



Planning Committee

Date:	Thursday, 19 July 2018
Time:	6.00 p.m.
Venue:	Committee Room 1 - Wallasey Town Hall

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1. MINUTES (Pages 1 - 6)

To approve the accuracy of the minutes of the meeting held on 21 June 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/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 7 - 22)

5. APP/17/01539: WAYSIDE, 8 VICTORIA AVENUE, GAYTON, CH60 8PU - TWO STOREY AND SINGLE STOREY EXTENSIONS, INCLUDING RAISING ROOF RIDGE (Pages 23 - 26)

6. **APP/18/00082: LARTON LIVERY, FRANKBY STILES, FRANKBY - ALTERATION AND EXTENSION OF EXISTING BUILDING (BUILDING 1), TOGETHER WITH ITS CONTINUED USE AS CHAPEL, PET CREMATORIUM AND STORAGE; ALTERATIONS TO BUILDING 2 TO BE USED AS A HAIRDRESSERS; AND CONSTRUCTION OF A NEW STORAGE BUILDING (Pages 27 - 32)**
7. **APP/18/00223: 181 OLD CHESTER ROAD, ROCK FERRY, CH63 8NF - CHANGE OF USE FROM FORMER BANK BUILDING TO RESTAURANT AND BAR (Pages 33 - 38)**
8. **APP/18/00324: 276 CLAUGHTON ROAD, BIRKENHEAD, CH41 4DX - PROPOSED CONVERSION OF 2 STOREY SINGLE DWELLING INTO 3 NO. ACCOMMODATION UNITS OVER 2 FLOORS (Pages 39 - 42)**
9. **APP/18/00434: 231-231A BECKWITH STREET, BIRKENHEAD, CH41 4HW - CHANGE OF USE FROM CAR REPAIR GARAGE TO A CONVENIENCE GROCERY STORE AND OFF LICENCE - RE-SUBMISSION OF PLANNING APPLICATION APP/17/00647 (Pages 43 - 48)**
10. **APP/18/00458:14 ORSTON CRESCENT, SPITAL, CH63 9NZ - ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE GARAGE. (Pages 49 - 52)**
11. **APP/18/00552: THE OLD COLONIAL, 167 BRIDGE STREET, BIRKENHEAD, CH41 1AY - RESTORATION OF BASEMENT INTO LICENSED PREMISES, INTERNAL ALTERATIONS AND GROUND FLOOR EXTENSIONS. (Pages 53 - 58)**
12. **APP/18/00579: LAND ADJACENT TO 8 RONE CLOSE, MORETON, CH46 0UF - DEVELOPMENT CONTAINING 6 DWELLINGS AT LAND ASSOCIATED WITH 8 RONE CLOSE (Pages 59 - 64)**
13. **APP/18/00621: FARR END, 19 FARR HALL DRIVE, HESWALL, CH60 4SH - THE PROPOSAL IS FOR A NEW DORMER STYLE BUNGALOW WITH GARDEN SPACE AND TWO OFF ROAD PARKING SPACES. (Pages 65 - 70)**
14. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 11/06/2018 AND 09/07/2018 (Pages 71 - 94)**
15. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

PLANNING COMMITTEE

Thursday, 21 June 2018

<u>Present:</u>	Councillor	A Leech (Chair)	
	Councillors	S Foulkes RL Abbey P Cleary G Davies D Elderton K Hodson	AER Jones T Jones M Jordan S Kelly I Lewis
<u>Deputy:</u>	Councillor	C Meaden (In place of S Frost)	

15 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 31 May 2018.

Resolved – That the minutes be approved.

16 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had 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.

Councillor S Foulkes declared a prejudicial interest in respect of Item 4 (Site of Lock Up Garages, Mallowdale Close, Eastham – Construction of 6 New Houses and 1 New Bungalow) by virtue of him being a Board Director of Majenta Living Housing Association.

17 REQUESTS FOR SITE VISITS

Members were asked to request all site visits before any application was considered.

No requests for site visits were made.

18 APP/18/00445: SITE OF LOCK UP GARAGES, MALLOWDALE CLOSE, EASTHAM - CONSTRUCTION OF 6 NEW HOUSES AND 1 NEW BUNGALOW

Councillor S Foulkes declared a prejudicial interest in this matter and left the room during its consideration (minute 16 refers).

The Corporate Director for Delivery 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 12th April 2018 and listed as follows: 1870-01; 1870-06C; 1870-10
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. 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.

19 **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**

The Corporate Director for Delivery Services submitted the above application for consideration.

On a motion by Councillor Foulkes and seconded by Councillor Davies 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 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
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. **PRIOR TO COMMENCEMENT OF DEVELOPMENT**, full details of proposed hard and soft landscaping (including all proposed boundary treatment and future maintenance arrangements) 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.
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.
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.
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.

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

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

The Corporate Director for Delivery Services submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and seconded by Councillor K Hodson 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 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**

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.
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.

21 **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**

The Corporate Director for Delivery Services submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The applicant addressed the Committee.

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

Resolved (13:0) – That the application be refused for the following reason:

The proposal would result in a development which would, due to its scale and siting, have an overbearing and unneighbourly impact upon the amenities of the neighbouring property, which is contrary to Supplementary Planning Document 2 and the National Planning Policy Framework.

22 **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.**

Resolved – That consideration of this item be deferred to allow officers to assess the additional information that had been received.

23 **DELEGATED DECISIONS**

The Corporate Director for Delivery Services submitted a report detailing planning applications decided under delegated powers between 20 May and 11 June 2018.

Resolved – That the report be noted.

24 **ADOPTION OF THE MODEL COUNCIL MEMBERS PLANNING CODE**

The Director of Governance and Assurance submitted a report seeking support for the recommendation of the Standards and Constitutional Oversight Committee that the Model Council Members Planning Code produced by Lawyers in Local Government (LLG) be adopted by the Council.

Resolved – That it be recommended to Council that the Model Planning Code appended to the report be adopted and included within the Council Constitution.

25 **JUDICIAL REVIEW UPDATE**

The Director of Governance and Assurance provided Members with a brief update in respect of this matter.

Planning Committee

19 July 2018

Reference:
APP/17/01295

Area Team:
South Team

Case Officer:
Mrs C Parker

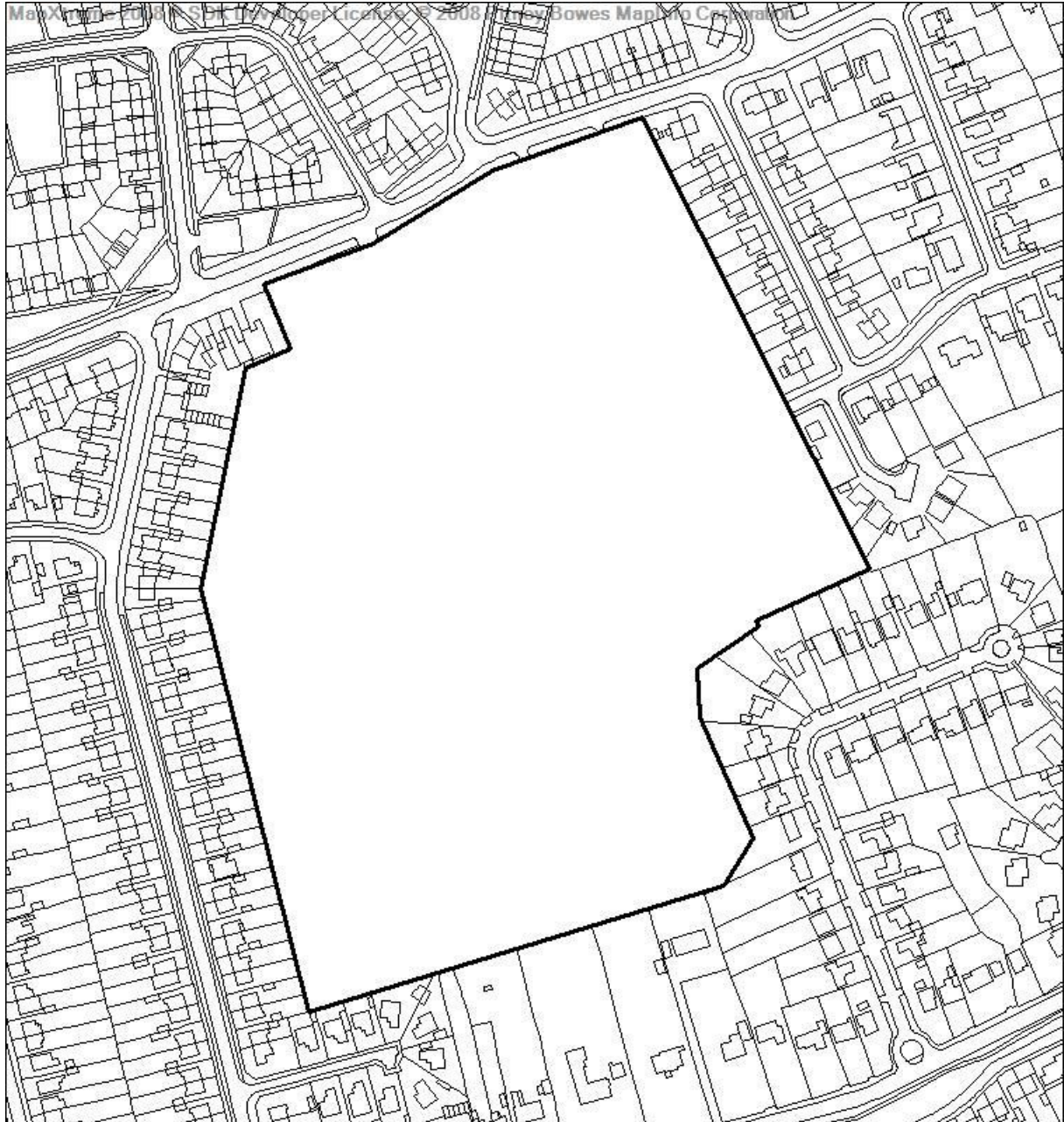
Ward:
Eastham

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:

This application was deferred from Planning Committee on 31 May 2018 to allow for a formal Members Site Visit to take place. This took place on 19 June 2018. The application was further deferred from Planning Committee on 21 June 2018 to allow officers additional time to consider further documentation submitted by the Acre Lane Action Group on 18 June 2018.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is defined as Major Development (of more than 50 dwellings) 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 Meadowside 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 (*Crocsmia 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 Strategy¹, 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 Strategy¹ 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 Committee

19 July 2018

Reference:
APP/17/01539

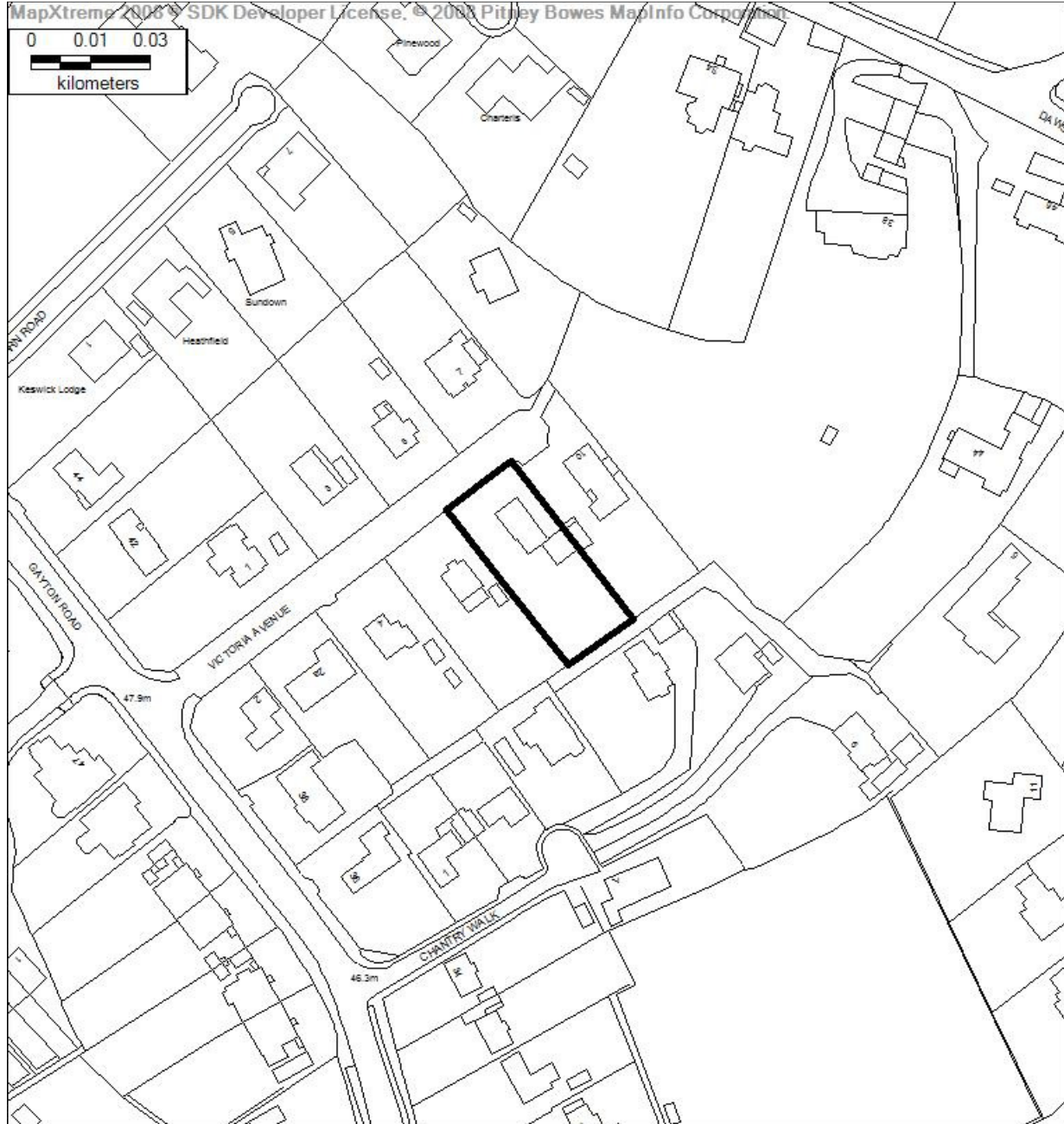
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Heswall

Location: Wayside, 8 VICTORIA AVENUE, GAYTON, CH60 8PU
Proposal: Two storey and single storey extensions, including raising roof ridge
Applicant: Mr Maire
Agent : Caer Designs

Site Plan:



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Development Plan designation:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: Wayside, Victoria Avenue, Gayton, L60 8PU
Application Type: Full Planning Permission
Proposal: Single storey lounge/dining room extension
Application No: APP/80/16631
Decision Date: 28/10/1980
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 objection received, on the grounds of overlooking and requesting the windows to the side to be obscurely glazed.

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

Councillor Andrew Hodson requested that the application be taken out of delegation on the basis that it is out of character with the local area, is causing local concern, and will affect the privacy of neighbours.

INTRODUCTION

The proposal is seeking planning permission for two-storey and single-storey extensions, including raising the ridge height of the roof.

SITE AND SURROUNDINGS

The proposal site contains a two-storey detached dwelling set within a Primarily Residential Area. The proposal site is located along the unmade highway of Victoria Avenue which has a generally uniform building line. The dwellings along Victoria Avenue are generally two-storey in nature and are set on spacious plots. The architectural design in the area is very mixed and dwellings are externally finished with a wide palette of materials, including brick, render and mock tudor detailing on some dwellings.

POLICY CONTEXT

The application is subject to Wirral Unitary Development Plan Policy HS11: House Extensions, Supplementary Planning Guidance 11: House Extensions and the National Planning Policy Framework.

Policy HS11 states that the scale of any proposed development should be appropriate to the size of the plot and not dominate the existing building, and not be so extensive as to be unneighbourly. Particular regard should be had to the effect on light to and the outlook from neighbour's habitable rooms and development should not result in significant overlooking of neighbouring residential property. The design features and materials used should complement the existing building.

The National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposed raising of the existing ridge height by approximately 1 metre is considered to be acceptable as the neighbouring dwellings are considerably mixed in design and have a number of different roof designs and heights. The proposed roof will be similar to the existing in appearance and will have no negative impact on the character of the host dwelling or wider street scene. The raising of the roof includes a new front elevation window along with roof lights. The proposed window on the front elevation complies with guideline separation distances comfortably and the roof lights are at least 1.7 metres from the internal floor level and will therefore not create any overlooking of neighbouring

property.

The proposed first-floor extension on the side (South West) elevation will have very little impact on the character of the original dwelling and it is considered that the small increase in width of the dwelling at first-floor will have no adverse impact on neighbouring amenities in regard to existing light, outlook or privacy.

There will be high-level windows, at first-floor, on each of the side elevations of the proposed two-storey extension. These windows will only be secondary windows for the bedrooms they serve and a condition has been attached to ensure they are obscurely glazed to prevent any overlooking into neighbouring properties. There will also be windows on the side (North East) elevation serving the stairwell. The condition requiring obscure glazing also relates to these windows.

The proposed side extension for the main staircase will project into the roof space. This will be set back from the front elevation and will have minimal visual impact upon the street scene.

The proposed single-storey extension to the garage and to the rear of the property will have a flat roof. These extensions are considerably set back and largely obscured from the front elevation of the dwelling thus having no significant impact on the street scene. Taking into account the location and scale of these single storey extensions they are not considered to have any adverse impact on amenities of neighbouring properties. Given the dense vegetation and boundary treatment along the North East and South West boundaries of the site, it is unlikely that these extensions will be particularly visible when viewed from neighbouring properties. The proposed side garage extension does not impact on the ability of vehicles to comfortably park on the driveway.

Currently the dwelling is externally constructed from brick and has been painted in a cream colour. The proposal includes a render finish with timber panelling, with dark grey aluminium or UPVC windows. Render is common place in the wider street scene, and given that the architectural style of the neighbouring dwellings is quite mixed, the external materials are considered acceptable and will rejuvenate the appearance of the dwelling. The proposed materials are not considered to detract from the character of the street scene.

Overall the extension is considered to sit well in the plot and doesn't detract from any of the neighbouring properties or the amenities neighbouring properties can reasonably expect to enjoy. The increase in floor space will have no adverse impact on the street scene. The application is therefore considered to comply with Policy HS11, SPG11 and the NPPF.

SEPARATION DISTANCES

All required separation distances are met in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A Bat Roost Survey was submitted as part of the application and concluded that it was unlikely that bats are roosting in the building. The building does, however, have suitability for bat habitation and therefore a condition has been attached to provide two bat boxes within the site.

CONCLUSION

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 6th December 2017 and listed as follows: SP03-A; EX01; EX02; PL01; PL02; PL03; PL04

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

3. The first and second floor windows on either side elevation of the development hereby permitted shall be obscurely glazed up to a minimum of 1.7 metres above finished floor level and shall be retained as such thereafter

Reason: In the interest of residential amenity

4. Prior to commencement of development, details of two bat boxes and their proposed location within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to commencement of development and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of ecology

Further Notes for Committee:

Last Comments By: 12/01/2018

Expiry Date: 31/01/2018

Planning Committee

19 July 2018

Reference:
APP/18/00082

Area Team:
South Team

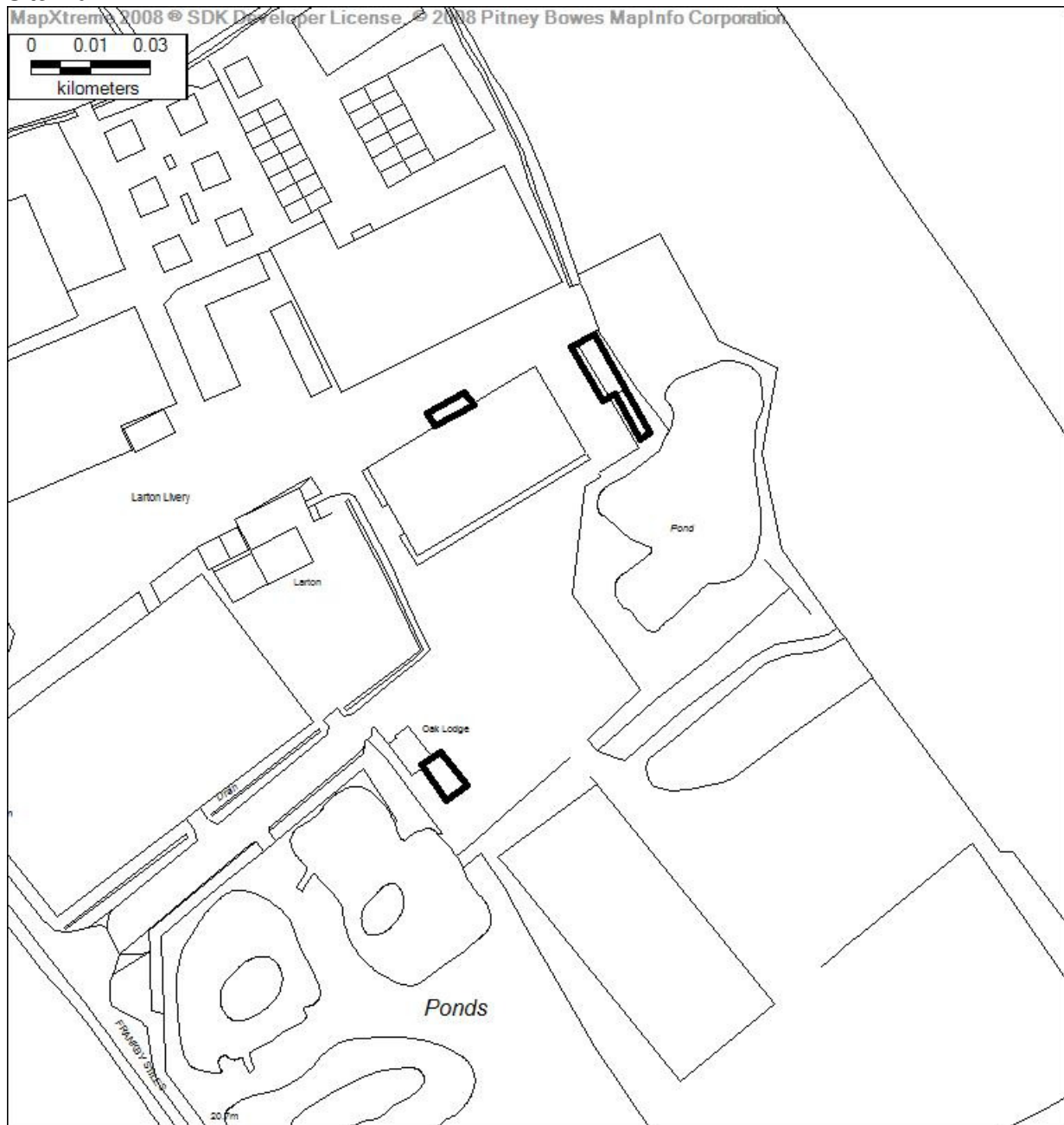
Case Officer:
Mr N Williams

Ward:
Greasby Frankby & Irby

Location: Larton Livery, FRANKBY STILES, FRANKBY
Proposal: Alteration and extension of existing building (Building 1), together with its continued use as chapel, pet crematorium and storage; alterations to Building 2 to be used as a hairdressers; and construction of a new storage building (Building 3)

Applicant: Larton Livery
Agent : CS-PES Planning Consultant

Site Plan:



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Development Plan designation:

Green Belt

Planning History:

- Location: Larton Stables ,Frankby Road ,Frankby,L48 1PF
Application Type: Full Planning Permission
Proposal: Use of land and existing buildings for grazing and stabling of horses
Application No: APP/78/10937
Decision Date: 11/12/1978
Decision Type: Approve
- Location: Larton Livery Stables,,Frankby Road,,Newton,,L48 1PL.
Application Type: Full Planning Permission
Proposal: Erection of indoor riding ring at Larton Livery Stables, Newton.
Application No: APP/79/14136
Decision Date: 22/07/1980
Decision Type: Approve
- Location: Larton Livery Stables, The Stiles, Frankby Road, Frankby. L48 1PL
Application Type: Full Planning Permission
Proposal: Use of covered riding ring without compliance with Condition 4 attached to planning approval W/APP/14136/N and Condition 2 attached to planning approval. W/DLS/19891/N, for riding school, horse shows and other commercial equestrian activities, use of part
Application No: APP/85/05762
Decision Date: 28/01/1986
Decision Type: Refuse
- Location: Larton Livery Stables, Frankby Road, Frankby, Wirral, CH48 9UT
Application Type: Lawful Development Certificate Existing
Proposal: Application for a Certificate of Lawfulness for the parking of caravans and storage of buses.
Application No: LDC/96/06415
Decision Date: 25/06/2004
Decision Type: Refuse
- Location: Larton Livery, Frankby Stiles, Frankby, Wirral, CH48 1PL
Application Type: Lawful Development Certificate Existing
Proposal: Lawful development certificate for an existing use as retail of animal foods, livery, riding school, fishing and storage of vehicle/caravans (137 units)
Application No: LDC/05/05238
Decision Date: 11/12/2007
Decision Type: Approve
- Location: Larton Livery Stables, Frankby Stiles, Frankby, Wirral , CH48 1PL
Application Type: Full Planning Permission
Proposal: Retention of log cabin to provide a key workers dwelling
Application No: APP/08/06540
Decision Date: 28/10/2011
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 9 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 comment received expressing concern about increased traffic.

CONSULTATIONS

Highways - No objection

Environmental Health - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is a departure from the Unitary Development Plan.

INTRODUCTION

The application is for the following:

- Alteration and extension of existing building (Building 1), together with its continued use as chapel, pet crematorium and storage;
- Alterations to 'Building 2' to be used as a hairdressers;
- Construction of a new storage building (Building 3).

Each of these has already been carried out and the application is therefore retrospective.

SITE AND SURROUNDINGS

The application site is a large complex named Larton Livery which is set within the Green Belt, and accessed via Frankby Stiles, off Frankby Road. Together with the livery, the site contains a number of other established buildings and uses, including a large pet food retail store, equestrian centre, caravan storage and fishing ponds.

POLICY CONTEXT

As the site is within the Green Belt, the proposal is subject to Wirral Unitary Development Plan (UDP) Policy GB2: Guidelines for Development in the Green Belt. Policy GB2 states that there is a general presumption against inappropriate development in the Green Belt – appropriate development shall not damage visual amenities of the Green Belt by virtue of its siting, materials or design. There is no provision allowed within this policy for extensions to non-domestic buildings, and this proposal is therefore contrary to this policy.

The guidance in the National Planning Policy Framework (NPPF) is also directly relevant in this case. When considering any planning application, local authorities should ensure that that substantial weight is given to any harm to the Green Belt (paragraph 88). Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate, other than for certain exceptions. Exceptions include: "the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building; or the limited infilling of previously developed site (brownfield land) which would not have a greater impact on the openness of the Green Belt and purpose of including land within it."

In this instance, the site is used primarily for a livery, equestrian centre, pet sales and storage of caravans and therefore constitutes previously developed land, within which, limited infilling is considered to be acceptable.

APPEARANCE AND AMENITY ISSUES

Building 1

Building 1 consists of a small chapel building which the applicant states has operated as a pet crematorium for approximately 7 years, together with an adjoined set of containers. The application relates to the continued use of the structures for a pet crematorium, chapel and storage, and an increase in height to the top of the containers to create further storage.

As noted, there is an existing, large pet shop within the Larton Livery complex and the operation of a pet crematorium is considered linked somewhat to this. The use for a crematorium within this location is considered to be suitable given the widespread use of the site. In terms of scale, the alterations are fairly minimal and the building will be smaller than both the pet store and the adjacent equestrian centre. It is located within the main built envelope of the site and when viewed from the wider countryside, the

increase in height of this structure blends into the background of the adjacent, larger buildings.

Building 2

Building 2 forms part of a container which is predominantly used to store straw and hay. It is located between the much larger equestrian centre and pet store. This application relates to the conversion of a small room at the end of the container into a hairdressing business. This room measures approximately 2.4 metres by 2.1 metres and is therefore extremely small scale. It is unlikely that this use will increase visits to the site and it is more likely that custom will be from existing customers who are visiting the site for another primary reason.

Building 3

Building 3 is a new storage building which is located towards the southern part of the site. It has been constructed adjacent to an existing area of hardstanding which is used for the storage of caravans and is generally screened from outside the site by larger, established buildings and mature trees and vegetation. The building has been built in stone and visually is a fairly attractive building.

This building measures 12.4 metres by 5 metres and is single-storey. In comparison to other, substantial buildings on the site, this building is only small and has minimal visual impact upon the character of the site.

Overall, it is considered that these developments constitute the limited infilling of a previously developed site, especially compared to the significantly larger existing buildings, structures and uses on the site. It is not considered that they have a greater impact upon the openness of the Green Belt and the purpose of including land within it and is therefore considered to be acceptable.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no habitable windows will be directly affected by the development.

HIGHWAY/TRAFFIC IMPLICATIONS

It is not considered that there are any sustainable reasons to refuse 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

In conclusion, the developments subject of this application are considered to constitute the limited infilling of a previously developed site that does not have a greater impact upon the openness of the Green Belt or the purpose of including this land within the Green Belt. The proposal is therefore considered to be acceptable and complies with 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 developments subject of this application are considered to constitute the limited infilling of a previously developed site that does not have a greater impact upon the openness of the Green Belt or the purpose of including this land within the Green Belt. The proposal is therefore considered to be acceptable and complies with the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th January 2018 and listed as follows: 001; 002; 003; 004; 005; 006

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

2. Building 2 shall be used only for the purpose of hairdressing and for no other purposes of Use Class A1 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended nor for any other purpose without the prior permission of the Local Planning Authority.

Reason: To ensure that no other use commences without the prior permission of the Local Planning Authority and to enable other uses to be considered on their merits.

Further Notes for Committee:

Last Comments By: 07/03/2018

Expiry Date: 13/03/2018

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Planning Committee

19 July 2018

Reference:
APP/18/00223

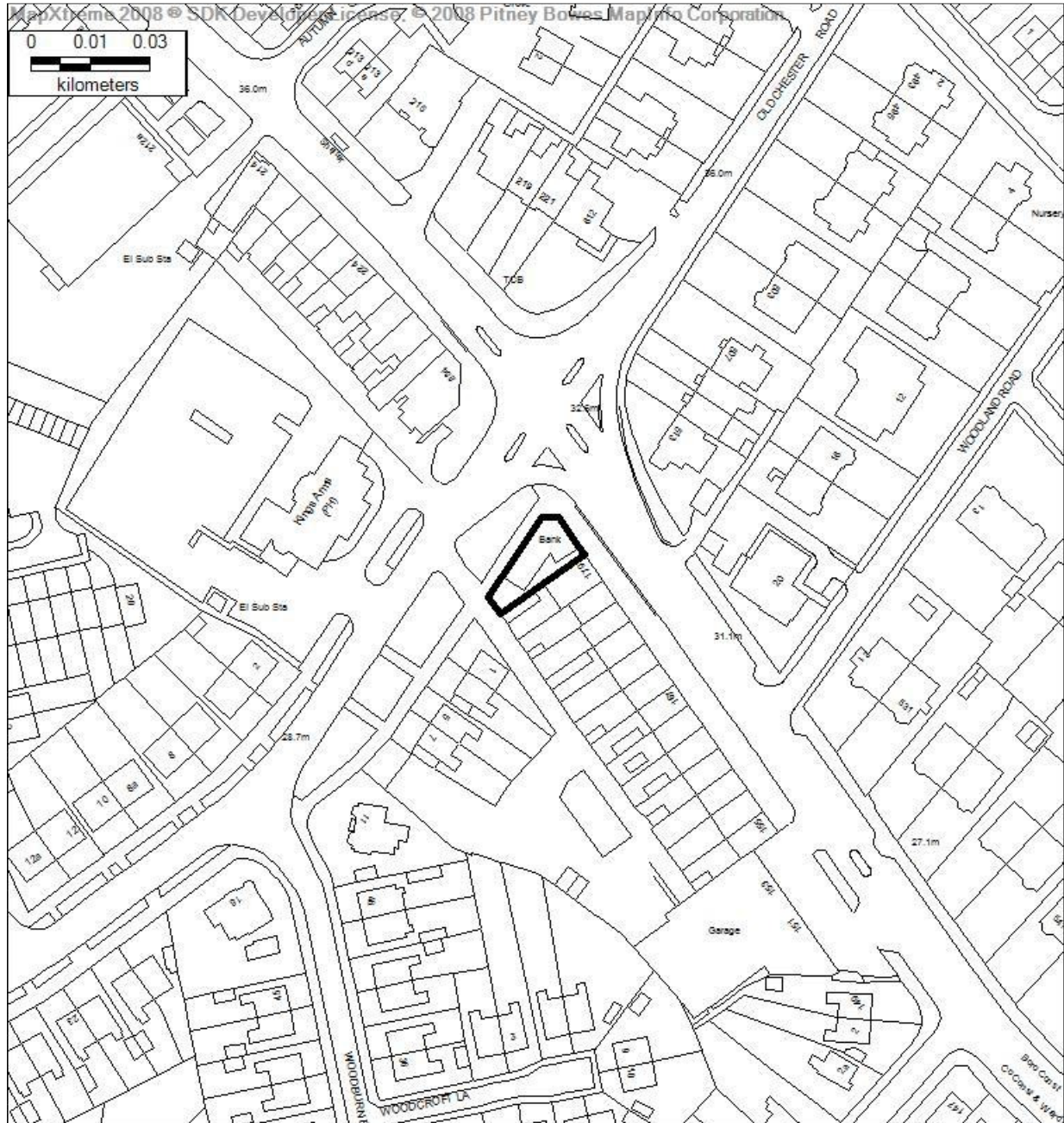
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Rock Ferry

Location: Lloyds TSB Bank, 181 OLD CHESTER ROAD, ROCK FERRY, CH63 8NF
Proposal: Change of use from former bank building to restaurant and bar
Applicant: LTFD Man Limited
Agent : Rivergate Limited

Site Plan:



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Development Plan designation:
Traditional Suburban Centre

Planning History:

Location: Lloyds Bank, 181 Old Chester Road, Higher Bebington, Wirral, L63 8NF
Application Type: Advertisement Consent
Proposal: Erection of illuminated individual letters and illuminated projecting sign.
Application No: ADV/98/06446
Decision Date: 23/10/1998
Decision Type: Approve

Location: Lloyds TSB Bank, 181 Old Chester Road, Higher Bebington, Wirral, CH63 8NF
Application Type: Advertisement Consent
Proposal: Erection of illuminated fascia signs to the front and side elevation.
Application No: ADV/00/05059
Decision Date: 11/02/2000
Decision Type: Approve

Location: Lloyds TSB Bank, 181 OLD CHESTER ROAD, ROCK FERRY, CH63 8NF
Application Type: Advertisement Consent
Proposal: 3 No. internal A1 illuminated window marketing unit 1No. ATM collar surround signage to replace existing
Application No: ADV/12/01264
Decision Date: 21/12/2012
Decision Type: Approve

Location: Lloyds TSB Bank, 181 OLD CHESTER ROAD, ROCK FERRY, CH63 8NF
Application Type: Advertisement Consent
Proposal: Erection of 3 fascia signs (2 illuminated), 3 projecting signs (illuminated), and one ATM surround (illuminated).
Application No: ADV/13/00219
Decision Date: 22/04/2013
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 47 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report, objections have been received from three neighbouring properties. The objections are summarised as follows:

1. The applicant is planning on turning the land behind 1-7 Kings Lane into a parking area
2. There is no parking provision and the area is already busy with parked cars
3. Increased opening hours to Kings pub
4. Noise as they already experience noise from the Kings pub

CONSULTATIONS:

Engineers - No Objections

Environmental Health - No Objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A director in the agency submitting this application, Rivergate Limited, is an Elected Member of the Council and therefore this application is required to be determined by the Planning Committee having regards to the provisions of the Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is for the change of use from former bank to a restaurant and bar

PRINCIPLE OF DEVELOPMENT

The application site is located within an area designated as a Traditional Suburban Centres in the Proposals Map for the UDP. The application will be assessed against-

Policy SH2 - Criteria for Development in Traditional Suburban Centres

SPD4 Hot Food takeaways, Restaurants, Cafes and Drinking Establishments

SITE AND SURROUNDINGS

The application site comprises of a vacant building that was previously occupied by a bank within a parade of shops. The area contains a mixture of uses including other late night uses, restaurants and takeaways, as well as shops and offices. The adjoining side streets off Old Chester Road are predominantly residential.

POLICY CONTEXT

Policy SH2 - Criteria for Development in Traditional Suburban Centres advises within the Traditional Suburban Centres listed below, proposals falling within Class A1, Class A2 and Class A3 of the Town and Country Planning (Use Classes) Order 1987, will be permitted provided that it does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary; the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network; the proposal meets highway access and servicing requirements and includes off-street car parking in line with Policy TR9 and cycle parking in line with Policy TR12; the siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area; proposals for Class A2 uses should incorporate the provision of a shop front and permanent window display; the proposal does not cause nuisance to neighbouring uses or lead to loss of amenity, as a result of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation; where a proposal for Class A3 use is located on a street containing similar establishments, cumulative levels of noise and disturbance, from both the existing and proposed activities, should not exceed a level likely to be detrimental to the amenity of the area, proposals for Class A3 uses should include measures to mitigate smells and internally-generated noise - these measures should not be visually intrusive in the street scene and should be fully installed before the business commences trading

SPD4 Hot Food takeaways, Restaurants, Cafes and Drinking Establishments states that in order to reduce the impact of noise and disturbance on neighbours amenity, the council will require drinking establishments to be at least 40m away from the main elevation of a dwelling house or a building used solely for self-contained flats, when measured along a public highway.

APPEARANCE AND AMENITY ISSUES

As with the appeal decision APP/W4325/A/13/2199815 at 56 Mill Lane, Wallasey for the change of use of existing ground floor retail shop (Use Class A1 currently vacant) to micro-pub (Use Class A4) the main issue is the effect of the proposed development on the living conditions of nearby residents with particular regard to noise and disturbance.

At the time of writing this report, 3 objections have been received from one neighbouring properties. The objections are summarised as follows:

1. The applicant is planning on turning the land behind 1-7 Kings Lane into a parking area
2. There is no parking provision and the area is already busy with parked cars
3. Increased opening hours to Kings pub
4. Noise as they already experience noise from the kings pub

This application is solely for the conversion of the bank to a restaurant and bar and as such car park does not fall within the remit of this planning application. The increase in traffic has been assessed by the Engineers Department who have raised no objection to the scheme. The site is located in a sustainable location with good public transport links running along Old Chester Road and the nearby residential roads are protected by yellow lines preventing on street parking outside houses.

The property is located within a parade of shops that have retail units on the ground floor and flats on the upper floors. Similar shop units are also located on the other side of the road. It is situated on a busy main road that acts as the main thoroughfare in Bebington. Although the surrounding streets are predominantly residential, the character of Old Chester Road itself is of a mixed use area.

Whilst the majority of the other retail units appear to operate daytime hours there are convenience stores and hot food take aways located within the vicinity that are open in the evening. The area was busy at the time of my visit, mid-morning on a weekday, and given the locational characteristics of the area, the noise environment is unlikely to be particularly quiet during the day and into the evening. However, the surrounding residential streets were considerably quieter.

In order to protect the amenity of local residents, Policies HS15 and SH2 of the Unitary Development Plan for Wirral (adopted February 2000) (UDP), require that developments do not have an adverse impact on neighbouring uses in terms of noise and disturbance. Further guidance on this is provided in SPD3 - Hot Food Take Aways, Restaurants, Cafes and Drinking Establishments (adopted October 2006) (SPD) which states that such uses should be at least 40m from the main elevation of a dwelling house or a building used solely for self-contained flats. In this case the site is less than the 40m from the closest dwelling 513 Old Chester Road located on the opposite side of the road.

The building fronts onto Old Chester Road with access into the property at the corner running along the traditional suburban centre. There is a busy main road separating the premises from the adjoining neighbour and as a result the noise generated within the building is unlikely to be excessive for surrounding residents living along Old Chester Road or Kings Lane.

A condition is also proposed limiting the opening hours to 23:00 in the week to ensure the noise generated within the building would be in line with neighbouring uses and unlikely to cause a disturbance to the immediately adjacent neighbours.

The disposal of refuse at night could impact upon neighbours. However, a condition limiting the deposit of waste in the rear yard to daytime hours would restrict the potential of noise disturbance from this. Similarly, a condition controlling delivery hours would limit the noise and disturbance to the occupiers of the dwellings in the immediate vicinity from this source.

In addition the general noise arising from the arrival and departure of customers could result in noise and disturbance outside the property. However, the scale of the proposed use is relatively small and low key and the floorspace available would restrict the number of customers. This would limit the volume of comings and goings. Furthermore, given the proposed closing time and existing busy nature of, and background noise on Old Chester Road, it is unlikely that in this regard the proposed use would significantly increase the noise and disturbance experienced by nearby residents.

It is accepted that smokers are likely to use the area at the front of the premises. However, given the limited number of customers it is unlikely that this would result in large numbers of people congregating in this area at any one time. As a result the noise and disturbance created is likely to be limited and is unlikely to be any more significant than would result from people standing at the bus stop in the front of the adjoining apartment block. Given the background traffic noise on Telegraph Road, it is considered that in this respect the proposal would be unlikely to significantly increase the noise and disturbance experienced by local residents.

Consequently, the Local Planning Authority is satisfied that, despite being within 40m of residential properties, in this case the proposal would not materially harm the living conditions of nearby residents with particular regard to noise and disturbance. As a result it would not be contrary SH2 of the UDP which seek to ensure that developments are not detrimental to the amenity of local residents.

SEPARATION DISTANCES

The nearest residential property is located opposite the site and is within the 40m buffer.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The Engineers have not objected to the

proposed scheme.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/sustainability issues relating to this proposal

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The Local Planning Authority is satisfied that, despite being within 40m of residential properties, in this case the proposal would not materially harm the living conditions of nearby residents with particular regard to noise and disturbance. As a result it would not be contrary to SH2 of the UDP which seek to ensure that developments are not detrimental to the amenity of local residents and does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary.

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 Local Planning Authority is satisfied that, despite being within 40m of residential properties, in this case the proposal would not materially harm the living conditions of nearby residents with particular regard to noise and disturbance. As a result it would not be contrary to HS15 and SH2 of the UDP which seek to ensure that developments are not detrimental to the amenity of local residents.

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 use hereby permitted shall not be open to customers outside the following times

Monday to Friday: 10:00 to 23:00
Saturday - 10:00 to 23:50
Sunday and Bank Holiday - 12:00 to 23:00

Reason: In the interest of amenity having regards to policy SH2 of the Wirral UDP.

3. No deliveries shall be taken at, or despatched from, the site outside the hours of 10:00 to 18:00 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of amenity having regards to policy SH2 of the Wirral UDP.

4. No disposal of refuse in the rear yard shall be undertaken outside the hours of 10:00 to 18:00.

Reason: In the interest of amenity having regards to policy SH2 of the Wirral UDP.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7th March 2018 and listed as follows:

2018_11, 2018_10, 2018_09, 2018_08, 2018_07, 2018_06, 2018_05, 2018_04, 2018_03
(Dated 19.02.2018)

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

6. No external refrigeration/condenser or air conditioning units shall be installed at the premises without the prior written consent of the Local Planning Authority.

Reason: In the interest of amenity having regards to policy SH2 of the Wirral UDP.

7. 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.

8. Prior to commencement of development, a suitable scheme of fume extraction shall be submitted to and approved in writing by the Local Planning Authority (with reference made to the Defra document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'). The approved scheme shall be implemented in full prior to the premises first opening, and be retained as such thereafter unless otherwise agreed in writing

Reason: In the interests of amenity

Further Notes for Committee:

Last Comments By: 25/05/2018

Expiry Date: 07/06/2018

Agenda Item 8

Planning Committee

19 July 2018

Reference:
APP/18/00324

Area Team:
South Team

Case Officer:
Mr B Pratley

Ward:
**Birkenhead and
Tranmere**

Location: 276 CLAUGHTON ROAD, BIRKENHEAD, CH41 4DX
Proposal: Proposed conversion of 2 storey single dwelling into 3 no. accommodation units over 2 floors
Applicant: Mr Emslie
Agent : Graham Patrick

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

No planning history.

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 9 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received, listing the following grounds:

1. The property is maintained in a poor condition.
2. The property is the site of a lot of anti-social behaviour

CONSULTATIONS:

Engineers - No objections received

Environmental Health – No objections received

Private Sector Housing Team - The rear studio flat would be deemed too small to be considered an appropriately and adequately sized unit of living accommodation under the 2004 Housing Act.

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

This application is brought to Planning Committee at the request of Councillor Cleary.

INTRODUCTION

The application is for the change of use of the property from a single dwelling house to three self-contained flats. The proposal is for a one-bedroom flat at ground floor level and a one bedroom flat and a studio flat at first floor level.

PRINCIPLE OF DEVELOPMENT

The site is within a Primarily Residential Area where residential developments are acceptable in principle subject to policy HS4 and HS13 of the adopted Wirral Unitary Development Plan, Supplementary Planning Document 2, and the National Planning Policy Framework.

SITE AND SURROUNDINGS

The site is an end of terrace dwelling on the corner of Claughton Road and Paterson Street. The surrounding area is predominantly residential, although the former Cole Street Primary School is located on the far side of Claughton Road.

POLICY CONTEXTWirral Unitary Development Plan (UDP)

Policy HS4 - Criteria for new housing development requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

Policy HS13 - Self Contained Flat Conversions permits the conversion of existing buildings subject to ensuring the privacy of neighbours and occupants including the layout of car parking areas and windows to prevent overlooking. Development will be permitted where basement flats have windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access ways. Main living rooms should have reasonable outlook and not be lit solely by roof lights. Access to rear yards/gardens must be provided.

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

Supplementary Planning Document 2 (SPD2) - sets out proposals should be of a scale relative to surrounding properties, all main habitable rooms should have a reasonable outlook, and one-third of the site should remain as amenity space, to be read alongside policy HS4.

Supplementary Planning Document 4 (SPD4) - sets out maximum parking standards of 1 space per self-contained flat.

Cycle parking is required under the terms of UDP Policy TR12 and Supplementary Planning Guidance Note SPG 42.

The National Planning Policy Framework (NPPF) supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area. It is a core principle to always seek a good standard of amenity for all existing and future occupiers.

APPEARANCE AND AMENITY ISSUES

The proposal is for a one-bedroom flat at ground floor level and a one bedroom flat and a studio flat at first floor level. The studio would be to the rear of the property. As noted above, the Council's Private Sector Housing Team state that the rear studio flat would be deemed too small to be considered an appropriately and adequately sized unit of living accommodation under the 2004 Housing Act. However, the requirements of non-planning related legislation are not a material planning consideration. At present, Wirral Borough Council does not, as local planning authority, have adopted policies that regulate the size of rooms within new dwellings, including those formed through conversion. . Nonetheless, the applicant's agent has been informed of the concerns raised by the Private Sector Housing Team.

Notwithstanding the above, all three units will have good levels of light and outlook and will have direct access to the rear amenity space. The layout of the units has been arranged so that, as far as possible, similar rooms are stacked above and below each other.

The proposal does not involve the creation of any new window openings and there will be no loss of amenity to the occupants of neighbouring dwellings as a result of loss of privacy.

The objections with regard to current issues surrounding anti-social behaviour at this property are acknowledged. However, there is no evidence to suggest that such anti-social behaviour would be intensified by the proposed change of use.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as there are no new windows formed in this building.

HIGHWAY/TRAFFIC IMPLICATIONS

The Council's adopted parking standards (SPD4) set a maximum parking requirement, which the proposal complies with.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will provide an acceptable standard of accommodation for future occupants when assessed against adopted planning policies, and will not have a detrimental impact on occupants of neighbouring properties. The proposal therefore complies with Policies HS4 and HS13 of the Wirral Unitary Development Plan, and the relevant provisions of the NPPF.

Summary of Decision:

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

The proposed development will provide an acceptable standard of accommodation for future occupants when assessed against adopted planning policies, and will not have a detrimental impact on occupants of neighbouring properties. The proposal therefore complies with Policies HS4 and HS13 of the Wirral Unitary Development Plan, and the relevant provisions of the NPPF.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6 March 2018 and listed as follows: SGCR/18-B and SGCR/18-D.

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

3. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse including recycling facilities, 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 before the dwelling are occupied and shall be retained as such thereafter 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.

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.

Further Notes for Committee:

Last Comments By: 17/04/2018
Expiry Date: 01/05/2018

Planning Committee

19 July 2018

Reference:
APP/18/00434

Area Team:
South Team

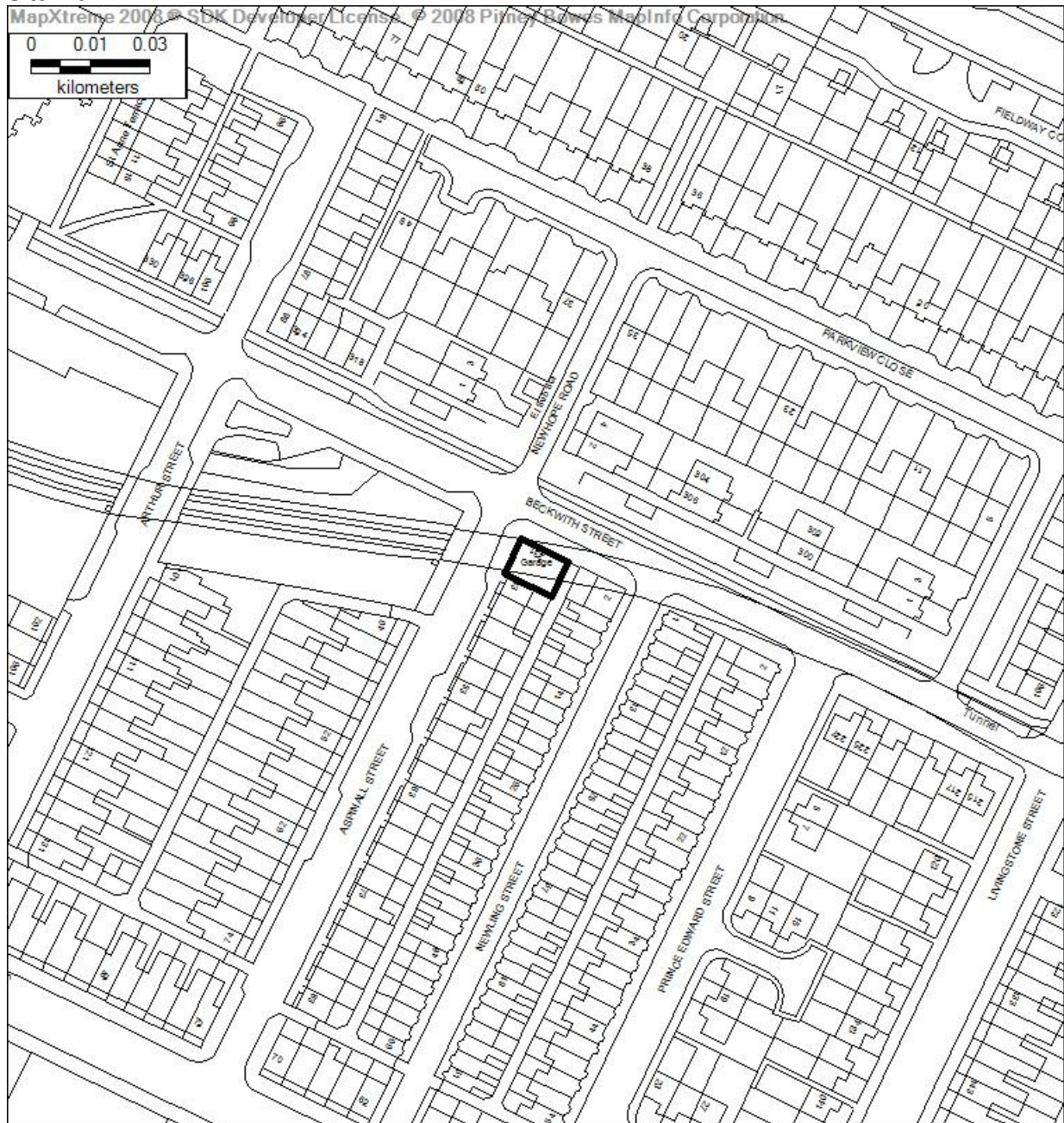
Case Officer:
Mrs S Williams

Ward:
Bidston and St James

Location: 231-231A BECKWITH STREET, BIRKENHEAD, CH41 4HW
Proposal: Change of use from car repair garage to a convenience grocery store and off licence - Re-submission of planning application APP/17/00647

Applicant: Mr Gopinath
Agent : MAT DESIGN

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: 231-231A BECKWITH STREET, BIRKENHEAD, CH41 4HW
Application Type: Full Planning Permission
Proposal: Change of use from car repair garage to a convenience grocery store and off licence.
Application No: APP/17/00647
Decision Date: 17/08/2017
Decision Type: Refuse

Location: 231 Beckwith Street, Birkenhead, L41 4hw
Application Type: Full Planning Permission
Proposal: Continuation of use as a vehicle repair and service business
Application No: APP/76/06304
Decision Date: 02/05/1977
Decision Type: Approve

Appeal Details

Application No	APP/17/00647
Appeal Decision	Dismissed
Appeal Decision Date	20/12/2017

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 22 notifications were sent to adjoining neighbouring properties and a site notice was displayed near the site. At the time of writing this report 7 objections, one comment of support have been received and a petition containing 108 signatures against the proposal. Concerns can be summarised as:

1. Inappropriate use for area;
2. Disruption caused by youths in the area (anti-social behaviour);
3. Health issues;
4. Littering the area (causing more rats);
5. Increase traffic;
6. Additional noise;
7. Focus for loitering in the event of alcohol being sold;
8. Inappropriate behaviour (police map findings).

CONSULTATIONS:

Engineers - No objections

Environmental Health - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection, containing 108 signatures, has been received.

INTRODUCTION

The proposal seeks planning permission for the change of use from a car repair garage to a convenience grocery store and off licence. The proposal is a resubmission of a previously refused planning application (APP/17/00647). The original application was refused at Planning Committee on the grounds of:

1. The proposed use is considered inappropriate having regard to Wirra's UDP Policy HS15, in this predominantly residential area and therefore detrimental to the amenities of adjoining occupiers by reason of the proposed opening hours which would result in unacceptable levels of nuisance and disturbance; and
2. The introduction of a retail unit in this location is considered inappropriate and unsatisfactory. Insufficient evidence has been submitted to justify retail development outside of nearby designated retail centres. The proposal is not considered acceptable in this location having regard to Policies SH9, SH10 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.

Following on from the refusal, the applicant appealed the Council's decision, and the appeal was subsequently dismissed.

SITE AND SURROUNDINGS

The application site comprises of a vacant motor repairs garage, located on the corner of Beckwith Street and Aspinall Street. The application site lies within a defined Primarily Residential Area. The nearest residential properties are 43 Aspinall Street, which directly adjoins the rear elevation of the proposed site and 2 Newling Street which is separated by a narrow gated alleyway.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan (UDP), and the building falls under a Sui Generis use as it is a motor repairs garage. National Planning Policy Framework (Requiring Good Design) and Wirral UDP Policy HS15 - Non-Residential Uses in Primarily Residential Areas are directly relevant in this instance.

Policy HS15 aims to support small scale built development and changes of use for non-residential uses provided that the scale is appropriate to the surrounding development, the proposal does not result in a detrimental change to the character of the area or cause nuisance to neighbouring uses, particularly in respect to noise and disturbance, on street parking and deliveries by vehicle.

In order to assess the proposal fully UDP Policies SH01, SH9, SH10 and the national sequential test at NPPF para 24 and 27, the agent has been asked to undertake the sequential test. The areas which were to be assessed under this document relate to vacant units sited within Laird Street Traditional Suburban Centre, Claughton Village and Birkenhead Town Centre. This document has been attached to the file with the demonstration why vacant units within these subjected areas have been discounted. The agent has confirmed that the proposals for 231 Beckwith Street will bring the vacant unit back into economic use and create jobs/prosperity. The agent has also confirmed that the proposal will help bring back into economic use, which will result in a positive re-use of this building. In conclusion, the agent has stated "Having considered the availability of sites within the identified sequential test area, it has been concluded that there are no sites adequate in their capacity for the type of development proposed, which requires not only land to accommodate the required retail, store and staff facilities floor space but circulation space for customers. In addition, site deliveries can be accommodated at the site, without compromising highway or pedestrian safety".

APPEARANCE AND AMENITY ISSUES

Within the Planning Inspector's report for the previous appeal, concerns were raised relating to the proposal being within very close proximity to the side of No. 43 with the sales and counter area separated from the living accommodation by only a party wall, with similar arrangement between the proposed store and staff facilities, and the rear of No.43. It was considered that due to the close proximity of the two properties, movements associated with the use of the proposal would be apparent to No.43, even though the window and door openings would be on the Beckwith Street elevation. Similarly, the rear of No. 2 would also be in close proximity to movements at the premises.

The proposed opening hours originally would have extended from 0700 or 0800 in the morning to 2300 at night, 7 days a week. The Planning Inspector stated that given the extensive time periods that the proposal would be open and the proximity to neighbouring residential properties, this would result in the potential for a prolonged period of associated noise and disturbance.

The internal layout of the proposal has now been amended and includes the introduction of soundproofing to the party wall with No. 43. Additionally, the proposed opening hours have been reduced. The applicant originally proposed opening hours of 0700 - 2100, however, having regard to the Planning Inspectors report and to address concerns of local residents, the Local Planning Authority considered that those hours of use would still be excessive. It is considered that a daytime use would be more suited to the residential area and therefore a condition has been attached to restrict the hours of use to 0800 - 18:00. These suggested hours seem a reasonable compromise given the circumstances and the applicant has agreed to move forward with the planning application on this basis.

It is therefore considered that the restriction in opening hours to a daytime use and the provision of soundproofing, the proposed change of use should not have an adverse impact upon residential properties. It should also be taken into consideration that the current use of the building is for a car repair garage, which in comparison to the proposed use could create an exceptionally adverse amount of noise and disturbance to local residents due to the use of motor vehicles and heavy equipment.

With regards to the second reason for refusal (relating to the introduction of a retail unit in this location being considered inappropriate and unsatisfactory), the Planning Inspector did not consider that it would harm the vitality and viability of existing centres, and there is therefore now no reason to justify refusing the application on these grounds.

The agent has submitted a statement as part of this planning application, which includes information that the Council's licensing department has granted a license for the premises to be open from 0700 - 2300 hours, whilst alcohol can be sold from the premises between 1000 and 2200 hours. Although this may be the case, the Council's licensing department does not hold any weight with regards to planning applications and therefore, the grant of the license on the premises does not overrule planning issues.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal will not have an unacceptable adverse impact upon the amenities of neighbouring residential properties or the character of the area, and will have a positive impact bringing a disused building back into use. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS15 - Non-Residential Uses in Primarily Residential Areas of Wirra's Unitary Development Plan and the National Planning Policy Framework. The proposal is also acceptable after having regard to UDP Policies SH01, SH9, SH10 and the national sequential test at NPPF para 24 and 27.

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 will not have an unacceptable adverse impact upon the amenities of neighbouring residential properties or the character of the area, and will have a positive impact bringing a disused building back into use. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS15 - Non-Residential Uses in Primarily Residential Areas of Wirra's Unitary Development Plan and the National Planning Policy Framework. The proposal is also acceptable after having regard to UDP Policies SH01, SH9, SH10 and the national sequential test at NPPF para 24 and

27.

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 27th March 2018 and listed as follows: drawing number 2 (date Feb 2018).

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

3. Trading at the premises shall only take place between 08:00 hours and 18:00 hours

Reason: In the interests of residential amenity.

4. A scheme of sound insulation to protect the existing residential dwellings at 43 Aspinall Street from the proposed use shall be submitted to and approved in writing by the Local Planning Authority prior to the proposed change of use taking place/ development commencing. The soundproofing shall be carried out in accordance with the approved scheme before the proposed use is brought into use and retained as such thereafter.

Reason: To prevent unreasonable noise and disturbance to neighbouring occupants in the interests of residential amenity and to comply with Policy HS15 in the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town & Country Planning (General Development Procedure) Order 2015 (or any subsequent re-enactment) and the Town and Country Planning General Permitted Development Order (2015) the gross internal floorspace including any mezzanines shall not exceed 130 square metres and there shall be no further sub division into smaller units.

Reason: For the avoidance of doubt and because an alternative format could have the potential to harm the vitality and viability of existing town centres and the neighbours amenity. This enables the Local Planning Authority to consider the implications of other formats as and when they may be put forward having regard to Wirral Unitary Development Plan Policies SH9 & HS15 and the National Planning Policy Framework.

6. Notwithstanding the provisions of Class A1 of the schedule to the Town and Country Planning (Use Classes Order) 1987 (or any subsequent re-enactment) and the Town and Country Planning General Permitted Development Order (2015) (or any subsequent re-enactment), the premises shall only be used as grocery store and off license and for no other purpose.

Reason: For the avoidance of doubt and because an alternative format could have the potential to harm the vitality and viability of existing town centres and the neighbours amenity. This enables the local planning authority to consider the implications of other formats as and when they may be put forward having regard to Wirral Unitary Development Plan Policies SH9 & HS15 and the National Planning Policy Framework.

7. Arrangements for the storage and disposal of refuse including recycling facilities and vehicle access thereto shall be installed before the premises are brought into use for the purposes

hereby approved, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority, and shall be retained as such thereafter.

Reason: To ensure that 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.

Last Comments By: 10/05/2018
Expiry Date: 22/05/2018

Planning Committee

19 July 2018

Reference:
APP/18/00458

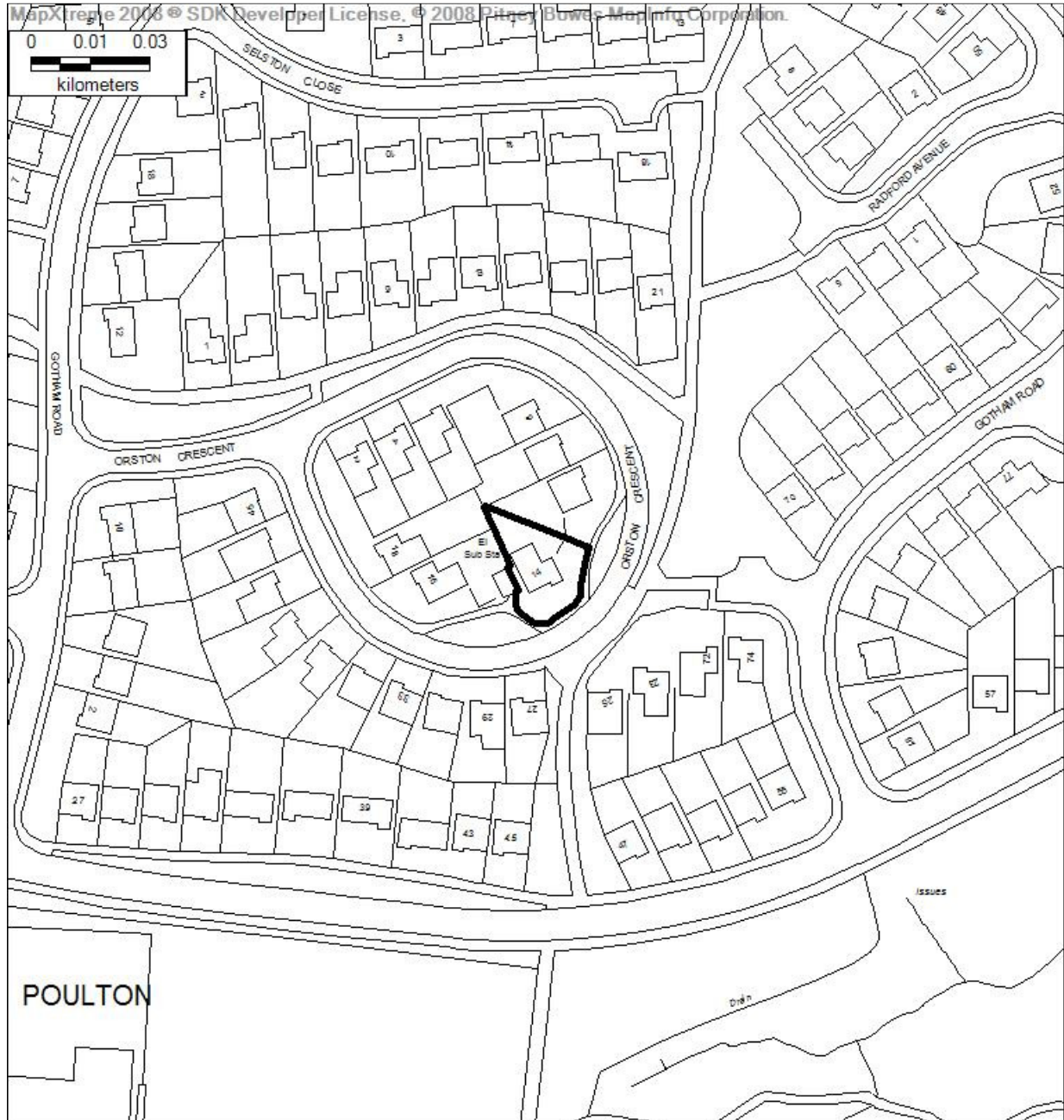
Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Clatterbridge

Location: 14 ORSTON CRESCENT, SPITAL, CH63 9NZ
Proposal: Erection of a first floor side extension above garage.
Applicant: Mr Burrows
Agent : Rivergate Limited

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: 14 Orston Crescent, Spital, Wirral, CH63 9NZ
Application Type: Full Planning Permission
Proposal: Extension to kitchen at side of dwelling and side dormer extension
Application No: APP/02/07602
Decision Date: 10/03/2003
Decision Type: Approve

Location: 14, Orston Crescent, Spital. L63 9NZ
Application Type: Full Planning Permission
Proposal: Erection of a single storey side extension and pitched roof to garage and extension.
Application No: APP/90/06047
Decision Date: 11/07/1990
Decision Type: Approve

Location: 14 ORSTON CRESCENT, SPITAL, CH63 9NZ
Application Type: Full Planning Permission
Proposal: Proposed bay window extension to front elevation. Proposed fence
Application No: APP/17/00161
Decision Date: 04/04/2017
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance on Publicity for Planning Applications, 10 notifications were sent to neighbouring properties and a site notice was displayed near the site - no representations have been received

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A Director at the agency submitting the planning application, Rivergate Limited, is an Elected Member of the Council.

INTRODUCTION

The application seeks planning consent for the erection of a first floor extension at the side of the property to create a fourth bedroom.

PRINCIPLE OF DEVELOPMENT

The site is located within an area designated as primarily residential where the erection of domestic extensions are acceptable in principle.

SITE AND SURROUNDINGS

The site is occupied by a modern detached house. The property is located on the south side of a 'roundabout' formed by the road running in a complete circle with access on the western side via Gotham Road. The application property is the only house on this side of the circle, the two houses either side sit at right angles facing west and east.

POLICY CONTEXT

Policy HS11 states: Proposals for house extensions will be permitted subject to all the following criteria being complied with:

(i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant

overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The proposed extension would be built above the existing garage at the side of the property. The ridge on the extension would run at right angles to the main ridge, which runs from front to back. A slight set back at the front results in the roof sitting just below the main roof, ensuring the extension is subordinate and in scale with the host dwelling.

The development would not extend the full length of the dwelling and therefore will have no significant impact on the neighbouring property on that side, 12 Orston Crescent.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will have no detrimental impact on the character of the original dwelling and will have no significant impact on neighbouring property. The proposal is considered to satisfy the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions 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 have no detrimental impact on the character of the original dwelling and will have no significant impact on neighbouring property. The proposal is considered to satisfy the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions 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 15 May 2018.

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

3. The 2 new first floor north-west and north-east facing windows shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.

Reason: In the interests of residential amenity.

Further Notes for Committee:

Last Comments By: 15/06/2018

Expiry Date: 10/07/2018

Planning Committee

19 July 2018

Reference:
APP/18/00552

Area Team:
North Team

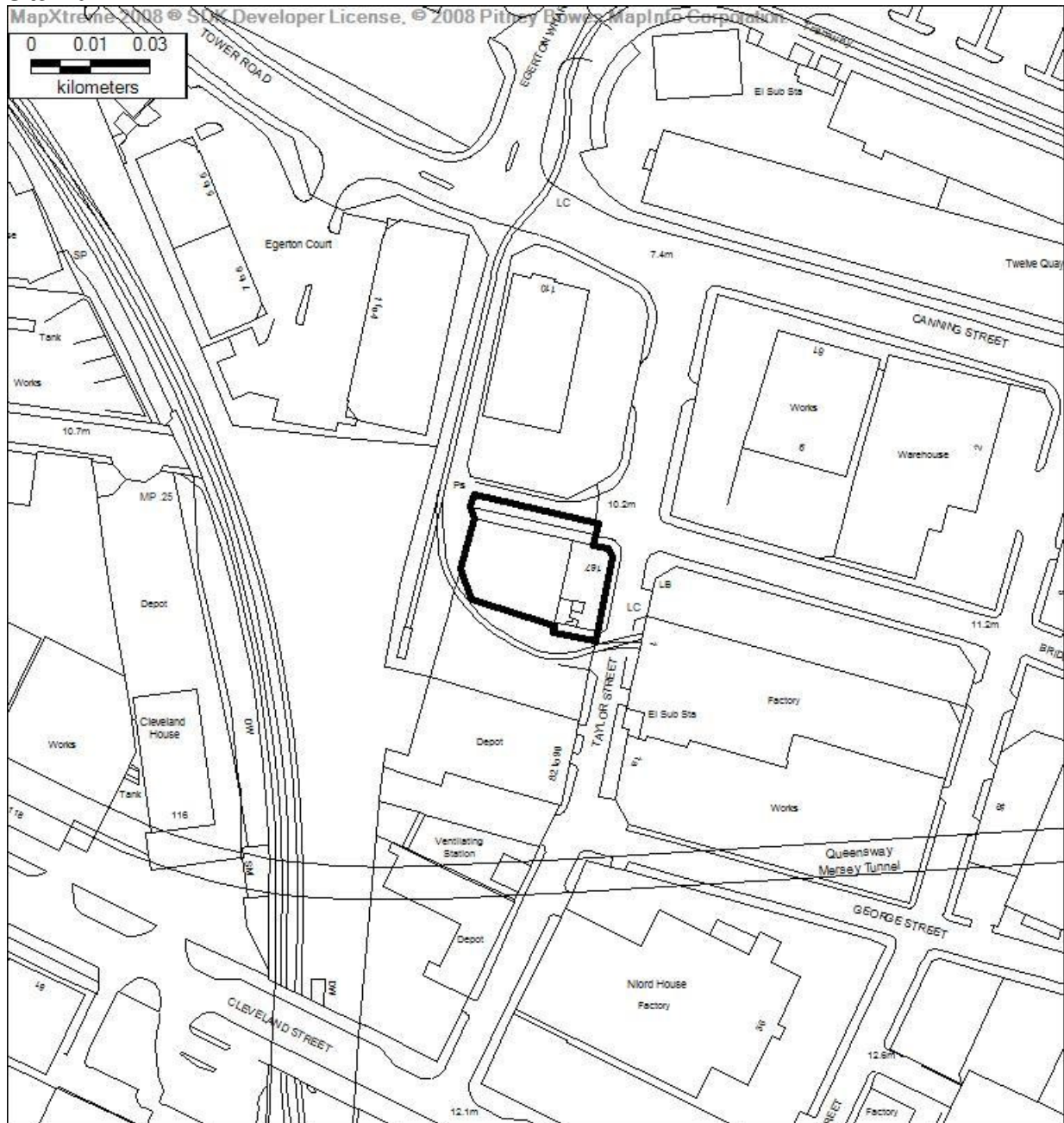
Case Officer:
Mr B Pratley

Ward:
**Birkenhead and
Tranmere**

Location: The Old Colonial, 167 BRIDGE STREET, BIRKENHEAD, CH41 1AY
Proposal: Restoration of basement into licensed premises, internal alterations and ground floor extensions.

Applicant: K Sutton
Agent : Bryson Architecture

Site Plan:



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Development Plan designation:

Primarily Industrial Area

Planning History:

Location: The Old Colonial, (formerly The Grapes), 167, Bridge Street, Birkenhead.
L41 1A

Application Type: Advertisement Consent

Proposal: Erection of internally illuminated hanging sign and lamps, externally illuminated fascia signs and externally illuminated panel sign.

Application No: ADV/87/07133

Decision Date: 24/02/1988

Decision Type: Approve

Location: The Old Colonial, 167 Bridge Street, Birkenhead, Wirral, CH41 1AY

Application Type: Full Planning Permission

Proposal: Erection of fencing

Application No: APP/01/06807

Decision Date: 19/10/2001

Decision Type: Approve

Location: The Old Colonial, 167 Bridge Street, Birkenhead, Wirral, CH41 1AY

Application Type: Full Planning Permission

Proposal: Change of use from Public House to Office accommodation.

Application No: APP/09/06271

Decision Date: 22/12/2009

Decision Type: Approve

Location: Public Roadway BRIDGE STREET, BIRKENHEAD, CH41 1AY

Application Type: Full Planning Permission

Proposal: Proposed Change of use from public roadway to storage areas/carpark

Application No: APP/11/00111

Decision Date: 19/04/2011

Decision Type: Approve

Location: The Old Colonial, 167 BRIDGE STREET, BIRKENHEAD, CH41 1AY

Application Type: Advertisement Consent

Proposal: 4 no. company signs to new head office building.

Application No: ADV/10/00936

Decision Date: 21/09/2010

Decision Type: Approve

Location: The Colonial (Ex. The Grapes) Public House, 167, Bridge Street,
Birkenhead. L41

Application Type: Full Planning Permission

Proposal: Erection of a single storey extension to form W.C.

Application No: APP/87/06287

Decision Date: 26/08/1987

Decision Type: Approve

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

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

CONSULTATIONS:

Engineers - No objection

Environmental Health – No objection received.

Directors Comments

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal represents a departure from the Wirral Unitary Development Plan.

INTRODUCTION

This application seeks approval for the use of the basement of the building as a drinking establishment (A4). The proposal also includes the provision of a covered seating area, a canopy used for external seating and a metal container accommodating WCs and a bar. The application also seeks permission for a small extension to the existing offices.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site is a former public house that was granted permission for a change of use to office accommodation in 2009. It is understood that, when in use as a public house, the basement was used as an events room. The change of use applied to the entire building. However, the plans as submitted with this application indicate that the bar and stage are still in place, and the applicants agent confirms that this part of the building has not been used as part of the offices.

The site is located within a Primarily Industrial Area.

POLICY CONTEXT

Policy URN1 – Development and Urban Regeneration

Policy URN1 states that the Local Planning Authority will be concerned to ensure that

- (i) Full and effective use is made of land within the Urban Areas;
- (ii) Neglected, unused or derelict land or buildings are brought into use;
- (iii) The need for new services is minimised by promoting the use of spare capacity in existing services

Whilst ensuring sensitive types of land or building are protected from inappropriate development.

Policy EM8 – Development within Primarily Industrial Areas

This Policy states that the following uses will be permitted within Primarily Industrial Areas:

- (i) Uses falling within Classes B1, B2 or B8
- (ii) Proposals for the reconstruction, extension, or expansion of existing businesses

Policy TRL1 - Principles for Tourism Development

This policy states that proposals for tourist attractions and visitor facilities should be directed to urban areas outside the Primarily Residential Area, and especially to the central and commercial areas of Birkenhead.

Policy TRN9 – Requirements for Off Street Parking

This policy requires the assessment of off-street parking provision to be guided by a number of considerations, including the availability of alternative modes of transport, road safety and traffic management issues.

SPD4 (Parking Standards) sets out maximum limits for vehicle parking spaces.

Policy CH1 Development Affecting Listed Buildings and Structures

Development will be permitted where it does not harm listed buildings.

Loss of employment land

Until 2009 the use of the application building was as a public house. Following planning permission APP/09/06271 the majority of the building was converted to an office use. It is understood, however, that the basement did not form part of the office accommodation, and has remained vacant. This proposal is for the change of use of the basement, and a small area of external space, back to a public house. The overall use of the site will remain in employment use. The use is considered to be compatible with the character of the surrounding area, would not restrict operation of other employment uses, and an ongoing supply of available, suitable, employment land would be retained.

The proposed use is also supported by the Merseyside Tramway Preservation Society Limited, who operate a nearby museum. They state that a restaurant and bar will create a synergy and be a welcome compliment for the museum. It is therefore considered that the proposal supports the aims of Policy TRL1.

Sequential test and impact assessment

Paragraph 24 of the NPPF states that, "Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan". The proposal is effectively the reversion of a small part of a public house to its former use. The scale of the proposal is relatively modest and this will restrict its impact on other public houses situated beyond the site in Birkenhead.

The NPPF states that an impact assessment should be provided for proposals with a floorspace of 2,500m² gross. The application proposal, at 246 square metres, is well below this limit.

APPEARANCE AND AMENITY ISSUES

The majority of the public house use will be within the basement. The external structures proposed are a covered seating area with a polycarbonate roof, a canopy used for external seating and a metal container accommodating WCs and a bar. Such containers are increasingly being used, to good effect, as buildings and given the industrial character of the area it is considered to be an acceptable structure. The canopy and covered seating area are also considered to be visually acceptable structures.

The proposed office extension will have a floor area of 14 square metres. It will be a relatively small structure to the rear of the building and will have an acceptable impact on the character and appearance of the building.

The rear extension and external structures will be over 60 metres from the listed tunnel ventilation station. This is a large, robust structure, and its setting will not be harmed by these structures.

Given the industrial nature of the surrounding area and the lack of residential dwellings it is not considered necessary to restrict hours of opening for the proposed public house. The use will be subject to the restrictions of the licensing regime.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

The Council's adopted parking standards (SPD4) set a maximum parking requirement, which the proposal complies with.

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

It is considered that the reuse of part of this site as a public house will not inhibit the wider employment use of the site. The scale of the proposal is relatively modest and this will restrict its impact on other public houses situated beyond the site in Birkenhead. The proposal is therefore considered to be in accordance with Wirral's UDP Policies URN1 (Development and Urban Regeneration) and EM8 (Development within Primarily Industrial Areas) and the National Planning Policy Framework.

Summary of Decision:

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

It is considered that the reuse of part of this site as a public house will not inhibit the wider employment use of the site. The scale of the proposal is relatively modest and this will restrict its impact on other public houses situated beyond the site in Birkenhead. The proposal is therefore considered to be in accordance with Wirral's UDP Policies URN1 (Development and Urban Regeneration) and EM8 (Development within Primarily Industrial Areas) and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7 June 2018 and listed as follows: 2017 129 107 Rev 03, 2017 129 105 Rev 03, 2017 129 106 Rev 03 and on 12 June 2018 and listed as follows: 2017 129 109 01.

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

Further Notes for Committee:

Last Comments By: 20/06/2018
Expiry Date: 03/07/2018

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Planning Committee

19 July 2018

Reference:
APP/18/00579

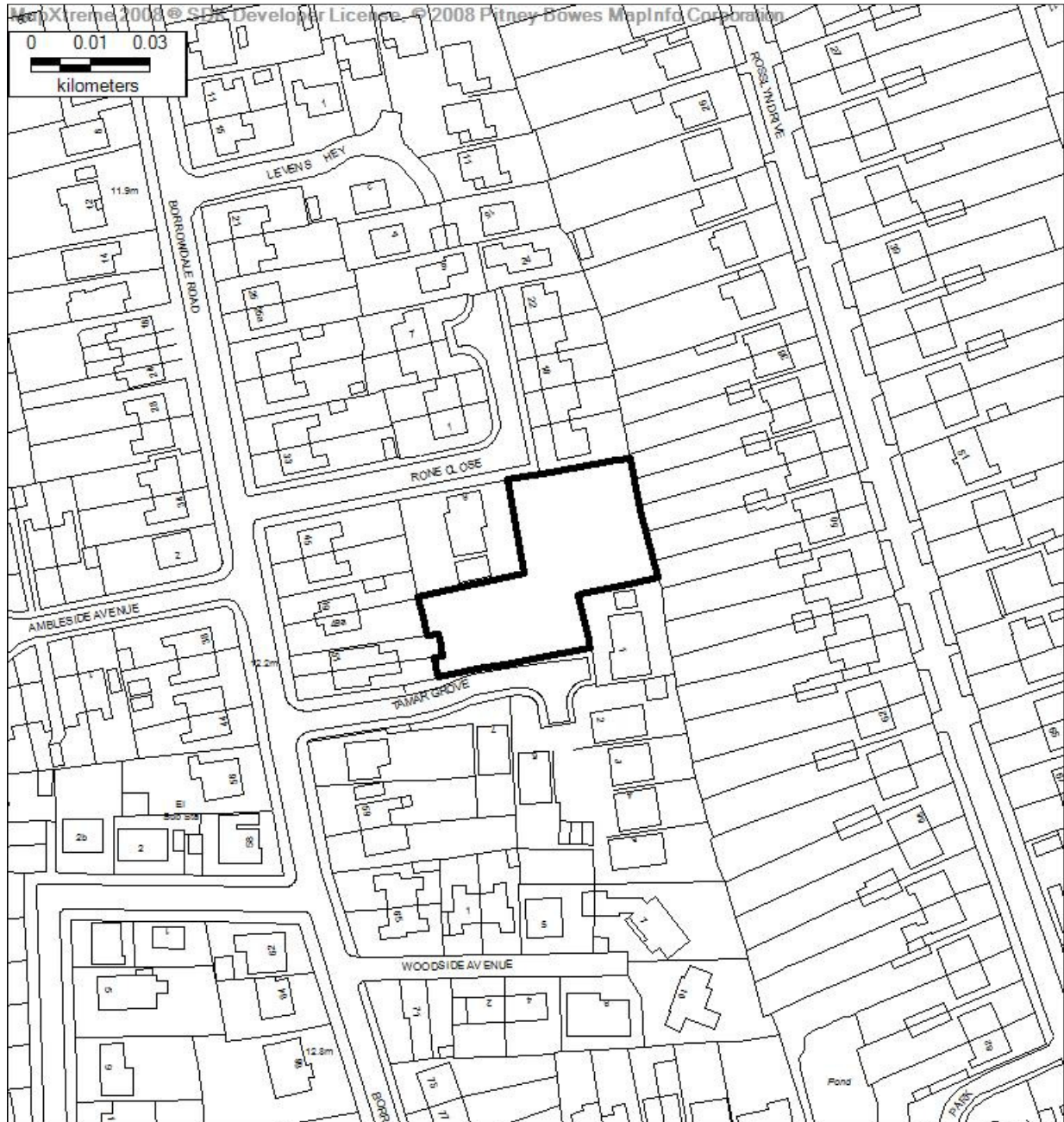
Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**Moreton West and
Saughall Massie**

Location: LAND ADJACENT TO 8 RONE CLOSE, MORETON, CH46 0UF
Proposal: Development containing 6 dwellings at land associated with 8 Rone Close
Applicant: GB Developments
Agent : N/A

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: LAND ADJACENT TO 8 RONE CLOSE, MORETON, CH46 0UF
Application Type: Full Planning Permission
Proposal: Proposed erection of 6 dwellings at land associated with 8 Rone Close
Application No: APP/14/01448
Decision Date: 19/01/2015
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 22 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 29 signatures and 2 individual objections. The objections can be summarised as:

1. Detrimental effect on the amenity of residents;
2. Overlooking;
3. Noise and disturbance;
4. Overdevelopment;
5. Insufficient parking

CONSULTATIONS:

Engineers - No objection

Environmental Health - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Bruce Berry requested that the application be taken out of delegation regardless of officer recommendation as residents believe that the application is overdevelopment and will have a detrimental effect on the amenity of residents in the area. In addition, a qualifying petition of objection was received.

INTRODUCTION

The application is for the erection of 6 dwellings at land associated with 8 Rone Close, comprising of 4 semi-detached properties together with 2 detached properties.

SITE AND SURROUNDINGS

The site is located between Rone Close and Tamar Grove and is currently used as residential amenity space in relation to 8 Rone Close, with access off Rone Close.

The site is designated as a Primarily Residential Area and there is a mixture of different residential properties within the immediate area, with two-storey dwellings on Rone Close, bungalows on Tamar Grove and a mixture of both on Borrowdale Road. The eastern boundary of the site also borders the rear gardens of two-storey dwellings located on Rosslyn Drive.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, Policy GR5: Landscaping and New Development and the National Planning Policy Framework (NPPF). 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, whilst the NPPF advocates a presumption in favour of sustainable development as well as delivering a wide choice of high quality homes.

APPEARANCE AND AMENITY ISSUES

This current application is identical to a previous planning permission granted on the site, under reference APP/14/01448. This previous permission, however, expired in January 2018 without ever being implemented. As the site is within a Primarily Residential Area, the principle of developing the site for residential purposes is considered to be acceptable.

Plots 1 - 4

Plots 1 - 4 will consist of two pairs of two-storey, semi-detached properties, and will generally continue the building line established on both Rone Close and Tamar Grove. The rear elevations of these properties will adjoin the rear gardens of properties on Rosslyn Drive. These existing properties have substantial gardens and consequently the new dwellings will be set approximately 45 metres from the main rear elevation of these existing properties. This substantial distance is considered sufficient to ensure that the proposed dwellings do not have an adverse impact upon existing properties at Rosslyn Drive.

There are no primary habitable windows to the side of either 1 Tamar Grove or 14 Rone Close. Plots 1 and 2 will be located 21 metres from the main front elevation of the existing property at 8 Rone Close.

Plots 5 & 6

Plots 5 and 6 will both be two-storey, detached properties. They will be in line with the main front elevation of 8 Rone Close and, together with the other proposed dwellings and (part of) 1 Tamar Grove, will all front onto the new access road.

The rear elevation of Plot 5 will be more than 24 metres from the rear elevation of 49A Borrowdale Road. The front elevation of Plot 6 will be 22 metres from 1 Tamar Grove opposite, and the rear elevation will be approximately 21.4 metres from the main rear elevation of 51 and 53 Borrowdale Road. The side elevation of Plot 6, which will not contain any habitable windows, will be 15 metres from the front elevation of 7 Tamar Grove. All required separation distances are therefore met for these proposed dwellings.

Design and Scale

Although Tamar Grove only contains bungalows, the wider area does contain a substantial number of two-storey dwellings, including 49A - 53 Borrowdale Road and 8 Rone Close, all of which are visible on the street scene of Tamar Grove. The proposed dwellings are traditional two-storey in scale and they will therefore not appear particularly out of keeping within the area or harmful to the character of the street scene. The proposed dwellings will be constructed in brick, which is consistent with both Rone Close and Tamar Grove, whilst the dwellings have sufficient character and interest to ensure that they make a positive contribution to the street scene.

Each of the proposed dwellings will have at least one off-street parking space each, with an additional parking area created within the site. There will be some soft landscaping to the front of each dwelling with adequate-sized private gardens to the rear. The plots sizes are generally consistent with existing plots on Rone Close and Tamar Grove and overall the amount of development is considered to be a suitable and efficient use of this land. The site is within walking distance of Moreton town centre and is therefore a sustainable location, and the proposal is considered to constitute sustainable development.

The proposal will result in the loss of some poor quality trees which are in a poor condition. This will have a few trees to be removed are poor quality and in a poor condition and their loss would not impact upon the wider amenity of the area. A landscaping scheme will be carried out in order to soften the appearance of the development.

SEPARATION DISTANCES

All required separation distances are met.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal will provide 10 off-street parking spaces for the new dwellings, which is considered to be acceptable. The proposal is unlikely to have any significant traffic or highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

No environmental or sustainability issues are directly associated with this proposal

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal for 6 new dwellings on this site is considered to be acceptable and will not harm the overall character of the area. The scale and design of the proposed dwellings are considered to be acceptable and suitable for the area and will not harm the amenities of neighbouring properties. As such, the proposal is considered to be acceptable and complies with the National Planning Policy Framework and Wirral Unitary Development Plan Policy HS4 and GR5.

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 for 6 new dwellings on this site is considered to be acceptable and will not harm the overall character of the area. The scale and design of the proposed dwellings are considered to be acceptable and suitable for the area and will not harm the amenities of neighbouring properties. As such, the proposal is considered to be acceptable and complies with the National Planning Policy Framework and Wirral Unitary Development Plan Policy HS4 and GR5.

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 4th May 2018 and listed as follows: T007/07; T007/08; T007/09; T007/10; T007/11; T007/12

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 first occupation of the dwellings hereby permitted the approved landscaping scheme, as set out on Drawing T007/11, shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

5. Notwithstanding the details submitted, 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 Rone Close and Tamar Grove. 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. Notwithstanding the information submitted, the access road hereby permitted fails to meet adoptable standards will therefore not be adopted by the Local Planning Authority and will be deemed as a private access road.

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 prior to the commencement of development for further information.

Last Comments By: 08/06/2018

Expiry Date: 29/06/2018

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Planning Committee

19 July 2018

Reference:
APP/18/00621

Area Team:
South Team

Case Officer:
Mrs S Day

Ward:
Heswall

Location:

Farr End, 19 FARR HALL DRIVE, HESWALL, CH60 4SH

Proposal:

The proposal is for a new dormer style bungalow with garden space and two off road parking spaces.

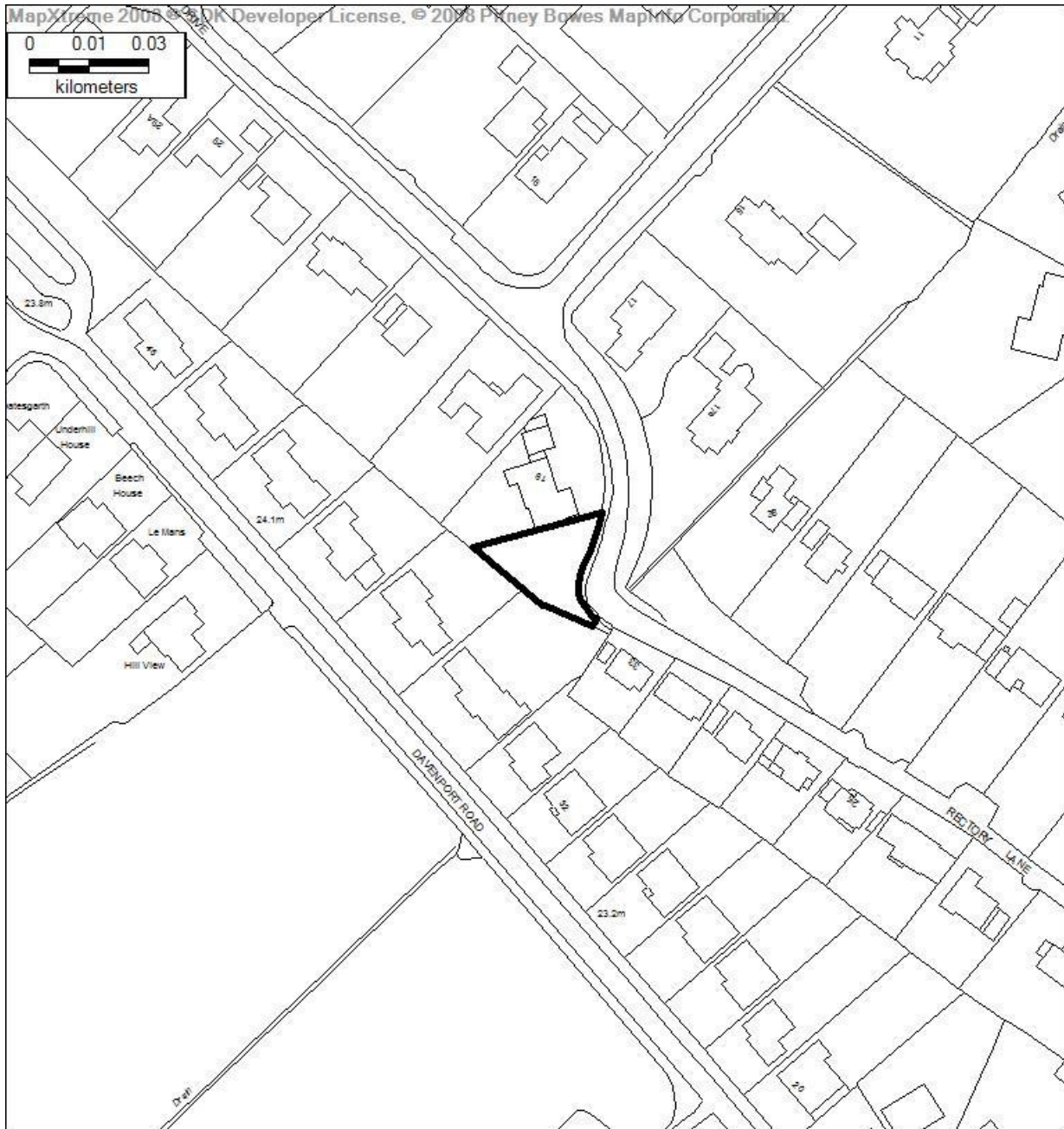
Applicant:

Mr & Mrs Clarke

Agent :

SHACK Architecture Ltd

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Farr End, 19 Farr Hall Drive, Heswall, Wirral, CH60 4SH
Application Type: Full Planning Permission
Proposal: Demolish existing conservatory and the erection of a new rear conservatory.
Application No: APP/03/06887
Decision Date: 13/10/2003
Decision Type: Approve

Location: Farr End, 19 FARR HALL DRIVE, HESWALL, CH60 4SH
Application Type: Full Planning Permission
Proposal: The proposal is for a new dwelling on a plot of land adjacent to the existing house. The new dwelling will be a dormer style bungalow with garden space and two off road parking spaces.
Application No: APP/18/00080
Decision Date: 14/03/2018
Decision Type: Withdrawn

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

Having regard to the Council's Guidance on Publicity for Planning Applications, letters were sent to 10 neighbouring properties and a Site Notice was displayed. 24 individual objections have been received and a qualifying petition signed by 53 signatures. The Heswall Society also objected to the proposals. The objections can be summarised as follows:

1. Flooding would be exacerbated
2. Insufficient parking for visitors
3. Overlooking and loss of privacy to neighbours
4. Plot too small and completely out of character with the area.
5. The house is too close to the highway and may result in conflict with horses and pedestrians
6. The house is too close to the site front boundary and will be overbearing.

CONSULTATIONS:

Engineers - No objections

Welsh Water - No objections

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

Councillor Rowlands requested the application be taken out of delegation as it would be overbearing overdevelopment in contravention of the UDP and SPD2. A qualifying petition of objection signed by 53 signatures has also been received.

INTRODUCTION

Erection of a three bedroom detached dwelling adjacent to 19 Farr Hall Drive. The proposed dwelling fronts Farr Hall Drive and has two parking spaces adjacent to Farr Hall Drive.

PRINCIPLE OF DEVELOPMENT

The application site lies within a primarily residential area where new houses can be acceptable subject to the relevant policies.

SITE AND SURROUNDINGS

The application site is a roughly triangular piece of land which previously formed the side garden to 19 Farr Hall Drive. The land is currently vacant and is higher than the land to the rear on Davenport Road.

19 Farr Hall Drive has recently been remodelled and has a contemporary design. Farr Hall Drive is mainly an unmade road which slopes down towards the application site. Houses on Farr Hall Drive are a mix of architectural styles but mainly comprise detached properties in spacious plots. Rectory Lane joins the south eastern part of Farr Hall Drive. The houses on the southern side of Rectory Lane, adjacent to the application site tend to be detached houses in plots which are closer together and smaller than the prevailing plots on Farr Hall Drive. The northern side of Rectory Lane is more in keeping with the larger plots on Farr Hall Drive.

POLICY CONTEXT

The National Planning Policy Framework, supports development which is sustainable, well designed and which contributes positively to the character of an area.

Wirral Unitary Development Plan Policy HS4 sets out the criteria for new housing. It requires such development to be of an appropriate scale and design to the surrounding area and not to result in a detrimental change in the character of the area.

APPEARANCE AND AMENITY ISSUES

The proposals are for the erection of a two storey dwelling on the side garden of 19. This application is a resubmission following the withdrawal of a similar application earlier in the year.

The current proposals have attempted to address concerns with the previous submission.

The design of the house is modern and reflects the style of 19. The upper floor is contained in dormers within the roof with the rear dormer windows serving a bathroom and a void. The proposed house is significantly smaller with a lower ridge height and footprint. The front building line follows the same angle as 19 but is set further back to reflect the site contours. Two off street parking spaces are proposed adjacent to Farr Hall Drive.

In order to address previous concerns, the house has been pulled further away from Farr Hall Drive and the rear first floor windows do not serve habitable rooms. With rear garden distances to the boundary of between 6m and 10m , it is considered that this is sufficient to protect the privacy and amenity of properties to the rear. Objectors have expressed concern that a further bedroom could be added into the roof void without planning needing planning consent, thus causing overlooking. It is proposed that a condition relating to obscure glazing and one removing permitted development could be applied to resolve this.

Concerns have been raised regarding drainage. A sewer crosses the front of the site and the plans have been designed to take account of this. Welsh water have not objected to the proposals and have suggested a condition relating to surface water.

Whilst it is clear that the application site differs from the scale and spacing of sites to the north on Farr Hall Drive, the orientation of the plot and its proximity to Rectory Lane mean that it forms a transition between both roads. It is considered that the design and the layout are compatible with this section of Farr Hall Drive and would not result in a detrimental change to the character of the locality.

SEPARATION DISTANCES

The proposed dwelling does not have any first floor windows which would cause overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed dwelling accords with both Unitary Development Plan Policy HS4 and the NPPF.

Summary of Decision:

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

The proposed dwelling accords with both Unitary Development Plan Policy HS4 and the NPPF.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3/5/18 and listed as follows: B101 C, B102 C and B100 B.

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

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

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent developments.

4. No development shall take place until samples of all external materials, including facing brick and roof tiles, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details as approved.

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

5. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by The Local Planning Authority. The plan shall make provision so that delivery / construction traffic do not use Rectory Lane as a point of access and the turning and manoeuvring of large goods vehicles are kept to a minimum.

The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015(or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings, extensions or alterations to the dwelling shall be carried out without the express consent of the Local Planning Authority.

Reason: In order to protect the character of the area and residential amenities of nearby

occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. Prior to the occupation of the dwelling hereby approved, the first floor windows in the rear elevation shall be obscurely glazed and non-opening up to a height of 1.7m above the floor level of the room they serve. They shall be retained as such thereafter.

Reason : In the interests of residential amenity

8. No surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason; To prevent hydraulic overloading of the public sewerage system.

Further Notes for Committee:

Last Comments By: 21/06/2018
Expiry Date: 28/06/2018

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Planning Applications Decided Under Delegated Powers Between 11/06/2018 and 09/07/2018

Application No.: APP/17/01534 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 03/07/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Magenta Living **Agent:** B.Y.A. Ltd Architects
Location: 22-80 CLIFTON AVENUE, EASTHAM, CH62 9EQ
Proposal: Demolition of existing building and erection of 15 new houses and a three-storey block containing 12 new apartments together with new access way

Application No.: APP/18/00031 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 11/06/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: A M & E I Bell **Agent:** Jones & Wathen Ltd.
Location: 25 TARRAN WAY EAST, MORETON, CH46 4TZ
Proposal: Retention of ten containers and placement of five additional containers.

Application No.: APP/18/00033 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 14/06/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr & Mrs Kilikita **Agent:** Condy & Lofthouse Architects Ltd
Location: Chestnut House, KINGS DRIVE, CALDY, CH48 2JF
Proposal: Variation of condition 2 and 7 of approved planning application APP/17/00549 to make minor alterations to the design of the dwelling and to allow applicant to use a particular UPVC window product.

Application No.: LBC/18/00172 **Application Type:** Listed Building Consent
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 20/06/2018 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: FAO Birkenhead School **Agent:** Falconer Chester Hall Ltd
Location: Birkenhead School, 58 BERESFORD ROAD, OXTON, CH43 2JD
Proposal: Proposed replacement of existing windows - for more details please see accompanying Design and Access Statement (P16-123-02-001).

Application No.:	LBC/18/00183	Application Type:	Listed Building Consent
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	11/06/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Prof Hurst	Agent:	
Location:	13 ALTON ROAD, OXTON, CH43 6UB		
Proposal:	'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		

Application No.:	APP/18/00195	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	22/06/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr John Hennessy	Agent:	D.J. Cooke & Co Ltd
Location:	309-311 Cleveland Street, Birkenhead, Wirral, CH41 3QG		
Proposal:	Alterations to convert the premises into two light industrial units with alterations to the elevations - resubmission of 17/01320		

Application No.:	APP/18/00224	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	27/06/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Gavin Redrock	Agent:	Mr O'Rourke
Location:	Land Adjacent to 26 EDINBURGH DRIVE, PRENTON, CH43 0RL		
Proposal:	Erection of new dwelling (Amendment to planning permission APP/15/01369)		

Application No.:	APP/18/00303	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	25/06/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Peters	Agent:	Survey by Design Ltd
Location:	6 THE PADDOCK, BARNSTON, CH60 1XJ		
Proposal:	Ground and first floor rear extensions as approved under APP/16/01322, with amendments including french windows with Juliet balcony to rear elevation, and retention of new Velux rooflights to South East facing roofline to rear extension (Amended description).		

Application No.:	APP/18/00339	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	12/06/2018	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr & Mrs Holladay	Agent:	KJP Architecture
Location:	Broomfield, 14 ROCKY LANE, HESWALL, CH60 0BZ		
Proposal:	First Floor Side Extension and Internal Alterations		

Application No.:	APP/18/00341	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	13/06/2018	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr Tim Palmer	Agent:	Mr John Theobald
Location:	35 THE LEAS, THINGWALL, CH61 1BA		
Proposal:	Demolition of garage and erection of two storey and single storey extension to gable.		
Application No.:	APP/18/00365	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/06/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Kelleher	Agent:	Oakdale Property Consultants Ltd.
Location:	17 HILLSIDE ROAD, GAYTON, CH60 0BJ		
Proposal:	Two storey Extension to Rear/Side of Property.		
Application No.:	APP/18/00373	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	13/06/2018	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr Stevens	Agent:	Mr Goddard
Location:	32 WIRRAL GARDENS, BEBINGTON, CH63 3BH		
Proposal:	Single Storey Rear Extension, Front Porch & Detached Garage		
Application No.:	APP/18/00380	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	25/06/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	LHG Projects Ltd	Agent:	
Location:	12 GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY		
Proposal:	Erection of 2 No. detached dwellings to the rear of 12 Grammar School Lane		
Application No.:	APP/18/00385	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	13/06/2018	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr Beecham	Agent:	SDA Architecture Limited
Location:	Higher Farm, ROMAN ROAD, PRENTON, CH43 3DB		
Proposal:	Agricultural new build to include stables & storage space for agricultural vehicles (amended design to approved APP/17/00438)		

Application No.:	APP/18/00394	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	12/06/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr Amir Khalilzadeh	Agent:	
Location:	3 Quarrybank Workshops, Quarrybank Street, Birkenhead, Wirral, CH41 2ZD		
Proposal:	Change of use to food eat in/take out		

Application No.:	LBCO/18/00396	Application Type:	Local Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	11/06/2018	Decision:	Acceptable
Case Officer:	Mrs J Malpas		
Applicant:	Ms Valerie Stevenson	Agent:	Heswall Glass
Location:	10 Park Road, Port Sunlight, Wirral, CH62 4UT		
Proposal:	Replace rear windows		

Application No.:	APP/18/00402	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	05/07/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Ms Clive-Ponsonby-Fane	Agent:	
Location:	Bidston Observatory, WILDING WAY, BIDSTON, CH43 7RA		
Proposal:	Change of use to an Artistic Research Centre, utilising the buildings' existing layout and facilities currently under refurbishment. The proposed uses of the building include; light workshops, study and studio spaces, communal and self-catering facilities, ancillary sleeping accommodation as well as spaces dedicated to showcasing the buildings heritage and the scientific research undertaken here. There will also be provision for a single residential dwelling allowing the projects managers (the building owners) to live on site to administer the project.		

Application No.:	APP/18/00405	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	18/06/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Fong	Agent:	Jones and Wathen Ltd
Location:	Sandstone Cottage, 3 CHURCH LANE, EASTHAM, CH62 0AH		
Proposal:	Single storey rear extension		

Application No.:	APP/18/00407	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	15/06/2018	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr McWhirter	Agent:	Bryson Architecture
Location:	2 KEITH DRIVE, EASTHAM, CH63 0PB		
Proposal:	Single storey side extension		

Application No.: APP/18/00413 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 06/07/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Birkenhead Park Rugby Club **Agent:**
Location: Birkenhead Park R U F C, 137A PARK ROAD NORTH, BIRKENHEAD, CH41 8AA
Proposal: Siting of storage container to rear of club.

Application No.: APP/18/00417 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/07/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: The Paradox **Agent:** Condy & Lofthouse Architects Ltd
Location: Indigo, 1-3 PENSBY ROAD, HESWALL, CH60 7RA
Proposal: Alterations to front entrance to provide new stepped access to the building off of Pensby Road

Application No.: APP/18/00433 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 22/06/2018 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr Griffin **Agent:** Bryson Architecture
Location: 205 HOLMLANDS DRIVE, OXTON, CH43 0US
Proposal: ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

Application No.: LBCO/18/00439 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 02/07/2018 **Decision:** Unacceptable
Case Officer: Mrs J Malpas
Applicant: Mr B Borthwick **Agent:**
Location: 62 BOLTON ROAD, PORT SUNLIGHT, CH62 5DW
Proposal: Erection of satellite dish.

Application No.: APP/18/00440 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 02/07/2018 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr Welsh **Agent:**
Location: 4 THE GOOSE GREEN, MEOLS, CH47 6BQ
Proposal: Proposed two storey extension to front of existing house together with single storey side extension.

Application No.: APP/18/00452 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 28/06/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr & Mrs O'Loughlin **Agent:** Mr Michael McHugh
Location: 14 VICTORIA ROAD, TRANMERE, CH42 0LN
Proposal: Proposed change of use from dwelling to 3 No. apartments

Application No.: APP/18/00464 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 14/06/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Price **Agent:**
Location: 62 SANDY LANE, WEST KIRBY, CH48 3JA
Proposal: Demolition of existing kitchen and erection of a part ground floor/part first floor extension to the eastern elevation to accommodate a new kitchen/utility/wc and additional first floor bedroom.

Application No.: APP/18/00465 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 14/06/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Aldi Stores UK Limited **Agent:** JLL
Location: Aldi Stores, 71 LAIRD STREET, BIRKENHEAD, CH41 8DB
Proposal: Removal and installation of new plant.

Application No.: APP/18/00466 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 06/07/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Ms Dennis **Agent:** John Fielding Architecture & Design Ltd
Location: 7 FARNDON DRIVE, NEWTON, CH48 9YA
Proposal: Two storey side extension

Application No.: APP/18/00467 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 06/07/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Mr & Mrs Redhead **Agent:** PATERSON MACAULAY & OWENS
Location: Dunloe Cottage, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 0LU
Proposal: Proposed single storey rear extension at Dunloe Cottage, Thornton Hough

Application No.: APP/18/00469 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 21/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Gordon **Agent:**
Location: 8 TORRINGTON ROAD, LISCARD, CH44 3BT
Proposal: Alteration of existing vehicle crossing by extending 1.4 metres north to continue to use the properties existing drive.

Application No.: APP/18/00477 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 04/07/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Calday Grange Grammar School **Agent:** Cunliffes Ltd
Location: Calday Grange Grammar School, GRAMMAR SCHOOL LANE, NEWTON, CH48 8GG
Proposal: Proposed demolition of redundant teaching building Block E. Making good footprint of building and overlaying with porous tarmacadam. Enclosure of space within Palladin fencing to form recreation space for the students.

Application No.: APP/18/00480 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 18/06/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Green **Agent:**
Location: 58 SANDRIDGE ROAD, PENSBY, CH61 8RZ
Proposal: Erection of two-storey side extension and single-storey rear extension

Application No.: APP/18/00484 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 25/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Hastain **Agent:**
Location: 3 THE PLANTERS, GREASBY, CH49 2QY
Proposal: Erection of a 1.52 - 2 metre high boundary fence along the front/side boundary

Application No.: APP/18/00487 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 05/07/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr McNulty **Agent:** Bridgestone Construction Ltd
Location: 1A TOLEMAN AVENUE, BEBINGTON, CH63 7QA
Proposal: Retrospective application for a below ground storage room

Application No.:	LBC/18/00492	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	12/06/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Port Sunlight Village Trust	Agent:	
Location:	15 BOUNDARY ROAD, PORT SUNLIGHT, CH62 5ER		
Proposal:	Installation of a boiler (including an external boiler flue) and replacement security light.		
Application No.:	APP/18/00493	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	11/06/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Owen	Agent:	Mr Carney
Location:	8 ST SEIRIOL GROVE, CLAUGHTON, CH43 1UP		
Proposal:	Provide a new pitched roof to an existing two storey flat roofed side extension.		
Application No.:	APP/18/00496	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr & Mrs Lee	Agent:	
Location:	3 Oban Drive, Heswall, Wirral, CH60 5RL		
Proposal:	Proposed side extension and internal alterations		
Application No.:	APP/18/00497	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/06/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Clive Ratcliff	Agent:	JPM Associates
Location:	1 DALESWAY, HESWALL, CH60 4RU		
Proposal:	Erection of a single storey side extension		
Application No.:	APP/18/00498	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	22/06/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Sanctuary Housing Association	Agent:	Sanctuary
Location:	Vincent Harkins Daycare Centre, Cardigan Avenue, BIRKENHEAD, CH41 4NH		
Proposal:	Change of use and remodelling of existing daycare centre to an eight bedroom residential care scheme for older people with learning disabilities		

Application No.: APP/18/00499 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 11/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Thomas **Agent:** Bryson Architecture
Location: 38 KINGS LANE, HIGHER BEBINGTON, CH63 8NS
Proposal: ERECTION OF SINGLE STOREY SIDE EXTENSION

Application No.: APP/18/00501 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 19/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Shrewsbury Roman Catholic **Agent:** AHR Building Consultancy Ltd
 Diocesan Trustees Registered
Location: Church Hall, Our Lady Star Of The Sea and St Josephs Catholic Church, WHEATLAND LANE,
 SEACOMBE, CH44 7ED
Proposal: Replacement of the collapsed boundary brick wall with a new 3 metre high powder coated weld
 mesh fence with privacy screening

Application No.: APP/18/00502 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and **Decision Level:** Delegated
 Irby
Decision Date: 22/06/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Palframan **Agent:** Burton Architects
Location: 19 NEALE DRIVE, GREASBY, CH49 1SL
Proposal: Demolition of an existing single storey attached side garage and rear conservatory and
 construction of a new two-storey side extension and single storey rear extension

Application No.: APP/18/00505 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 12/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Jones **Agent:** Bryson Architecture
Location: 5 YEW TREE CLOSE, WOODCHURCH, CH49 5PA
Proposal: Single Storey Side and Rear Extension

Application No.: APP/18/00510 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 18/06/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Miss Robinson **Agent:** Jones and Wathen Ltd.
Location: PELLMINHEY, HERON ROAD, WEST KIRBY, CH48 1PU
Proposal: Conversion of stables to three dwellings, including extensions, and formation of hardstanding
 (Amendment to planning permission APP/17/01080)

Application No.:	APP/18/00511	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	12/06/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Cashin	Agent:	Condy & Lofthouse Architects Ltd
Location:	3 SMALLRIDGE CLOSE, PENSBY, CH61 8TS		
Proposal:	Single storey rear extension and double storey side extension with associated landscaping works.		
Application No.:	APP/18/00512	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	19/06/2018	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Mr & Mrs Wild	Agent:	Bryson Architecture
Location:	29 NORWICH DRIVE, UPTON, CH49 4QR		
Proposal:	Erection of two-storey extension adjoining 29-31 Norwich Drive to create 2 No. self-contained apartments		
Application No.:	APP/18/00514	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	25/06/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Neale	Agent:	
Location:	15 SPEEDWELL CLOSE, BARNSTON, CH60 2TB		
Proposal:	Glazed extension to rear room to garden 4 x 4 meters in size. Existing french doors to be replaced with bi fold doors. Roof to be "guardian solid roof system" with a velux opening.		
Application No.:	APP/18/00516	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr & Mrs Stoker	Agent:	Architects-Direct.com
Location:	1 THE KNAP, GAYTON, CH60 0EX		
Proposal:	Two story side extension (resubmission of APP/13/01267)		
Application No.:	APP/18/00517	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	04/07/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr & Mrs Cooper	Agent:	Lightblue Solutions Ltd
Location:	Goodmans Hey, 43 QUARRY ROAD EAST, HESWALL, CH60 6RB		
Proposal:	Two storey side extension and alteration to roof and internal layout (amended plans)		

Application No.: APP/18/00521 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 02/07/2018 **Decision:** Approve
Case Officer: Mr G Roberts
Applicant: DWB Estates Ltd **Agent:** WAND Projects Ltd
Location: The Black Horse Hotel, 239 CHURCH ROAD, TRANMERE, CH42 0LD
Proposal: Change of use from A4 Drinking Establishments (Public House) and ancillary residential on first floor to 2no apartments (C3 Dwelling Houses) .

Application No.: APP/18/00525 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 21/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Gould **Agent:**
Location: 3 GREENLEA CLOSE, BEBINGTON, CH63 7RU
Proposal: First Floor Extension over existing utility room

Application No.: APP/18/00531 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 18/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr R Sumner **Agent:** KKA Architecture
Location: 10 LUDLOW DRIVE, WEST KIRBY, CH48 3JQ
Proposal: Proposed pavement crossing alterations.

Application No.: APP/18/00532 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 09/07/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Mr & Mrs Welch **Agent:**
Location: 7 BEAUMARIS ROAD, WALLASEY VILLAGE, CH45 8NH
Proposal: Proposed single storey side and rear extension.

Application No.: APP/18/00533 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 26/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Ms Myers **Agent:** DAVID LAMB
Location: 58 WITHERT AVENUE, HIGHER BEBINGTON, CH63 5NF
Proposal: SINGLE STOREY SIDE AND REAR EXTENSION

Application No.: APP/18/00535 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 11/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Sanders **Agent:** Neal Roberts
Location: 30 GLENWOOD DRIVE, IRBY, CH61 4UH
Proposal: Erection of a two-storey side extension, single storey rear extension and front porch (resubmission of approval APP/18/00185).

Application No.: APP/18/00536 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 12/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr & Mrs Cheers **Agent:** Burton Architects
Location: 129 KINGS DRIVE, IRBY, CH61 9QE
Proposal: Demolition of an existing single-storey side extension of a semi-detached house, followed by construction of a new two-storey side extension to provide additional living accommodation, a new single storey garage to the side and a new porch and overhanging roof to the front.

Application No.: APP/18/00539 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 14/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mrs Scragg **Agent:**
Location: Arden House, 60 BARNSTON ROAD, THINGWALL, CH61 7XN
Proposal: SINGLE STOREY SIDE AND REAR EXTENSION

Application No.: APP/18/00541 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 14/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Whittaker **Agent:** Architects-Direct.com
Location: 458 PENSBY ROAD, THINGWALL, CH61 7UB
Proposal: Erection of a first-floor extension to incorporate roof alterations and general re-modelling

Application No.: APP/18/00542 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 04/07/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr & Mrs Coulthard **Agent:** SHACK Architecture ltd
Location: 16 HAZELWOOD, GREASBY, CH49 2RQ
Proposal: The proposal is to convert the existing garage into a bedroom and wet room for one of the residents who is disabled. This includes ramp access and internal alterations to make the house wheelchair accessible.

Application No.: APP/18/00543 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 13/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr R Williams **Agent:** B.D.S.
Location: 5 DOES MEADOW ROAD, BROMBOROUGH, CH63 0EB
Proposal: Ground floor extension to front of house to include new pitched roof over existing garage, with garage conversion to room.

Application No.: APP/18/00546 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 28/06/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Azimuth Property Developments Ltd **Agent:** Tom Black Architects
Location: 33 ARROWE AVENUE, MORETON, CH46 0RY
Proposal: Proposed 2 storey three-bedroom detached house in lieu existing detached bungalow to be demolished

Application No.: LBC/18/00549 **Application Type:** Listed Building Consent
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 14/06/2018 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: AHR **Agent:** AHR Building Consultancy
Location: Shrewsbury R C Diocesan Curial Offices, 2 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UX
Proposal: The works comprise removal of existing demountable partition walls, removal of existing crittal framed external doors and replaced with an aluminium alternative, constructing new partition walls, installation of new internal doors, alterations to the existing mechanical and electrical services and general redecoration.

Application No.: APP/18/00553 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 28/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Wallasey Yacht Club **Agent:** Cooper Clark Design
Location: Wallasey Yacht Club, 8-10 HOPE STREET, NEW BRIGHTON, CH45 2LN
Proposal: Erection of a two-storey extension to accommodate internal access lift for disabled persons.

Application No.: APP/18/00554 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mrs H Bond **Agent:**
Location: Four Winds, 22 OLDFIELD WAY, HESWALL, CH60 6RG
Proposal: Replace existing porch with larger porch

Application No.:	APP/18/00558	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	15/06/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr M Nicholls	Agent:	Mr A Nicholls
Location:	9 PITCH CLOSE, GREASBY, CH49 2RR		
Proposal:	Erection of two storey side extension, internal alterations and relocation of staircase.		
Application No.:	APP/18/00563	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	19/06/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Turner	Agent:	CADStation Ltd
Location:	11 LAUREL AVENUE, HIGHER BEBINGTON, CH63 2NY		
Proposal:	Single storey side extension, extending into rear garden		
Application No.:	APP/18/00564	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	18/06/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr Vickers	Agent:	
Location:	Thorsland, 37 GRANGE CROSS LANE, NEWTON, CH48 8BJ		
Proposal:	A 2 storey side extension with drive through carport underneath (as to access detached garage in rear garden) with ensuite for existing bedroom and further bedroom number 4.		
Application No.:	APP/18/00566	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	02/07/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Pipe	Agent:	Grantley Lowe
Location:	10 SAXON ROAD, HOYLAK, CH47 3AE		
Proposal:	Single storey rear and side extension		
Application No.:	APP/18/00569	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	21/06/2018	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Mr & Mrs Appleby	Agent:	FSP Northern Architects Ltd.
Location:	Land north-west of Netherset Hey, ARROWE BROOK LANE, IRBY, CH49 3NY		
Proposal:	Conversion of existing agricultural building to a residential dwelling (C3) with minor alterations to external elevations (Variation of Condition 2 to vary approved drawings and removal of Condition 4 of planning permission APP/17/000534)		

Application No.:	APP/18/00572	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	29/06/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Flaybrick Homes Ltd	Agent:	Mr Erskine
Location:	Flaybrick Hill Reservoir, 2 Boundary Road, Bidston, CH43 7PE		
Proposal:	Proposed Single Storey Rear Extension. Previous planning approval ref : APP/15/00984		
Application No.:	APP/18/00574	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	22/06/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Flaybrick Homes Ltd	Agent:	Mr Erskine
Location:	Flaybrick Hill Reservoir, 3 Boundary Road, Bidston, Wirral, CH43 7PE		
Proposal:	Proposed Single Storey Rear Extension. Previous planning approval ref : APP/15/00984		
Application No.:	APP/18/00576	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	20/06/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Dr Mir	Agent:	Kevin Shone MCIAT ICIOB
Location:	17 BELLWARD CLOSE, SPITAL, CH63 9FF		
Proposal:	Loft conversion to additional bedroom with en-suite		
Application No.:	LBC/18/00578	Application Type:	Listed Building Consent
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	20/06/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Leverhulme Estates	Agent:	Strutt & Parker
Location:	Copley Cottages, MANOR ROAD, THORNTON HOUGH, CH63 1JB		
Proposal:	The rebuilding of the wall adjacent to Copley Cottages, Thornton Hough		
Application No.:	APP/18/00583	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	21/06/2018	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Mr & Mrs Hustwayte	Agent:	LHGProjects
Location:	West Brow Mews, 107 ELEANOR ROAD, BIDSTON, CH43 7QP		
Proposal:	Proposed re-ordering and extending of 107 Eleanor Road to create a two-bedroom annexe above the existing garage, extended garaging at lower ground level, including alterations to front drive (Amendment to previous approval APP/16/01256)		

Application No.: APP/18/00584 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 09/07/2018 **Decision:** Approve
Case Officer: Mr G Roberts
Applicant: Mr Marshall **Agent:** Magnus Technical Engineering Ltd
Location: 44 HEATHFIELD ROAD, BEBINGTON, CH63 3BS
Proposal: Proposed single storey rear infill extension

Application No.: APP/18/00585 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 21/06/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr & Mrs Irving **Agent:** Richmond Bell Architects
Location: GAYTON HOUSE, 46 WELL LANE, GAYTON, CH60 8NG
Proposal: Demolition of existing dwelling and erection of 2 x 2.5 storey dwellings with accompanying garages

Application No.: APP/18/00588 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 27/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Small **Agent:**
Location: 32 MILTON ROAD, WEST KIRBY, CH48 5ES
Proposal: Proposed single storey extension to rear of terraced domestic dwellinghouse.

Application No.: RESX/18/00594 **Application Type:** Prior Approval Householder PD
Ward: Eastham **Decision Level:** Delegated
Decision Date: 11/06/2018 **Decision:** Prior approval is not required
Case Officer: Mrs S Day
Applicant: Mr Portbury **Agent:** Midland Group Ltd
Location: 139 SUTHERLAND DRIVE, EASTHAM, CH62 8EG
Proposal: 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

Application No.: ADV/18/00596 **Application Type:** Advertisement Consent
Ward: Eastham **Decision Level:** Delegated
Decision Date: 28/06/2018 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Eurogarages **Agent:** NIS Signs (Leicester) Ltd
Location: 1408 NEW CHESTER ROAD, EASTHAM, CH62 9AQ
Proposal: Installation of 1 no. 10m high int-illum double sided freestanding totem sign. 1 no. set of individual int-illum fascia sign letters and 2 no. freestanding single sided banner frames.

Application No.: RESX/18/00603 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 25/06/2018 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Cropper **Agent:** KJP Architecture
Location: 92A DOWNHAM ROAD SOUTH, HESWALL, CH60 5SQ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.851m for which the maximum height would be 3.655m and for which the height of the eaves would be 2.495m

Application No.: RESX/18/00604 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 12/06/2018 **Decision:** Prior Approval Given
Case Officer: Mrs S Day
Applicant: Miss Fergusson **Agent:**
Location: 13 THINGWALL DRIVE, IRBY, CH61 3XN
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.825m for which the maximum height would be 3.632m.

Application No.: APP/18/00607 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 27/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Lewis **Agent:** www.CityArchitectural.co.uk
Location: 26 EDDISBURY ROAD, WEST KIRBY, CH48 5DS
Proposal: Construction of single storey rear extension, and flat roof over utility room and garage

Application No.: APP/18/00608 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 09/07/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Stockton **Agent:**
Location: 17 PADSTOW ROAD, GREASBY, CH49 3AQ
Proposal: Erection of part single storey, part 2-storey rear extension.

Application No.: APP/18/00610 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 05/07/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Mahon **Agent:** EMC
Location: 1 DEVONSHIRE ROAD, WEST KIRBY, CH48 3HR
Proposal: Erection of a two-storey rear extension to include first-floor balcony

Application No.: APP/18/00611 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 28/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Christopher Cooper **Agent:** Mr Kevin Morris
Location: 35 SANDY LANE, WALLASEY VILLAGE, CH45 3JY
Proposal: Two storey rear extension & loft conversion with rear facing dormer and two velux roof windows including a hip to gable roof conversion. (Amendment to original proposal is for a 3m extension at the rear)

Application No.: APP/18/00613 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 27/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Aileen Lucey **Agent:**
Location: 23 PENNYSTONE CLOSE, UPTON, CH49 4GA
Proposal: Proposed single storey extension to side of domestic bungalow.

Application No.: RESX/18/00614 **Application Type:** Prior Approval Householder PD
Ward: Eastham **Decision Level:** Delegated
Decision Date: 18/06/2018 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Miss Beverley Williams **Agent:** Bromilow Architects Ltd
Location: 5 DELAMERE AVENUE, EASTHAM, CH62 9ED
Proposal: Erection of a single storey rear extension that would extend 6 metres beyond the original rear wall and for which the maximum height would be 3.7 metres and the height of the eaves would be 2.4 metres high.

Application No.: APP/18/00615 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 02/07/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Alasdair Peacock **Agent:** Mr Jamie Jones
Location: 2 Sealy Close, Spital, Wirral, CH63 9LP
Proposal: Erection of a single storey side extension

Application No.: APP/18/00616 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 04/07/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr John Charsley **Agent:** Andrew Smith Architects Ltd
Location: 10 BRANCOTE ROAD, OXTON, CH43 6TJ
Proposal: Demolition of existing house and annexe and creation of 6 new detached houses with parking and landscaping.

Application No.: RESX/18/00618 **Application Type:** Prior Approval Householder PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 19/06/2018 **Decision:** Prior approval is not required
Case Officer: Mr B Pratley
Applicant: Mr & Mrs Alex Short **Agent:** BDM Ltd.
Location: 7 Sherwood Road, Meols, Wirral, CH47 9RS
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.8m and for which the height of the eaves would be 3m

Application No.: APP/18/00620 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 28/06/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Waters **Agent:** ArchitectFolk
Location: 7 REDHOUSE BANK, WEST KIRBY, CH48 5EH
Proposal: SINGLE STOREY REAR EXTENSION

Application No.: APP/18/00623 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 20/06/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Shaftesbury Youth Club **Agent:** Lightblue Solutions Ltd
Location: Shaftesbury Youth Club Football Pavilion and Changing Rooms, Mendip Road, Prenton, CH42 8NU
Proposal: Erection of a single storey rear extension to existing pavilion building

Application No.: APP/18/00625 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 29/06/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Hill **Agent:** Huge Architects
Location: Wellesley, LEVER CAUSEWAY, STORETON, CH63 6HT
Proposal: First floor and ground floor side and rear extensions, garage relocation and raised terrace.

Application No.: APP/18/00627 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 29/06/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Stephens **Agent:** Bryson Architecture
Location: 69 STATHAM ROAD, BIDSTON, CH43 7XS
Proposal: Single storey side extension.

Application No.:	APP/18/00629	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	02/07/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Young	Agent:	Collins Architecture
Location:	Seacot, 15 SEABANK ROAD, HESWALL, CH60 4SN		
Proposal:	Extension of existing roof to include a rear dormer and formation of new vehicular access		
Application No.:	APP/18/00630	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Wood	Agent:	CK Architectural
Location:	24 LORNE ROAD, OXTON, CH43 2JN		
Proposal:	Proposed pedestrian gate		
Application No.:	APP/18/00633	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Wilde	Agent:	
Location:	7 ELY AVENUE, MORETON, WIRRAL, CH46 6DP		
Proposal:	Single storey extension to side of existing dwelling		
Application No.:	APP/18/00645	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Mr Mathison	Agent:	Life Architecture Ltd
Location:	22 MOUNT ROAD, WEST KIRBY, CH48 2HL		
Proposal:	Installation of a first-floor window		
Application No.:	LBC/18/00649	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr L Hughes	Agent:	K.L. Joinery
Location:	236 NEW CHESTER ROAD, NEW FERRY, CH62 4RQ		
Proposal:	To replace three georgian style window sashes. The new window is to be made with same mouldings and design as the original sashes, using a hardwood material and slimline double glazing units.		

Application No.:	APP/18/00652	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Pownall	Agent:	Jones and Wathen Ltd.
Location:	15 DONCASTER DRIVE, UPTON, CH49 4NX		
Proposal:	Retention of garden room, decking and shed.		
Application No.:	RESX/18/00653	Application Type:	Prior Approval Householder PD
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	26/06/2018	Decision:	Prior approval is not required
Case Officer:	Mr B Pratley		
Applicant:	Mrs B Hart	Agent:	Linwood North West
Location:	96 GRAMPIAN WAY, MORETON, CH46 0PZ		
Proposal:	Erection of a conservatory to rear which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.0m and for which the height of the eaves would be 2.2m		
Application No.:	RESX/18/00666	Application Type:	Prior Approval Householder PD
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	26/06/2018	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr Phil Evans	Agent:	Mr Michael McHugh
Location:	48A Cobham Road, Moreton, Wirral, CH46 0QY		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.360m		
Application No.:	APP/18/00674	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	04/07/2018	Decision:	Withdrawn
Case Officer:	Mr B Pratley		
Applicant:	Golden Sunrise (Holdings) Limited	Agent:	SHACK Architecture Ltd
Location:	7-9, Marquis Street, Tranmere, Birkenhead, CH41 9DU		
Proposal:	The erection of two dwellings in between houses No.5 and No. 11 Marquis Street. The proposed dwellings will be two bedroom houses each with their own gardens.		
Application No.:	RESX/18/00682	Application Type:	Prior Approval Householder PD
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	09/07/2018	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Miss Gemma Griffith	Agent:	
Location:	13 Sidney Avenue, Wallasey, Wirral, CH45 9JL		
Proposal:	Erection of a single storey rear extension that would extend 4 metres beyond the original rear wall and for which the maximum height would be 3.9metres and the height of the eaves would be 2.6 metres high.		

Application No.: RESX/18/00700 **Application Type:** Prior Approval Householder PD
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 05/07/2018 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr Nick McDonnell-Rogers **Agent:**
Location: 75 Wellington Road, New Brighton, Wirral, CH45 2NE
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.35m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.9m

Application No.: LBCO/18/00724 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 26/06/2018 **Decision:** Acceptable
Case Officer: Mrs J Malpas
Applicant: Mr Ian McKay **Agent:** Mr Steve Williams
Location: 44 PARK ROAD, PORT SUNLIGHT, CH62 4UU
Proposal: Replace a rear door

Application No.: LBCO/18/00739 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 02/07/2018 **Decision:** Acceptable
Case Officer: Mrs J Malpas
Applicant: Port Sunlight Village Trust **Agent:** Thomasons Partnership Ltd
Location: 2 BOUNDARY ROAD, NEW FERRY, CH62 5ES
Proposal: Replacement rear door.

Application No.: APP/18/00778 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 04/07/2018 **Decision:** Withdrawn
Case Officer: Mr N Williams
Applicant: UK Capacity Reserve Ltd **Agent:** Mr Fagg
Location: Land at Ferry Road, Eastham, Wirral, CH62 0AP
Proposal: Installation of small scale gas-fired standby electricity generation plant within a steel portal framed building and ancillary infrastructure

Summary of data

	Total Per D
Acceptable	3
Approve	88
Prior Approval Given	1
Prior approval is not required	8
Refuse	5
Unacceptable	1
Withdrawn	2
Report Total	108

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