions.

The most recent Environment Agency Flood Map (February 2014) shows that the site is wholly located within Flood Zone 1 - Low Probability of Flooding. As the site exceeds 1 hectare in size, a site specific flood risk assessment will be required in line with national policy (NPPF, paragraph 103).

### **APPEARANCE AND AMENITY ISSUES**

The proposed residential development of 217 dwellings will be on the site of the former Acre Lane Training Centre/School in Bromborough. The site has been cleared with all former buildings demolished. Prior to the demolition the site, when in operation as a school and training centre, comprised two main areas: the buildings occupied the northern part of the site (brownfield land) and the area to the rear of the buildings and car parking area comprised playing fields, designated as urban greenspace.

#### Urban Greenspace

The former playing field is designated as Urban Greenspace subject to protection from inappropriate development under Policy GR1, unless the site is surplus to requirements or alternative provision of equivalent community benefit is made available.

The playing fields on the site were last let for football in 1999/2000 (two senior football pitches) but the license to a junior football club was abandoned due to poor drainage and fixtures not being fulfilled. The site had no changing rooms or independent parking.

The Council resolved to sell the site for development in 2013 and marketed the site during 2014 subject to a sales brief that set out an overview of the main planning considerations, including the provision of sports pitches and public open space. At that time, there was no need to retain any part of the site for sports pitches, subject to improvements to other sites within the area secured through a legal agreement.

The latest Playing Pitch Strategy, adopted as a material consideration in the determination of planning applications by Council on 11 December 2017 (Minute 97 refers), indicates, for the Bebington, Bromborough, Clatterbridge and Eastham Area, that there is:

- no current shortfall for football but a potential shortfall 8 youth and 7.5 mini match sessions by 2025, which could be addressed by improvements and revised provision at other sites;
- a current shortfall of 8 rugby match sessions, potentially increasing to 10.5 by 2025, which could be addressed on existing rugby sites;
- demand for increased access to artificial pitches for hockey, at the Oval; and
- a current shortfall of 4 artificial 3G playing pitches, which is currently being addressed on other sites in negotiation with the Football Foundation;

With regard to Acre Lane, the Strategy noted that provision had been made to secure contributions to improvements at other existing sites and states that any disposal must meet the requirements of the second criterion of paragraph 74 of NPPF (page 42 refers), which could be secured through a legal agreement.

The sales brief noted that existing provision of accessible public open space within Bromborough and Eastham (excluding the application site) was 2.8ha/1000, which increased to 5.3ha/1000 if sites within 400 metres of the urban area, such as Eastham Country Park were included.

The proposal in the current application would provide 1.5 ha of public open space in accordance with the Council's standards for regulating the supply of publicly accessible open space and would address an existing shortfall within the residential area to the north of the site, where residents do not currently have access to any public open space of 1.5 hectares or above within 400 metres walking distance from their homes.

The proposed access via Meadowside Road would also bring part of the application site within 400 metres walking distance of Allport Common and a wider number of properties within 400 metres walking distance of the new public open space.

#### Development Proposal - Design and Layout

The residential development comprises 217 properties with a mix of terraced (40), semi-detached (18) and detached houses (159). Affordable housing at a rate of 20% will be provided within the site and secured as part of a Section 106 Agreement.

The proposal will provide two vehicular access points, the main access from Acre Lane and a limited access from Meadowside Road that serves 20 properties. There will be no vehicular thoroughfare to the rest of the site from the access on Meadowside Road. Each dwelling will benefit from at least 2 parking spaces, with the exception to 1 bedroom units which will be provided with 1 parking space. Some of the larger properties include garage spaces.

The design of the dwellings incorporate features such as decorative brick coursing, swept brick heads and buff artstone cills. There will be some detailing around the windows to include artstone cills and headers and doorways emphasised through pillars or porches, and contrasting brick courses at the eaves. Materials will comprise mainly red brick in keeping with the immediate area. There will be two different characters of dwellings proposed within the site. 'Country style' dwellings will be located

around the central area of public open space and around the site accesses on Acre Lane and Meadowside Road. These will be constructed with red bricks and include a mix of grey slate effect and russet roof tiles. Edwardian style houses will be mainly located towards the west and south of the site constructed with mainly red brick with yellow brick detailing.

The layout of the dwellings follow the key design principle to locate the buildings within a legible layout of streets and public spaces and that connect well into adjacent areas. The houses will be predominantly two storey with some limited 2.5 storey buildings. Some of the larger detached properties are located at the end of internal roads and designed to turn corners to form a focal point.

The layout is designed around the central public open space with the layout of the internal roads balanced to meet the needs of pedestrians, cyclists and vehicles. Pedestrian access will be provided into the site from Meadowside Road and this serves to make the public open space accessible to the wider community. The access from Acre Lane retains open views into the site and the public open space. The dwellings fronting Acre Lane will have front gardens and driveways that results in an active street frontage. The existing trees along the boundary with Acre Lane are substantial and contribute to the character of the area and will therefore be retained. Within the site, the building frontages will have a varied set back, some will be close to the pavement and others set back with front gardens and driveways. This varied design reflects the pattern of development in the surrounding area and helps to form an interesting street scene. The dwellings are orientated to face the public open space where possible to provide a key frontage and act as natural surveillance. The dwellings located around the perimeter of the site back onto existing dwellings at an acceptable distance and create defensible boundaries to promote a safe environment.

A landscaping plan has been submitted with the application that provides details of extensive landscaping proposed at the site. Boundary treatments in the form of fencing and vegetation are incorporated into the development with existing mature hedges and trees retained along the boundaries with existing development. The majority of the dwellings benefits from individual garden space to the front and rear. The rear gardens back onto each other with gated access in order to reduce and help to prevent crime.

The layout and design of the proposed development reflects the pattern of development in the immediate area and will not result in any harm to the character of the area. .

Objections have been received stating concern over the increase in traffic adding to the already congested roads in the area, especially close to junctions and schools and parking issues. There is no objection on highway grounds and this is set out below under the Highway Implications.

Objections state that the proposal is overdevelopment and that the development will result in overlooking and a loss of open space. As set out above, the layout and design of the dwellings do not detract from the character of the area and maintain an adequate distance away from properties that bound the site to result in any overlooking. Open space is provided within the development that will be accessible to the local area, whereas the site is currently closed to the public.

### **Section 106 Legal Agreement**

Objections have been received that the development will put strain and burden on local services; infrastructure is already under pressure and financial contributions should be made. Ward Members have raised concerns that the development will result in additional pressure for local school places and the impact on local GP services. UDP Policy URN2 make provision for planning obligations to be negotiated to secure community benefits and a planned sustainable environment although there is no planning mechanism in place to calculate a financial contribution for local schools and GP services. A Section 106 Legal Agreement for this proposal will cover:

- Provision and maintenance of the public open space, including the children's play equipment;
- Provision and maintenance of the drainage system;
- A contribution for playing pitch provision in the area;
- Any necessary highway and transport works; and

- Affordable housing provision

### **SEPARATION DISTANCES**

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

### **HIGHWAY/TRAFFIC IMPLICATIONS**

This is a proposal for the construction of 217 dwellings including vehicle access taken from Acre Lane for the majority of dwellings and vehicle access to twenty dwellings taken from Meadowside Road.

The applicant has submitted a Transport Assessment in support of the application which calculates the likely vehicle movements associated with a development of this scale based on TRICS, which is a national recognised database. The assessment does not take account of (and therefore does not discount) the potential traffic that would have been generated by the previous use on the site and which could recommence should that use start again. The Council's Highway Engineer has considered the Assessment and concludes that the submitted figures for traffic generation to be a robust assessment.

Traffic generated by the proposed development is then assigned to the surrounding network based on travel to work data obtained from the 2011 National Census and this is added to the background traffic levels to allow assessment of the impact on the various junctions in the area using the appropriate junction modelling software for each junction (PICARDY or LINSIG). The results of that modelling indicates that each of the junctions would operate within capacity.

Concerns have been raised regarding the cumulative impact of this development on traffic movements along Neville Road and Cambridge Road, which link Allport Lane to New Chester Road (A41) and are subject to 20mph speed limits. In response, a Section 106 agreement is recommended to include for the provision of a commuted sum to enable the construction of traffic calming features (such as road humps) in these roads. The estimated cost of this work would be £50,000.

It is considered that this location is sustainable in terms of access to local amenities and services, providing good opportunities for those residents who may wish to live in a more sustainable manner.

In conclusion, it is considered that there are no sustainable reasons to refuse this application on the grounds of highway safety or congestion subject to the S106 requirement mentioned above and the recommended planning conditions.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

A landscaping plan has been submitted with the application that aims to complement the existing landscape features and add to the green infrastructure by providing habitats and green spaces whilst meeting sustainability objectives. A tree survey has been produced and the findings used to inform the layout of the dwellings with a view to retain the good quality trees. The survey shows 6 tree groups and 2 individual trees will need to be removed. New tree planting is proposed to compensate for this loss. The site retains many existing landscape features, including well established hedgerows and trees. In addition to this, new hedgerows, and ornamental trees and planting are proposed throughout the development to soften the visual appearance of the scheme. The new tree planting along with the landscaping scheme is considered to be acceptable.

#### Ecology

An Ecological Appraisal has been submitted that provides an assessment of the trees, birds and bat roost potential. The Ecology reports and additional supporting information, have been assessed by the Council's ecology advisor, Merseyside Environmental Advisory Service (MEAS) as acceptable and recommend planning conditions. The submitted landscaping plan includes elements of native tree, shrub and hedgerow planting that is acceptable from an ecological perspective.

The proposal falls under Schedule 2 10 (b) of the (Environmental Impact Assessment) EIA Regulations 2017 as an urban development project on a site that exceeds 5ha and relates to more than 150 dwellings. As such, the development requires screening and the applicant has provided an assessment of the development against the criteria in Schedule 3 of the EIA Regulations. This has been accepted and MEAS conclude that the proposal is not likely to result in significant effects for EIA purposes and an Environmental Statement is not required.

Part of the site is previously developed and the proposal would make best and efficient use of the vacant land. The proposal provides an area of open space to offset the loss of the fields at the rear of the site. The appropriate surveys have been carried out in order to safeguard protected species. The landscaping plan shows that planting is integral to the proposal both for visual amenity and ecology. The proposal therefore represents sustainable development.

## **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The proposal is considered acceptable and supports urban regeneration by making full and effective use of land within an urban area and the environmental impacts of the development have been fully considered. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and layout of the development as proposed, ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and open space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF. It is considered that the proposal represents sustainable development and is recommended for approval, subject to the imposition of a Section 106 Legal Agreement and suitably worded planning conditions.

## **Summary of Decision:**

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

The proposal is considered acceptable and supports urban regeneration by making full and effective use of land within urban areas and the environmental impacts of the development have been fully considered. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and layout of the development as proposed, ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and open space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF.

**Recommended Decision:** **Approve subject to a Section 106 Legal Agreement**

## **Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as received by the local planning authority on the 24 October 2017, 28 February 2018 and listed as follows:  
N1016/P/PL01 dated 04/10/16, N1016/P/SS01 dated 04/10/17, N1016/P/MD01 dated 14/09/17, N1106/P/LP01 House Type Country Style drawings N1016/HTALD/02,

N1016/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1061/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWHA/02, N1016/P/HTWIL/02 AND N1016/HTWILSA/04 DTAED 14/09/17, Landscape Structure Plan M2925.01 dated 10.2017 and House Type Edwardian Style N1016/HTALD/02, N106/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1016/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTHOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWA/02, N1016/P/HTWIL/02, N1016/HTWILSA/04 dated 14/09/17

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

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

**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. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interest of amenity

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

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

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

**Reason:** In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 and CH2 of the Wirral Unitary Development Plan.

7. NO DEVELOPMENT SHALL TAKE PLACE until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

**Reason:** In the interests of residential amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

8. Foul and surface water shall be drained on separate systems

**Reason:** In the interests of providing satisfactory drainage of the site and to accord with Policy HS4 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 WM8 and WM9 of the Waste Local Plan.

10. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

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

11. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Environment Management Plan (CEMP) and a Method Statement for the construction of the development hereby approved has been submitted to, and approved in writing by the Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development and shall include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The Plan shall include the agreed method statements to mitigate or avoid adverse environmental impacts:

- Invasive species remediation scheme;
- Ecological mitigation plan/measures;
- Waste Audit or similar mechanism;
- Measures to Prevent Pollution of Control Waters.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

**Reason:** In order to manage and mitigate the environmental impacts during the construction phase and in the interests of the safe operation of the local highway network, having regards to visual and residential amenities of the area.

12. 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, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing by the Local Planning Authority, The approved works shall be completed in accordance with the Local Planning Authority's written approval prior to the occupation of the development.

**Reason:** In the interest of highway safety and to comply with UDP Policy HS4

13. WITHIN 3 MONTHS OF THE FIRST OCCUPATION OF THE RESIDENTIAL DEVELOPMENT a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of highway safety, sustainable travel choices and to accord with Policy TRT3 in the Wirral Unitary Development Plan.

14. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT full details of permanent replacement bat roosting provision and bird nesting boxes shall be submitted to and approved by the Local Planning Authority. The details shall include bat boxes to be erected on the retained trees and integrated into the brickwork of new dwellings with a plan to show the position, number, type and location and timetable for implementation of both the bat and bird boxes. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of species protection having regard to Policy NC7 of Wirral Unitary Development Plan

15. No tree felling or building works shall take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then all buildings and trees shall be checked first by an appropriately experienced ecologist to ensure that no breeding birds are present. If present, details of how they will be protected will be required.

**Reason:** To protect the interests of any protected species which may be present on the site and to accord with Policies NC5, NC6 and NC7 of the Wirral Unitary Development Plan.

16. PRIOR TO COMMENCEMENT OF DEVELOPMENT, full details of a scheme for the eradication of Montbretia (*Crocodymia x crocosmifolia*) an invasive species, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the invasive species on a scaled plan. It shall include measures that will be used to prevent the spread of Montbretia during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

**Reason:** To eradicate Montbretia from the development site, to prevent the spread of the plant through development works and to accord with the aims of Policy NC7 in the Wirral Unitary Development Plan.

17. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL a scheme of phasing of landscaping, in accordance with the details shown on the submitted landscaping plan (Landscape Structure Plan, Barnes Walker, October 2017, M2925.01) has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall detail a timetable for all landscaping works to be phased across the site and the landscaping shall be carried out in the first planting and seeding season following occupation of the dwelling(s) within that particular phase; any trees or plants which within a period of five years die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the site is suitably landscaped and having regard to nature conservation in accordance with Policies HS4 and NC7 of the Wirral Unitary Development Plan.

18. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

1. a survey of the extent, scale and nature of contamination;
2. an assessment of the potential risks to: human health, property (existing or proposed)

including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

The development shall be carried out in accordance with the approved assessment.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

19. Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

21. Where required by the Local Planning Authority, a monitoring and maintenance scheme of the effectiveness of the proposed remediation must be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented, and any reports produced as a result, shall be submitted and approved in writing by the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

22. No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy<sup>1</sup>, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water discharge rate must be limited to 43 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy<sup>1</sup> must be based on the principles and details identified in the Proposed Development & Drainage Layout <Mar16 / 30179/AppH /

*Revision C/ Ironside Farrar*, be accompanied by a completed Operation and Maintenance Plan and meet all requirements specified in the **Terms of Condition**.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

### **1Terms of condition**

'Confirmed/ Final' Sustainable Drainage Strategy to include:

- Justification of final design
- Designer risk assessment
- Drawings to include:
  - Final layout of roads and properties including plot numbers, finished floor levels and boundaries
  - Final layout of sewers; outfalls; SuDS; flow controls and overland flow paths (designed for exceedance)
  - Longitudinal sections showing existing and proposed ground levels, invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations
- Hydraulic modelling for final drainage strategy to include:
  - Pipe network design
  - Explicit attenuation/SuDS (to demonstrate robustness)
  - Holistic modelling, combining pipe network and SuDS into one model
  - System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance, pre and post development
  - Runoff volume from the development in the 1 in 100 year, 6 hour rainfall event pre and post development
  - Design criteria summary, Full network details table, Contributing area summary, Control/storage structure details, Results summary print outs
  - Volumetric runoff co-efficient (Cv) should be set to '1'
  - Rainfall model should be FEH
  - Sensitivity checking for climate change at 40% if lower allowance used
  - Urban creep allowance of 10% must be included
- Maintenance statement explaining who will own the SuDS and how maintenance and replacement will be funded over the lifetime of the development
- Construction phase surface water management plan for each construction phase

- 23 Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and an updated Operation and Maintenance Plan as necessary.

**Reason** To ensure a satisfactory sustainable surface water drainage system is provided to serve the site in accordance and secure satisfactory management and maintenance of the approved surface water drainage system with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

**Further Notes for Committee:**

1. In order to comply with Condition 12, it will be necessary to enter into a legal agreement with the Council to secure works under the Highway Act and New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary carriageways, footways, street lighting, surface water drainage, traffic signs road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit Monitoring.
2. Please note, the applicant must enter into a Section 106 agreement before the grant of planning permission, requiring that any communal elements of the sustainable drainage system, not adopted by the Water and Sewerage Company, are maintained in perpetuity in accordance with a specified maintenance and inspection schedule which must cover all components and be submitted for approval by the LLFA. Consideration should be given to the fact that maintenance and operation requirements should be economically proportionate.
3. The grant of planning permission does not confer consent under the Land Drainage Act 1991. Any land drainage that may be subsequently discovered within the site must not be altered without the prior consent of the Lead Local Flood Authority.

**Last Comments By:** 20/02/2018  
**Expiry Date:** 23/01/2018

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## Planning Applications Decided Under Delegated Powers Between 20/05/2018 and 11/06/2018

<b>Application No.:</b>	ADV/16/00674	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Asda	<b>Agent:</b>	Bowman Riley Architects
<b>Location:</b>	ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD		
<b>Proposal:</b>	Erection of 2 no. illuminated 'ASDA' Canopy fascia signs, 4 no. 'Card Only' canopy fascia signs, 2 no. 'No Entry / Giveaway' signs, 2 no. 'Welcome / No entry' Signs,1 no. totem sign and 2 no. banner frame signs		
<b>Application No.:</b>	APP/17/01387	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr Bowden	<b>Agent:</b>	WILLACY HORSEWOOD ARCHITECTS
<b>Location:</b>	Hollins Hey Hotel, 191 VICTORIA ROAD, NEW BRIGHTON, CH45 0JY		
<b>Proposal:</b>	Demolition of existing hotel and replacement with 14 no. apartments and associated car parking		
<b>Application No.:</b>	APP/17/01603	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	The Courtyard	<b>Agent:</b>	Condy & Lofthouse Architects Ltd
<b>Location:</b>	5-9 ROSE MOUNT, OXTON, CH43 5SG		
<b>Proposal:</b>	Expansion of the existing bar/restaurant 7-9 Rose Mount into the neighbouring restaurant 5 Rose Mount and associated elevational changes, erection of a single storey ground floor extension to the rear no. 5 Rose Mount, a first floor extension to the rear of 7-9 Rose Mount as well as new external staircase to improve rear access to the existing second floor residential dwelling of no.5 Rose Mount.		
<b>Application No.:</b>	APP/18/00031	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	A M & E I Bell	<b>Agent:</b>	Jones & Wathen Ltd.
<b>Location:</b>	25 TARRAN WAY EAST, MORETON, CH46 4TZ		
<b>Proposal:</b>	Retention of ten containers and placement of five additional containers.		

<b>Application No.:</b>	LBC/18/00183	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Prof Hurst	<b>Agent:</b>	
<b>Location:</b>	13 ALTON ROAD, OXTON, CH43 6UB		
<b>Proposal:</b>	'Tanking' of interior Basement: install waterproofing and add insulation to surface of existing floor and walls to eliminate persistent dampness and mould (which migrates upwards and is toxic to health and damages features). Fire-retardant plasterboard would then be added to the walls to create a dry storage area. Boards would be added to the floor above the insulation to create a level ground surface. No features would be removed except for the replacement of two small below-ground windows to meet fire regulations		

<b>Application No.:</b>	APP/18/00191	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr & Mrs Quatermass	<b>Agent:</b>	PWE Design
<b>Location:</b>	Gorsemount, FLECK LANE, NEWTON, CH48 1LA		
<b>Proposal:</b>	Alteration of two rear dormers to form one dormer		

<b>Application No.:</b>	APP/18/00198	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Crosland & Sons Ltd	<b>Agent:</b>	SDA Architecture Limited
<b>Location:</b>	Land to the rear of 2 Sandhey Road & 66 Meols Parade, Meols, Wirral, CH47 5AX		
<b>Proposal:</b>	Erection of two detached dormer bungalows		
	Amended plans.		

<b>Application No.:</b>	APP/18/00214	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Bushell	<b>Agent:</b>	
<b>Location:</b>	83 COOMBE ROAD, IRBY, CH61 4UW		
<b>Proposal:</b>	Erection of a two-storey part single storey rear extension		



<b>Application No.:</b>	APP/18/00231	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Sanctuary HA (Part of Sanctuary Group)	<b>Agent:</b>	Podium Surveying LLP
<b>Location:</b>	Vincent Naughton Court, RODNEY STREET, TRANMERE		
<b>Proposal:</b>	Replacement of all windows and external doors with Rosewood PVCu (internals to be white). Replace existing vertical tiling with Marley Eternit - Cedral Lap weatherboard. Fascia/soffits boards replaced with Black PVCu. Rainwater goods/guttering replaced with Black PVCu.		
<b>Application No.:</b>	APP/18/00241	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr Barnes	<b>Agent:</b>	Mr Goddard
<b>Location:</b>	Lindale, 75 WELL LANE, GAYTON, CH60 8NH		
<b>Proposal:</b>	Extension & Alterations to existing Bungalow to Create Two Storey House with Dormers and Creation of and In Out Driveway and Removal of Dangerous Tree		
<b>Application No.:</b>	APP/18/00255	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr Butler	<b>Agent:</b>	
<b>Location:</b>	Leas Cottage, 76 MEOLS DRIVE, WEST KIRBY, CH47 4AW		
<b>Proposal:</b>	Single Storey Side Extension with Parapet, Pitched Roof and Associated Conservation Roof Lights. Conversion of bedroom into garage.		
<b>Application No.:</b>	APP/18/00258	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Doughty	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	1 REGENTS WAY, HIGHER BEBINGTON, CH63 5QP		
<b>Proposal:</b>	Single storey side and rear extension		
<b>Application No.:</b>	APP/18/00268	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Boyes Turner LLP	<b>Agent:</b>	Wyvern Architects Ltd
<b>Location:</b>	3 LEIGH ROAD, WEST KIRBY, CH48 5DZ		
<b>Proposal:</b>	Proposed single storey flat roof extension to replace existing conservatory. Construction of raised rear balcony, including external ramps to provide wheelchair access to the dwelling and associated external works.		

<b>Application No.:</b>	APP/18/00271	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/05/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Ashcroft	<b>Agent:</b>	SDA Architecture LTD
<b>Location:</b>	Intabene Manor, 170 UPTON ROAD, BIDSTON, CH43 7QQ		
<b>Proposal:</b>	Erection of new two-storey dwelling		
<b>Application No.:</b>	APP/18/00277	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr Morris	<b>Agent:</b>	Mr O'Rourke
<b>Location:</b>	37 FOREST ROAD, HESWALL, CH60 5SN		
<b>Proposal:</b>	Single storey extension to side and rear		
<b>Application No.:</b>	APP/18/00289	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Honest to Goodness	<b>Agent:</b>	
<b>Location:</b>	10 MARKET STREET, HOYLAKES, CH47 2AE		
<b>Proposal:</b>	Erection of rear dormer extension.		
<b>Application No.:</b>	APP/18/00290	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Turner	<b>Agent:</b>	Mr Hitchmough
<b>Location:</b>	31 MARFORDS AVENUE, BROMBOROUGH, CH63 0JH		
<b>Proposal:</b>	AMENDED DESCRIPTION: Single storey rear extension and first floor side extension above existing flat roofed garage and existing rear extension.		
<b>Application No.:</b>	APP/18/00296	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr North	<b>Agent:</b>	Mr Burnett
<b>Location:</b>	Miradore, 211 TELEGRAPH ROAD, HESWALL, CH60 7SF		
<b>Proposal:</b>	Demolition of existing single story extension and raised patio to rear elevation and construction of new single story full width extension to rear elevation with new timber deck.		

<b>Application No.:</b>	APP/18/00298	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Sharma	<b>Agent:</b>	KJP Architecture
<b>Location:</b>	2 THE SPINNEY, GAYTON, CH60 3SU		
<b>Proposal:</b>	Erection of a 2-storey side extension including dormers to the front and rear.		
<b>Application No.:</b>	APP/18/00308	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr Koltuniak	<b>Agent:</b>	
<b>Location:</b>	Annexe At Kilcreggan Guest House, 35 ASHBURTON ROAD, CLAUGHTON, CH43 8TN		
<b>Proposal:</b>	Addition of a first floor to the rear annex with 3no. ensuite Bedrooms, external fire escape and first floor link corridor to existing guest house. (Amended plans received enclosing the fire escape to prevent overlooking).		
<b>Application No.:</b>	APP/18/00320	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Perriam	<b>Agent:</b>	
<b>Location:</b>	36 THORNTON ROAD, HIGHER BEBINGTON, CH63 5PT		
<b>Proposal:</b>	Provision of a second vehicular crossing.		
<b>Application No.:</b>	APP/18/00332	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr M Parry-Davies		
<b>Applicant:</b>	Mr & Mrs Little	<b>Agent:</b>	KJP Architecture
<b>Location:</b>	Caldy Edge, 10 CROFT DRIVE EAST, CALDY, CH48 1LR		
<b>Proposal:</b>	Extensions, Internal Alterations & Refurbishment		
<b>Application No.:</b>	RESX/18/00350	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/05/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr M Foulkes	<b>Agent:</b>	
<b>Location:</b>	69 PRESTBURY AVENUE, OXTON, CH43 0UQ		
<b>Proposal:</b>	Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 4.7m for which the maximum height would be 3.0m and for which the height of the eaves would be 2.25m		

<b>Application No.:</b>	APP/18/00364	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Macdonald	<b>Agent:</b>	Oakdale Property Consultants Ltd.
<b>Location:</b>	6 FLORENCE AVENUE, HESWALL, CH60 7SS		
<b>Proposal:</b>	AMENDED DESCRIPTION: Single Storey Rear Extension		
<b>Application No.:</b>	APP/18/00365	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr Kelleher	<b>Agent:</b>	Oakdale Property Consultants Ltd.
<b>Location:</b>	17 HILLSIDE ROAD, GAYTON, CH60 0BJ		
<b>Proposal:</b>	Two storey Extension to Rear/Side of Property.		
<b>Application No.:</b>	APP/18/00367	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mrs Hunter	<b>Agent:</b>	
<b>Location:</b>	4 NORTH PARADE, HOYLAK, CH47 2BB		
<b>Proposal:</b>	New single storey garage at the end of the rear garden to an existing mid-terraced house		
<b>Application No.:</b>	APP/18/00369	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	Elm Property	<b>Agent:</b>	
<b>Location:</b>	Arrowe House, 1C Arrowe Park Road, Upton, Wirral, CH49 0UB		
<b>Proposal:</b>	Construction of garage with office above within existing car park		
<b>Application No.:</b>	APP/18/00379	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Rock Ferry	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr McCready	<b>Agent:</b>	Condy & Lofthouse Ltd
<b>Location:</b>	Recreational Open Space, ST PETERS MEWS, ROCK FERRY, Wirral, CH42 1RT		
<b>Proposal:</b>	Development of 5no. 2 bed apartments, with associated hard and soft landscaping.		

<b>Application No.:</b>	APP/18/00384	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Domino's & GDK Franchise	<b>Agent:</b>	RPS Planning & Development
<b>Location:</b>	1 LISCARD VILLAGE, LISCARD, CH45 4JG		
<b>Proposal:</b>	Condition to be varied as follows: "Trading at the premises shall not take place between 02:00 hours and 08:00 hours".		
<b>Application No.:</b>	APP/18/00386	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr & Mrs Garland	<b>Agent:</b>	MC Architecture + Design
<b>Location:</b>	Redstones Farm, Arrowe Brook Lane, Irby, CH49 3NY		
<b>Proposal:</b>	Conversion of brick built stable block/barn into one dwelling including erection of extension and formation of garden area and hardstanding		
<b>Application No.:</b>	APP/18/00393	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs Julie Byrne	<b>Agent:</b>	
<b>Location:</b>	148 MOUNT ROAD, PRENTON, CH42 8NN		
<b>Proposal:</b>	Vehicular Crossing		
<b>Application No.:</b>	APP/18/00395	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Roger Browning	<b>Agent:</b>	
<b>Location:</b>	22 BRIMSTAGE ROAD, BEBINGTON, CH63 3EW		
<b>Proposal:</b>	The formation of a new driveway and boundary wall (to be completed by owner's contractors) New concrete platform to replace existing grass area in front of property. ( To be completed by Wirral Borough Council approved contractor)		
<b>Application No.:</b>	LBCO/18/00396	<b>Application Type:</b>	Local Listed Building Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Acceptable
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Ms Valerie Stevenson	<b>Agent:</b>	Heswall Glass
<b>Location:</b>	10 Park Road, Port Sunlight, Wirral, CH62 4UT		
<b>Proposal:</b>	Replace rear windows		

<b>Application No.:</b>	APP/18/00399	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Regan	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	167 Durley Drive, Prenton, Wirral, CH43 3AP		
<b>Proposal:</b>	First floor side extension		
<b>Application No.:</b>	APP/18/00411	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mrs Byrne	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	5 FORD DRIVE, UPTON, CH49 0TU		
<b>Proposal:</b>	Single storey rear extension.		
<b>Application No.:</b>	APP/18/00415	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Lloyd	<b>Agent:</b>	
<b>Location:</b>	10 TORRINGTON ROAD, LISCARD, CH44 3BT		
<b>Proposal:</b>	Extension of current dropped kerb to 4.5 metre access on dwelling 10 Torrington Road, Wallasey. (Includes tapers, as a minimum width) Current existing boundary wall will be removed in part to accommodate widening of vehicular access crossing.		
<b>Application No.:</b>	APP/18/00418	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Eldridge	<b>Agent:</b>	ArchiTeh Ltd.
<b>Location:</b>	17 DUDLEY ROAD, NEW BRIGHTON, CH45 9JP		
<b>Proposal:</b>	Internal alterations, loft conversion and erection of glass dormer to rear		
<b>Application No.:</b>	APP/18/00419	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	Mr Breslan	<b>Agent:</b>	PWE Design
<b>Location:</b>	4 THORNTON GROVE, HIGHER BEBINGTON, CH63 5QU		
<b>Proposal:</b>	Single storey side & rear extension		

<b>Application No.:</b>	APP/18/00420	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr & Mrs ASHBURNER	<b>Agent:</b>	Survey by Design Ltd
<b>Location:</b>	11 BEVERLEY DRIVE, GAYTON, CH60 3RP		
<b>Proposal:</b>	REMOVAL OF EXISTING GROUND FLOOR BAY WINDOW TO FRONT ELEVATION AND CONSTRUCTING NEW ENLARGED BAY WINDOW WITH PITCHED ROOF		
<b>Application No.:</b>	APP/18/00421	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr & Mrs Calver	<b>Agent:</b>	Architects-Direct.com
<b>Location:</b>	Constantia, 15 QUEENS DRIVE, HESWALL, CH60 6SH		
<b>Proposal:</b>	First floor extension		
<b>Application No.:</b>	APP/18/00422	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	Mr Mark Bartley	<b>Agent:</b>	Jones & Wathen Ltd
<b>Location:</b>	Tirionfa, 1 PINE WALKS, PRENTON, CH42 8LG		
<b>Proposal:</b>	Rebuild existing sunroom to be habitable floor space including first floor extension over. Convert garage to habitable use. Rebuild existing utility room extension. Rebuild porch. Erect garden shed.		
<b>Application No.:</b>	APP/18/00423	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Miss J Nicholls	<b>Agent:</b>	Mr Martin Nicholls
<b>Location:</b>	7 BIRCHDALE CLOSE, GREASBY, CH49 2SE		
<b>Proposal:</b>	Conversion of existing garage to living accommodation. Knock through of existing kitchen into back of garage to form enlarged kitchen/diner. Front section of garage to become bedroom/ office and shower room.		
<b>Application No.:</b>	APP/18/00432	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr O'Donaghue	<b>Agent:</b>	ArchitectFolk
<b>Location:</b>	4 MOUNT ROAD, WEST KIRBY, CH48 2HL		
<b>Proposal:</b>	To the rear of the dwelling; Demolition of existing conservatory and replacement single storey extension.		

<b>Application No.:</b>	APP/18/00436	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Ward	<b>Agent:</b>	
<b>Location:</b>	48 FISHERS LANE, PENSBY, CH61 5XB		
<b>Proposal:</b>	Single storey extension to side of existing property, comprising of bedroom and en-suite		
<b>Application No.:</b>	APP/18/00437	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Miss Lewis	<b>Agent:</b>	PWE Design
<b>Location:</b>	6 WIMBORNE WAY, IRBY, CH61 4YQ		
<b>Proposal:</b>	Single storey front and side link extension		
<b>Application No.:</b>	APP/18/00441	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Walker	<b>Agent:</b>	Architects-Direct.com
<b>Location:</b>	Pippins, 49 FARR HALL DRIVE, HESWALL, CH60 4SE		
<b>Proposal:</b>	Proposed Single Storey Rear Extension and new dormer		
<b>Application No.:</b>	APP/18/00442	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/06/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Wainwright	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	117-119 WALLASEY ROAD, LISCARD, CH44 2AA		
<b>Proposal:</b>	Change of use of ground floor from A3 (restaurant) to A1 (shop) to include 2no ground floor and 1no first-floor self contained apartments to the rear		
<b>Application No.:</b>	APP/18/00444	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Brentwood	<b>Agent:</b>	
<b>Location:</b>	Brentwood, 12 MEOLS DRIVE, HOYLAKE, CH47 4AQ		
<b>Proposal:</b>	Single Storey flat roof extension to the rear.		



<b>Application No.:</b>	APP/18/00446	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr R Moody	<b>Agent:</b>	Jones & Wathen Ltd.
<b>Location:</b>	7 BURDETT CLOSE, SPITAL, CH63 9YZ		
<b>Proposal:</b>	Single storey rear and side extensions.		
<b>Application No.:</b>	LDP/18/00448	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Miss Millan	<b>Agent:</b>	
<b>Location:</b>	6 GORDON AVENUE, BROMBOROUGH, CH62 6AL		
<b>Proposal:</b>	Erection of a hip to gable and rear dormer		
<b>Application No.:</b>	APP/18/00449	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Taylor & Vaux	<b>Agent:</b>	Architects-Direct.com
<b>Location:</b>	17 MOSTYN AVENUE, WEST KIRBY, CH48 3HN		
<b>Proposal:</b>	Single storey rear extension and internal alterations		
<b>Application No.:</b>	APP/18/00450	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Card	<b>Agent:</b>	Mr White
<b>Location:</b>	16 MOUNT DRIVE, HIGHER BEBINGTON, CH63 5NX		
<b>Proposal:</b>	Erection of a part single storey, part 2 storey extension and proposed new tiled roof above porch and garage.		
<b>Application No.:</b>	ADV/18/00453	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Rock Ferry	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Bradford	<b>Agent:</b>	Merson Signs Ltd
<b>Location:</b>	M53 Motors Ltd T/A M53 Ford, 38 GREEN LANE, TRANMERE, CH41 9AG		
<b>Proposal:</b>	Installation of various advertisement signs		

<b>Application No.:</b>	APP/18/00454	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Kevin Kerrigan	<b>Agent:</b>	
<b>Location:</b>	30 Sandy Lane, Irby, Wirral, CH61 0HD		
<b>Proposal:</b>	To reduce heat loss. Install 90mm of epsitherm wall insulation to the external brickwork finished with a warm white silicone render. This will change the appearance of the property.		
<b>Application No.:</b>	APP/18/00455	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Miss K J Osborne	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	35 Eastway, Greasby, Wirral, CH49 2NS		
<b>Proposal:</b>	Single-storey rear extension		
<b>Application No.:</b>	APP/18/00456	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Evans	<b>Agent:</b>	Neil Braithwaite Architect Ltd
<b>Location:</b>	9 LARKIN CLOSE, NEW FERRY, CH62 5JZ		
<b>Proposal:</b>	Two storey side extension		
<b>Application No.:</b>	APP/18/00457	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Roberts	<b>Agent:</b>	Neville Pickard
<b>Location:</b>	15 Warwick Road, Upton, Wirral, CH49 6NE		
<b>Proposal:</b>	Erection of a two storey side and single storey rear extension		
<b>Application No.:</b>	APP/18/00459	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Scullion	<b>Agent:</b>	Jones and Wathen Ltd
<b>Location:</b>	Aviemore, 20 GAYTON PARKWAY, GAYTON, CH60 3SS		
<b>Proposal:</b>	Two storey side extension		

<b>Application No.:</b>	APP/18/00460	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr George Graham	<b>Agent:</b>	Bathgate Design Solutions
<b>Location:</b>	7 Grace Close, Liscard, Wirral, CH45 4LH		
<b>Proposal:</b>	Erection of a single storey extension to rear of ground floor flat.		
<b>Application No.:</b>	APP/18/00461	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/05/2018	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Hayward	<b>Agent:</b>	
<b>Location:</b>	10 TURMAR AVENUE, THINGWALL, CH61 7XB		
<b>Proposal:</b>	To construct an additional storey on top of a existing attached garage with pitched roof over.		
<b>Application No.:</b>	APP/18/00462	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr Calveley	<b>Agent:</b>	Mr Matthews
<b>Location:</b>	42 DIBBINSDALE ROAD, BROMBOROUGH, CH63 0HH		
<b>Proposal:</b>	To construct an additional storey on top of existing attached garage (front elevation) and also construct an additional storey on top of existing rear single storey (rear elevation). Render entire building envelope and replace existing windows with Grey UPVC doubled units.		
<b>Application No.:</b>	APP/18/00463	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr McCormac	<b>Agent:</b>	OB Designs
<b>Location:</b>	39 GLEGGSIDE, NEWTON, CH48 6DY		
<b>Proposal:</b>	First Floor Side Extension		
<b>Application No.:</b>	APP/18/00471	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mrs McKay	<b>Agent:</b>	LJ Architects Ltd
<b>Location:</b>	2 GREENLEA CLOSE, BEBINGTON, CH63 7RU		
<b>Proposal:</b>	Erection of two-storey side extension and single-storey rear extension with some internal remodelling		

<b>Application No.:</b>	ADV/18/00472	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	University of Chester	<b>Agent:</b>	
<b>Location:</b>	Old Market House, 13 HAMILTON STREET, BIRKENHEAD, CH41 5AL		
<b>Proposal:</b>	External high level building illuminated signage to three elevations		
<b>Application No.:</b>	APP/18/00473	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Ashburner	<b>Agent:</b>	Survey by Design Ltd
<b>Location:</b>	11 BEVERLEY DRIVE, GAYTON, CH60 3RP		
<b>Proposal:</b>	PROPOSED REPLACEMENT & EXTENSION OF EXISTING GROUND FLOOR BAY WINDOW TO FRONT ELEVATION		
<b>Application No.:</b>	APP/18/00474	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	New Leaf CB Ltd	<b>Agent:</b>	
<b>Location:</b>	Rosemary Cottage, 131A MILNER ROAD, BARNSTON, CH60 5RX		
<b>Proposal:</b>	Condition 2 to be changed to support the new submitted plans numbered 012/02, 012/05 & 012/06 which include amended elevations and plan.		
<b>Application No.:</b>	APP/18/00476	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Nugent Properties Ltd	<b>Agent:</b>	Azzurri Architects
<b>Location:</b>	21 SOUTH DRIVE, GAYTON, CH60 0BG		
<b>Proposal:</b>	Retrospective replacement pitched roof over side outrigger to replace existing flat roof. New white render finish to all external elevations. Alterations to some of the windows and external doors.		
<b>Application No.:</b>	APP/18/00483	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Brady	<b>Agent:</b>	CADStation Ltd
<b>Location:</b>	19 COOMBE ROAD, IRBY, CH61 4UN		
<b>Proposal:</b>	Two storey side extension with single storey rear extension.		

<b>Application No.:</b>	APP/18/00485	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Cass	<b>Agent:</b>	Jones and Wathen Ltd
<b>Location:</b>	16 DINGWALL DRIVE, GREASBY, CH49 1SG		
<b>Proposal:</b>	Single-storey side and rear wraparound extension		
<b>Application No.:</b>	APP/18/00486	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr Yeung	<b>Agent:</b>	Freeths
<b>Location:</b>	Lord Street and Cleveland Street, Birkenhead, Wirral, CH41 6ND		
<b>Proposal:</b>	Erection of substation		
<b>Application No.:</b>	APP/18/00488	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mr Cox	<b>Agent:</b>	s n amery architectural services
<b>Location:</b>	9 HOWELL DRIVE, GREASBY, CH49 1RX		
<b>Proposal:</b>	Erection of two-storey side extension, pitched roof over existing rear extension and internal alterations		
<b>Application No.:</b>	APP/18/00491	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr & Mrs Gavin	<b>Agent:</b>	KJP Architecture
<b>Location:</b>	16 CONISTON AVENUE, NOCTORUM, CH43 9SB		
<b>Proposal:</b>	Proposed Extension & Internal Alterations		
<b>Application No.:</b>	LBC/18/00492	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Port Sunlight Village Trust	<b>Agent:</b>	
<b>Location:</b>	15 BOUNDARY ROAD, PORT SUNLIGHT, CH62 5ER		
<b>Proposal:</b>	Installation of a boiler (including an external boiler flue) and replacement security light.		

<b>Application No.:</b>	APP/18/00493	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Owen	<b>Agent:</b>	Mr Carney
<b>Location:</b>	8 ST SEIRIOL GROVE, CLAUGHTON, CH43 1UP		
<b>Proposal:</b>	Provide a new pitched roof to an existing two storey flat roofed side extension.		
<b>Application No.:</b>	APP/18/00494	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Davies	<b>Agent:</b>	Mr Carney
<b>Location:</b>	7 BARMOUTH ROAD, WALLASEY VILLAGE, CH45 8JA		
<b>Proposal:</b>	Erection of a two-storey side extension and single storey rear extension (amended plan received)		
<b>Application No.:</b>	APP/18/00497	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Clive Ratcliff	<b>Agent:</b>	JPM Associates
<b>Location:</b>	1 DALESWAY, HESWALL, CH60 4RU		
<b>Proposal:</b>	Erection of a single storey side extension		
<b>Application No.:</b>	APP/18/00499	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Thomas	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	38 KINGS LANE, HIGHER BEBINGTON, CH63 8NS		
<b>Proposal:</b>	ERECTION OF SINGLE STOREY SIDE EXTENSION		
<b>Application No.:</b>	LDP/18/00503	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Byrne	<b>Agent:</b>	Mr Wood
<b>Location:</b>	77 PRENTON HALL ROAD, PRENTON, CH43 3BH		
<b>Proposal:</b>	Erection of single storey side extension		

<b>Application No.:</b>	APP/18/00507	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mrs Erica Millen	<b>Agent:</b>	
<b>Location:</b>	57 Mill Lane, Wallasey, Wirral, CH44 5UB		
<b>Proposal:</b>	Variation of Condition 3 on planning approval APP/17/00274 to extend the opening hours of restaurant until 10.30pm		
<b>Application No.:</b>	APP/18/00508	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Elkins Investments	<b>Agent:</b>	Jones and Wathen Ltd.
<b>Location:</b>	Elkin Court, 86A PENKETT ROAD, LISCARD, CH45 7QA		
<b>Proposal:</b>	Change flat roof to pitched roof		
<b>Application No.:</b>	RESX/18/00509	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/05/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr B Johnson	<b>Agent:</b>	Major Design Partnership
<b>Location:</b>	12 FIRS AVENUE, BEBINGTON, CH63 3EU		
<b>Proposal:</b>	Erection of a single storey rear Orangery which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.35m and for which the height of the eaves would be 3.35m		
<b>Application No.:</b>	APP/18/00513	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Beaumont	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	42 MARKET STREET, HOYLAKE, CH47 2AF		
<b>Proposal:</b>	Conversion of office space into 4 self contained offices with shared facilities to include external alterations		
<b>Application No.:</b>	RESX/18/00520	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Permission Required
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mrs Carley Fox	<b>Agent:</b>	
<b>Location:</b>	6 ASTON CLOSE, OXTON, CH43 2GR		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.4m for which the maximum height would be 4.0m and for which the height of the eaves would be 3.5m		

<b>Application No.:</b>	APP/18/00535	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Williams		
<b>Applicant:</b>	Mr Sanders	<b>Agent:</b>	Neal Roberts
<b>Location:</b>	30 GLENWOOD DRIVE, IRBY, CH61 4UH		
<b>Proposal:</b>	Erection of a two-storey side extension, single storey rear extension and front porch (resubmission of approval APP/18/00185).		
<b>Application No.:</b>	RESX/18/00540	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>		<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/05/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr J Parry	<b>Agent:</b>	Mr M Mchugh
<b>Location:</b>	22 Duke Street, New Brighton, Wirral, CH45 1JU		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.84m for which the maximum height would be 3.0m and for which the height of the eaves would be 2.53m		
<b>Application No.:</b>	RESX/18/00551	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	25/05/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	Mr & Mrs J Earlam	<b>Agent:</b>	Wallace Architecture
<b>Location:</b>	2 KIRBY PARK, WEST KIRBY, CH48 2HA		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.35m for which the maximum height would be 3.4m and for which the height of the eaves would be 3.4m		
<b>Application No.:</b>	RESX/18/00556	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/06/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr Simon Walker	<b>Agent:</b>	GBS Design Services
<b>Location:</b>	168 WALLASEY ROAD, LISCARD, CH44 2AF		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.9m for which the maximum height would be 3.43m and for which the height of the eaves would be 2.38m		



<b>Application No.:</b>	RESX/18/00562	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/06/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mr B Pratley		
<b>Applicant:</b>	Mr A McNeil	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	11 HELSBY AVENUE, EASTHAM, CH62 9BZ		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.25m		

<b>Application No.:</b>	RESX/18/00577	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/06/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Gumbleys	<b>Agent:</b>	
<b>Location:</b>	20 THURSTASTON ROAD, IRBY, CH61 0HE		
<b>Proposal:</b>	Erection of a conservatory which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.4m		

<b>Application No.:</b>	RESX/18/00594	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Eastham	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	11/06/2018	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr Portbury	<b>Agent:</b>	Midland Group Ltd
<b>Location:</b>	139 SUTHERLAND DRIVE, EASTHAM, CH62 8EG		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.65m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.2m		

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**Total Number of Applications Decided: 90**

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#### Summary of data

	Total Per D
Acceptable	1
Approve	73
Lawful Use	2
Permission Required	1
Prior approval is not required	8
Refuse	5
Report Total	90

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**Planning Committee**  
**Thursday, 21 June 2018**

<b>REPORT TITLE:</b>	<b>Adoption of the Model Council Members' Planning Code</b>
<b>REPORT OF:</b>	<b>Director: Governance and Assurance (Monitoring Officer)</b>

**REPORT SUMMARY**

This report is submitted to the Planning Committee seeking support for the recommendation of the Standards and Constitutional Oversight Committee that Council adopts the Model Council Members Planning Code which has been produced by Lawyers in Local Government (LLG). A copy of the Code is attached at Appendix 1 ("the Model Code").

**RECOMMENDATION/S**

That the Planning Committee supports the Standards and Constitutional Oversight Committee in recommending to Council that the Model Planning Code appended to this report is adopted and included within the Council Constitution.

## **SUPPORTING INFORMATION**

### **1.0 REASON/S FOR RECOMMENDATION/S**

The Model Code provides best practice for members at all times when involving themselves in the planning process.

### **2.0 OTHER OPTIONS CONSIDERED**

2.1 That the Model Code is not adopted.

2.2 It is recommended that the Model Code is adopted to ensure best practice in the planning process.

### **3.0 BACKGROUND INFORMATION**

3.1 The Members' Planning Code of Good Practice was originally prepared in response to a series of successful challenges concerning themselves with local planning authorities and the Members' conduct or conflicts of interests. It replaced a number of individual and sometimes haphazard approaches in individual councils at the time.

3.2 The Model Code takes into account the Nolan Principles and commentary from the Committee on Standards in Public Life, the changes in the approach to codes of conduct and also to predetermination introduced by the Localism Act 2011 and the guide on 'Openness and transparency on personal interests' published by the Department for Communities and Local Government 2013.

3.3 This Model Code applies to Members at all times when involving themselves in the planning process. The Model Code is simple in format and easy to understand and apply.

### **4.0 FINANCIAL IMPLICATIONS**

4.1 There are no financial implications associated with the adoption of the Model Code.

### **5.0 LEGAL IMPLICATIONS**

5.1 The Council must act in accordance with the legislative requirements when dealing with planning matters and the Model Code provides best practice to ensure compliance. Section 37 of the Local Government Act 2000 requires the Council to keep its Constitution up to date. Section 25 of the Localism Act, 2011 introduces provisions for dealing with allegations of bias or pre-determination or matters that otherwise raise an issue about the validity of a decision, whether the decision-maker had or appeared to have a closed mind (to any extent) when making the decision.

## **6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS**

- 6.1 There are no resource implications associated with the adoption of the Model Code.

## **7.0 RELEVANT RISKS**

- 7.1 Adopting the Model Planning Code of Conduct will minimise the risk within the planning process of suggestions being made that a decision has been biased, partial or not well founded in any way.

## **8.0 ENGAGEMENT/CONSULTATION**

- 8.1 The drafting of the Model Code was subject to consultation and comment from a number of local authorities through the machinery of the Association of Council Secretaries and Solicitors (now LLG), the Local Government Association, the Local Government Ombudsman and the Planning Officers Society, supported by leading planning law firms and Queens Counsel.
- 8.2 The recommendation sets that this code / protocol be subject to the view of the Planning Committee before being referred to Council for approval. If necessary, the matter can be returned to the Standards and Constitutional Oversight Committee if further discussion is required.

## **9.0 EQUALITY IMPLICATIONS**

- 9.1 The code and its implementation must adhere to equality and human rights legislation under the relevant Acts. The Code will ensure that these matters are addressed in making decisions and advising upon the approach to decision making in planning applications.

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## **APPENDICES**

Model Council Members Planning Code

## **REFERENCE MATERIAL**

### **SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
Standards and Constitutional Oversight Committee	12 June 2018

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## The Model Code



# MODEL COUNCIL MEMBERS' PLANNING CODE or PROTOCOL

## Background

The Members' Planning Code of Good Practice was originally prepared in response to a series of successful court challenges concerning themselves with local planning authorities and the Members' conduct or conflicts of interests. It replaced what was a number of individual and sometimes haphazard approaches in individual councils at the time.

The drafting of the model code was subject to consultation and comment from a number of local authorities through the machinery of the Association of Council Secretaries and Solicitors (now LLG), the Local Government Association, the Local Government Ombudsman, Audit Commission and from firms of solicitors or counsel acting on their behalf.

This 2013 update takes into account the update to the Seven Principles of Public Life (the 'Nolan principles') and commentary from the Committee on standards in public life, the changes in the approach to codes of conduct and also to predetermination introduced by the Localism Act 2011 and the guide on 'Openness and transparency on personal interests' published by the Department for Communities and Local Government 2013.

For further reading please refer to 'Probity in Planning' issued by the Local Government Association.

## Introduction

**The aim of this Code:** to ensure that in the planning process there are no grounds for suggesting that a decision has been biased, partial or not well founded in any way.

One of the key purposes of the planning system is to regulate the development and use of land in the public interest. **Your role as a Member of the Planning Authority is** to make planning decisions openly, impartially, with sound judgement and for justifiable reasons. You are also a democratically accountable decision-taker who had been elected to provide and pursue policies. You are entitled to be predisposed to make planning decisions in accordance with your political views and policies **provided** that you have considered all material considerations and have given fair consideration to relevant points raised.

**When the Code applies:** this code applies to Members at all times when involving themselves in the planning process. (This includes when taking part in the decision

making meetings of the Council in exercising the functions of the Planning Authority or when involved on less formal occasions, such as meetings with officers or the public and consultative meetings). It applies as equally to planning enforcement matters or site specific policy issues as it does to planning applications.

**If you have any doubts about the application of this Code to your own circumstances you should seek advice early, from the Monitoring Officer or one of his or her staff, and preferably well before any meeting takes place.**

## **1. Relationship to the Members' Code of Conduct**

- **Do** apply the rules in the Members' Code of Conduct first, which must always be complied with. This is both the rules on interest, Disclosable Pecuniary Interests (DPIs) and any other interests identified by your Authority, and the general rules giving effect to the seven principles of public life: selflessness, integrity, objectivity, accountability, openness, honesty and leadership.
- **Do** then apply the rules in this Members' Planning Code, which seek to explain and supplement the Members' Code of Conduct and the law on decision making for the purposes of planning control. If you do not abide by this Members' Planning Code, you may put:
  - the Council at risk of proceedings on the legality of the related decision or maladministration; and
  - yourself at risk of being named in a report made to the Council or, if the failure is also likely to be a breach of the interest provisions of Localism Act 2011, a complaint being made to the police to consider criminal proceedings.

## **2. Development Proposals and Personal Interests**

- **Do** disclose the existence and nature of your interest as required by your Authority's Member Code of Conduct.
- **Do take into account when approaching a decision** that the Principle of Integrity is defined in terms that

*"Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. **They must declare and resolve any interests and relationships**".*

It is therefore advisable that you:

- **Don't** seek or accept any preferential treatment, or place yourself in a position that could lead the public to think you are receiving preferential treatment, because of your position as a councillor. This would include, where you have a disclosable or other personal conflict of interest in a proposal, using your position to discuss that proposal with officers or Members when other members of the public would not have the same opportunity to do so.
- **Do** note that you are not prevented from seeking to explain and justify a proposal in which you may have a conflict of interest to an appropriate officer, in person or in writing, but that your role as a councillor may place additional limitations on



you in representing the proposal in which you have a personal interest.

- **Do** notify the Monitoring Officer in writing where it is clear to you that you have a disclosable pecuniary interest or other personal conflict of interest and note that:
  - you should send the notification no later than submission of that application where you can;
  - the proposal will always be reported to the Committee as a main item and not dealt with by officers under delegated powers;
  - you must not get involved in the processing of the application; and
  - it is advisable that you employ an agent to act on your behalf in respect of the proposal when dealing with officers and in public speaking at Committee.

### 3. **Fettering Discretion in the Planning Process**

(natural justice, predisposition and predetermination)

- **Don't** fetter your discretion by approaching the decision with a closed mind.
- **Do** be aware that in your role as an elected Member you are entitled, and are often expected, to have expressed views on planning issues and that these comments have an added measure of protection under the Localism Act 2011.
- **Do** keep at the front of your mind that, when you come to make the decision, you
  - are entitled to have and to have expressed your own views on the matter, provided you are prepared to reconsider your position in the light of all the evidence and arguments;
  - must keep an open mind and hear all of the evidence before you, both the officers' presentation of the facts and their advice as well as the arguments from all sides;
  - are not required to cast aside views on planning policy you held when seeking election or otherwise acting as a Member, in giving fair consideration to points raised;
  - are only entitled to take account a material consideration and must disregard considerations irrelevant to the question and legal context at hand; and
  - are to come to a decision after giving what you feel is the right weight to those material considerations.
- **Do** be aware that you can be biased where the Council is the landowner, developer or applicant if you have acted as, or could be perceived as being, a chief advocate for the proposal. (This is more than a matter of membership of both the proposing and planning determination committees, but that through your significant personal involvement in preparing or advocating the proposal you will be, or perceived by the public as being, no longer able to act impartially or to determine the proposal purely on its planning merits.)
- **Do** consider yourself able to take part in the debate on a proposal when acting as part of a consultee body (where you are also a member of the parish council, for example, or both a district/borough and county councillor), provided:
  - the proposal does not substantially effect the well being or financial standing of the consultee body;
  - you make it clear to the consultee body that:

- your views are expressed on the limited information before you only;
- you must reserve judgement and the independence to make up your own mind on each separate proposal, based on your overriding duty to the whole community and not just to the people in that area, ward or parish, as and when it comes before the Committee and you hear all of the relevant information; and
- you will not in any way commit yourself as to how you or others may vote when the proposal comes before the Committee.
- **Do** explain that you do not intend to speak and vote as a member of the Committee because you will be perceived as having judged (or you reserve the right to judge) the matter elsewhere, so that this may be recorded in the minutes. (*Use the disclosure form provided for disclosing interests.*)
- **Do** take the opportunity to exercise your separate speaking rights as a Ward/Local Member (*where this is granted by the authority's standing orders or by the consent from the Chair and Committee*) where you have represented your views or those of local electors and fettered your discretion, but do not have a disclosable or other personal conflict of interest. Where you do:
  - advise the proper officer or Chair that you wish to speak in this capacity before commencement of the item;
  - remove yourself from the seating area for members of the Committee for the duration of that item; and
  - ensure that your actions are recorded.

#### 4. Contact with Applicants, Developers and Objectors

- **Do** refer those who approach you for planning, procedural or technical advice to officers.
- **Don't** agree to any formal meeting with applicants, developers or groups of objectors where you can avoid it. Where you feel that a formal meeting would be useful in clarifying the issues, you should seek to arrange that meeting yourself through a request to the [Development Control Manager] to organise it. The officer(s) will then ensure that those present at the meeting are advised from the start that the discussions will not bind the authority to any particular course of action, that the meeting is properly recorded on the application file and the record of the meeting is disclosed when the application is considered by the Committee.
- **Do** otherwise:
  - follow the Authority's rules on lobbying;
  - consider whether or not it would be prudent in the circumstances to make notes when contacted; and
  - report to the [Development Control Manager] any significant contact with the applicant and other parties, explaining the nature and purpose of the contacts and your involvement in them, and ensure that this is recorded on the planning file [a proforma has been supplied to you for this purpose].

#### **In addition in respect of presentations by applicants/developers:**

- **Don't** attend a planning presentation without requesting an officer to be present.

- **Do** ask relevant questions for the purposes of clarifying your understanding of the proposals.
- **Do** remember that the presentation is not part of the formal process of debate and determination of any subsequent application, this will be carried out by the appropriate Committee of the planning authority.
- **Do** be aware that a presentation is a form of lobbying and, whilst you may express any view on the merits or otherwise of the proposal presented, you should never state how you or other Members would intend to vote at a committee.

## 5. Lobbying of Councillors

- **Do** explain to those lobbying or attempting to lobby you that, whilst you can listen to what is said, it may subsequently prejudice your impartiality, and therefore your ability to participate in the Committee's decision making, to make any sort of promise to vote one way or another or such a firm point of view that it amounts to the same thing.
- **Do** remember that your overriding duty is to the whole community not just to the people in your [ward][division] and, taking account of the need to make decisions impartially, that you should not improperly favour, or appear to improperly favour, any person, company, group or locality.
- **Don't** accept gifts or hospitality from any person involved in or affected by a planning proposal. If a degree of hospitality is entirely unavoidable, ensure it is of a minimum, its acceptance is declared as soon as possible, including its addition to your register of interests where relevant.
- **Do** copy or pass on any lobbying correspondence you receive to the Development Control Manager at the earliest opportunity.
- **Do** promptly refer to the [Development Control Manager] any offers made to you of planning gain or constraint of development, through a proposed s.106 Planning Obligation or otherwise.
- **Do** inform the Monitoring Officer where you feel you have been exposed to undue or excessive lobbying or approaches (including inappropriate offers of gifts or hospitality), who will in turn advise the appropriate officers to follow the matter up.
- **Do** note that, unless you have a disclosable or overriding other personal conflict of interest, you will not have fettered your discretion or breached this Planning Code through:
  - listening or receiving viewpoints from residents or other interested parties;
  - making comments to residents, interested parties, other Members or appropriate officers (making clear that you must keep an open mind when it comes to making the decision);
  - seeking information through appropriate channels; or
  - being a vehicle for the expression of opinion of others in your role as a [Ward][Division] Member.

## 6. Lobbying by Councillors

- **Don't** become a member of, lead or represent an organisation whose primary

purpose is to lobby to promote or oppose planning proposals unless it is your intention to openly campaign on the matter and will therefore step away from the Committee when it comes to make its decision.

- **Do** join general interest groups which reflect your areas of interest and which concentrate on issues beyond particular planning proposals (such as the Victorian Society, CPRE, Ramblers Association or a local civic society), but you should normally seek to disclose that interest on the grounds of transparency where the organisation has made representations on a particular proposal.
- **Don't** excessively lobby fellow councillors regarding your concerns or views nor attempt to persuade them that they should decide how to vote in advance of the meeting at which any planning decision is to be taken
- **Don't** decide or discuss how to vote on any application at any political group meeting, or lobby any other Member to do so. Political Group Meetings should never dictate how Members should vote on a planning issue.

## 7. Site Visits/Inspections

- **Do** try to attend site visits organised by the Council where possible.
- **Don't** request a site visit unless you feel it is strictly necessary because:
  - particular site factors are significant in terms of the weight attached to them relative to other factors or the difficulty of their assessment in the absence of a site inspection; or
  - there are significant policy or precedent implications and specific site factors need to be carefully addressed.
- **Do** ensure that you report back to the Committee any information gained from the site visit that you feel would benefit all Members of the Committee
- **Do** ensure that you treat the site visit only as an opportunity to seek information and to observe the site.
- **Do** ask the officers at the site visit questions or seek clarification from them on matters which are relevant to the site inspection.
- **Don't** hear representations from any other party, with the exception of the Ward Member(s) whose address must focus only on site factors and site issues. Where you are approached by the applicant or a third party, advise them that they should make representations in writing to the authority and direct them to or inform the officer present.
- **Don't** express opinions or views.
- **Don't** enter a site which is subject to a proposal other than as part of an official site visit, even in response to an invitation, as this may give the impression of bias unless:
  - you feel it is essential for you to visit the site other than through attending the official site visit,
  - you have first spoken to the Development Control Manager about your intention to do so and why (which will be recorded on the file) and
  - you can ensure you will comply with these good practice rules on site visits.

## 8. Public Speaking at Meetings

- **Don't** allow members of the public to communicate with you during the Committee's proceedings (orally or in writing) other than through the scheme for public speaking or through the Chair, as this may give the appearance of bias.
- **Do** ensure that you comply with the Council's procedures in respect of public speaking.

## 9. Officers

- **Don't** put pressure on officers to put forward a particular recommendation. (This does not prevent you from asking questions or submitting views to the [Development Control Manager], which may be incorporated into any committee report).
- **Do** recognise that officers are part of a management structure and only discuss a proposal, outside of any arranged meeting, with a Head of Service or those officers who are authorised by their Head of Service to deal with the proposal at a Member level.
- **Do** recognise and respect that officers involved in the processing and determination of planning matters must act in accordance with the Council's Code of Conduct for Officers and their professional codes of conduct, primarily the Royal Town Planning Institute's Code of Professional Conduct. As a result, planning officers' views, opinions and recommendations will be presented on the basis of their overriding obligation of professional independence, which may on occasion be at odds with the views, opinions or decisions of the Committee or its Members.

## 10. Decision Making

- **Do** ensure that, if you request a proposal to go before the Committee rather than be determined through officer delegation, that your planning reasons are recorded and repeated in the report to the Committee.
- **Do** come to meetings with an open mind and demonstrate that you are open-minded.
- **Do** comply with section [38 of the Planning and Compulsory Purchase Act 2004][Art 4(2A) The Planning (Northern Ireland) Order 1991] and make decisions in accordance with the Development Plan unless material considerations indicate otherwise.
- **Do** come to your decision only after due consideration of all of the information reasonably required upon which to base a decision. If you feel there is insufficient time to digest new information or that there is simply insufficient information before you, request that further information. If necessary, defer or refuse.
- **Don't** vote or take part in the meeting's discussion on a proposal unless you have been present to hear the entire debate, including the officers' introduction to the matter.
- **Do** have recorded the reasons for Committee's decision to defer any proposal [and that this is in accordance with the Council's protocol on deferrals].
- **Do** make sure that if you are proposing, seconding or supporting a decision contrary to officer recommendations or the development plan that you clearly identify and

understand the planning reasons leading to this conclusion/decision. These reasons must be given prior to the vote and be recorded. Be aware that you may have to justify the resulting decision by giving evidence in the event of any challenge.

## 11. Training

- **Don't** participate in decision making at meetings dealing with planning matters if you have not attended the mandatory planning training prescribed by the Council.
- **Do** endeavour to attend any other specialised training sessions provided, since these will be designed to extend your knowledge of planning law, regulations, procedures, Codes of Practice and the Development Plans beyond the minimum referred to above and thus assist you in carrying out your role properly and effectively.
- **Do** participate in the annual review of a sample of planning decisions to ensure that Members' judgements have been based on proper planning considerations.