

Planning Committee

30 May 2013

Reference:
APP/13/00139

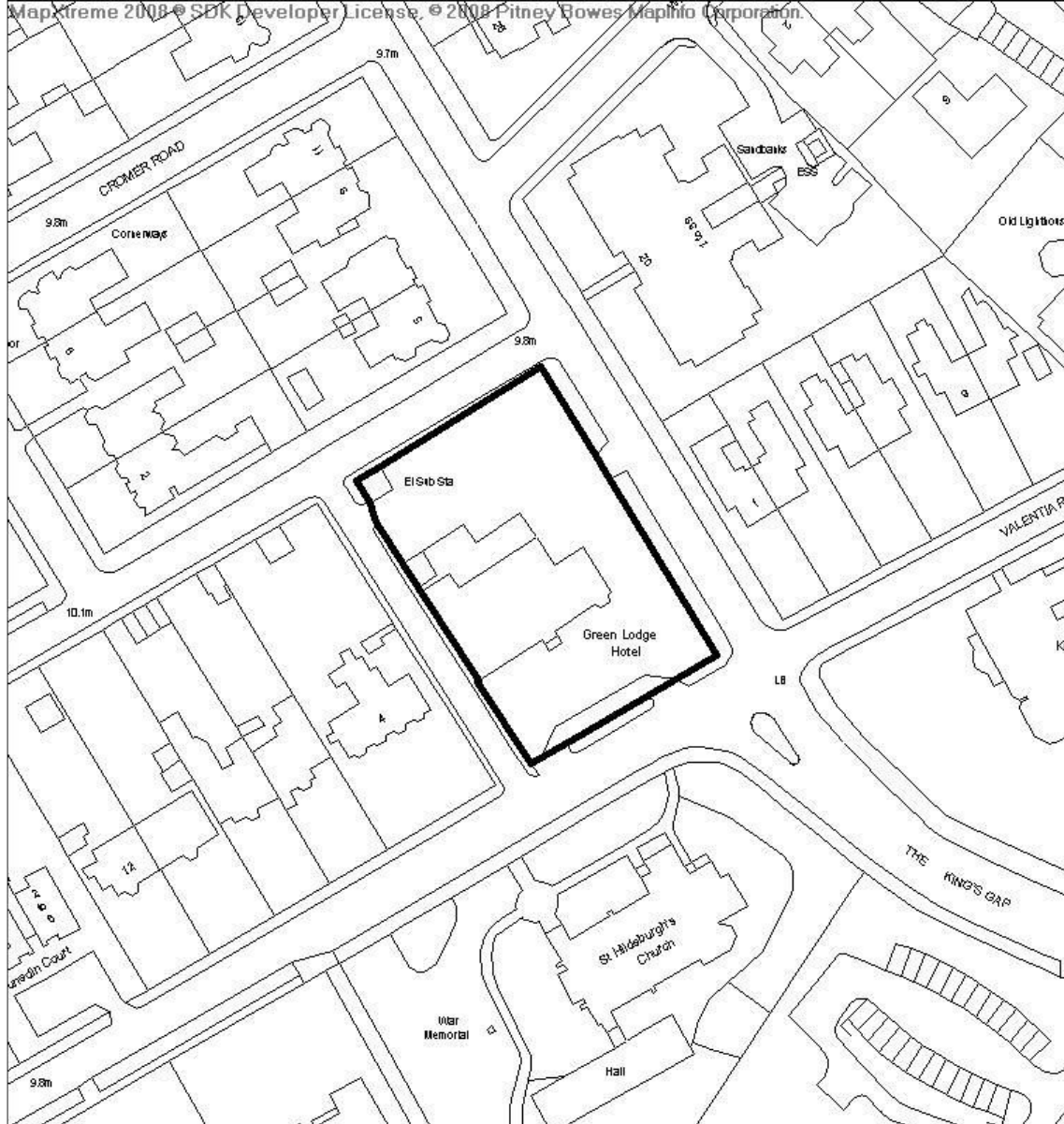
Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Hoylake and Meols

Location: Green Lodge Hotel, STANLEY ROAD, HOYLAKE, CH47 1HW
Proposal: The installation of seating structures and a play area.
Applicant: Marstons PLC
Agent : N/A

Site Plan:



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Development Plan allocation and policies:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: Green Lodge Hotel ,Kings Gap,Hoylake ,L47 1HW
Application Type: Full Planning Permission
Proposal: Alterations including erection of new single storey rear extension and enlarged car park
Application No: APP/84/24821
Decision Date: 21/06/1984
Decision Type: Conditional Approval

Location: Green Lodge Hotel,2 Stanley Road,Hoylake,Wirral,L47 1HW
Application Type: Advertisement Consent
Proposal: Erection of six illuminated and non-illuminated signs and illumination of existing signs.
Application No: ADV/84/24967
Decision Date: 31/07/1984
Decision Type: Conditional Approval

Location: The Green Lodge, 2, Stanley Road, Hoylake. L47 1HW
Application Type: Full Planning Permission
Proposal: Erection of rear entrance porch, staff toilet and store.
Application No: APP/89/07522
Decision Date: 09/02/1990
Decision Type: Approve

Location: Green Lodge Hotel, The Kings Gap, Hoylake. L47 1HE
Application Type: Advertisement Consent
Proposal: Erection of illuminated signage.
Application No: ADV/90/05731
Decision Date: 18/05/1990
Decision Type: Approve

Location: Green Lodge Hotel , 2 Stanley Road, Hoylake, Wirral, CH47 1HE
Application Type: Full Planning Permission
Proposal: Formation of a patio and seating area to the front with 2 jumbrellas
Application No: APP/05/07141
Decision Date: 01/12/2005
Decision Type: Approve

Location: Green Lodge Hotel, 2 STANLEY ROAD, HOYLAK, CH47 1HW
Application Type: Advertisement Consent
Proposal: Erection of 2no. logo signs, individual letters, 1no. double sided panel and 1no. double sided pictorial panel
Application No: ADV/12/00318
Decision Date: 03/05/2012
Decision Type: Approve

Location: Green Lodge Hotel, STANLEY ROAD, HOYLAK, CH47 1HW
Application Type: Advertisement Consent
Proposal: Erection of free-standing external menu sign (retrospective)
Application No: ADV/12/00730
Decision Date: 02/08/2012
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Councils Guidance on Publicity for Applications, 47 letters were sent to adjacent

properties (36 of which were to development of flats on the opposite side of the road) and a site notice displayed. 1 individual objection has been received from no.3 Valenta Road. The reasons for objection relate to:

1. The site is designated Conservation Area & directly opposite The Parish Church, a Grade 2 listed building.
2. This is an insensitive application as it could impact on religious services and also on the quiet enjoyment of properties.

A qualifying petition of 27 signatures from separate households was received citing concerns the climbing frame will not preserve or enhance the CA and will seriously detract from the visual amenity of the historic Kings Gap area.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objections subject to a 2 metre high close boarded fence and the position of any lighting should be conditioned.

The Hoylake Conservation Area Residents' Association objected to the children play area on the following grounds:

1. The play equipment is located at a prominent and notable junction of Stanley Road and The Kings Gap at the heart of the Conservation Area, opposite and close to grade II listed buildings, and adjacent to distinctive buildings;
2. The Public House is architecturally interesting;
3. The play equipment is 2.8 metres in height and in garish colours that would detract from the style, character and appearance of this historic area, and is contrary to policy CH1 and CH2;
4. The play area would represent the first unwelcome step in a cumulative reduction in the dignity, appearance and general amenity of this predominantly open and spacious residential area;
5. The appeal for advertisement consent by McCarthy and Stone was dismissed by the Planning Inspector on the impact to the character and appearance of the Kings Gap Conservation Area;
6. The applicant is a national chain, who have no understanding of the importance of the site's history or character;
7. The proposal will attract more families with children, increasing noise and activity in a prominent and un-screened location;
8. Inadequate neighbour notification.

DIRECTORS COMMENTS:

Consideration of this application was deferred from Planning Committee on 18 April 2013 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor John Hale requested the application be determined at Planning Committee on the grounds of visual amenity and increased noise in the Conservation Area.

A qualifying petition of 27 signatures from separate households has been received

INTRODUCTION

The application proposes the installation of seating and play equipment measuring 3 metres in height within the existing outside seating area of the Green Lodge Public House.

PRINCIPLE OF DEVELOPMENT

The proposal is deemed acceptable in principle under policy HS15 and CH2 as it is not considered to

materially affect the character of the Primarily Residential Area or Conservation Area as designated under the Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

The site comprises of a Public House with associated signage, located on a corner plot in a prominent position along The Kings Gap and Stanley Road. There is an existing sitting out area, with picnic benches, jumbrellas and signage located to the south of the building, and a car park to the north. The sitting out area is situated at a lower level than the adjacent highway, and there is a 1 metre high sandstone wall, picket fence and some vegetation screening to the boundary. The land is designated as Primarily Residential Area and the Kings Gap Conservation Area, and the surrounding area is characterised by residential properties. There is a church to the south and a hotel/restaurant to the south-east.

POLICY CONTEXT

The property falls within Primarily Residential Area and the Kings Gap Conservation Area as set out in the Wirral Unitary Development Plan and this report makes reference to Policy HS15 – Non-Residential Uses in Primarily Residential Areas and CH2 - Development Affecting Conservation Areas. Public Houses fall within an A4 use class, and as such Supplementary Planning Document SPD3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments is directly relevant to the application. The National Planning Policy Framework is a material consideration.

APPEARANCE AND AMENITY ISSUES

There are residential properties curtailling the boundary of the plot to the north, east and west, and there is a church directly opposite to the south across Stanley Road. The proposal is within the existing sitting out area. An objection was received on the grounds of increased disturbance through greater use of the outside area as a result of the proposal. Policy HS15 permits development of a suitable scale that will not cause nuisance to neighbouring uses in respect of noise and disturbance, and that does not result in a detrimental change to the character of the area. The Environmental Health Officer was consulted in respect of noise and disturbance and had no objection to the proposal. It is considered that any increased usage of the existing outside drinking area would not lead to unacceptable levels of disturbance to local residents. Any increase in usage of the Public House premises as a whole and resultant increased disturbance caused as a result of this development is considered likely to be minimal, due to the relatively small-scale of the development, when compared to the existing capacity of the Public House. It is considered that restricting the hours of use of the play equipment between 09:00-21:00 hours in the form of a condition is reasonable and necessary.

The proposed play equipment would be partially screened by the existing boundary treatment, but would be partially visible outside the site. Such developments are not uncommon features within the grounds of a Public House, and it is considered the general character of the frontage and the Conservation Area would be retained. A landscaping condition would reduce the impact of the proposal when viewed from the street.

The site is located within the Kings Gap Conservation Area. As such, the proposals should be assessed having regard to Policy CH2 – Development Affecting Conservation Areas. The Green Lodge Hotel is an important landmark within the Kings Gap Conservation Area. It is one of the oldest buildings on the Cheshire Tithe Map, dating back to 1836. The building is located within the historic core and currently, the site comprises an open aspect with low level boundary treatment. Development located within a conservation area is permitted under Policy CH2 provided it can be demonstrated that the visual and operational impact of the proposals do not detrimentally impact on the distinctive characteristics of the area, including important views into and out of the conservation area. The proposed landscaping is considered acceptable, and given time to mature, it is considered that the proposed seating area will be effectively screened so as not to damage or erode any special character of this part of the conservation area. The character and setting of this period building make a positive contribution to the appearance and special character of the Kings Gap Conservation Area. With this in mind, extra consideration has been given to the proposed children's play area and particularly, the inclusion of the play equipment. Whilst such equipment is not uncommon within the grounds of public houses, special consideration must be had in this instance as to the impact such a structure may have on the character of the conservation area. Whilst landscaping proposals seek to soften the impact of the play equipment on the area, regard to construction materials should also be

had to ensure that the play area does not detract from the special character of the area. Notwithstanding the submitted plans, it is proposed to condition any approval to allow for the submission of further details relating to materials to be used for both the play area and the equipment frame. It is considered a traditional timber structure may be acceptable in this location so as not to detract from the overall appearance of the area. As such, the quality and type of materials to be used will be important in securing a development that will not detract from the special character of the conservation area. On balance, having regard to its siting and the conditions proposed to secure suitable type and quality of materials to be used for the play area and the landscaping details, it is considered that the nature and scale of the proposed development are consistent with retaining an appropriate setting for the Green Lodge Hotel and do not detract from the character of the area as a whole.

The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas and CH2 Development Affecting Conservation Areas of the adopted Wirral Unitary Development Plan, Supplementary Planning Document SPD3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments and the National Planning Policy Framework.

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. No residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

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 is deemed to be appropriate in terms of scale and is not considered to result in a detrimental change to the character of the Conservation Area or result in unacceptable noise and disturbance. The proposal is deemed acceptable under policy HS15 and CH2 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

Summary of Decision:

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

The proposal is deemed to be appropriate in terms of scale and is not considered to result in a detrimental change to the character of the Conservation Area or result in unacceptable noise and disturbance. The proposal is deemed acceptable under policy HS15 and CH2 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 February 2013 and listed as follows: drawing numbers 0113/31040/02 and HD 2012.

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

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the materials and finishes to be used in the external construction of this development including the surface to play area have been 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 CH2 of the Wirral Unitary Development Plan.

4. The play equipment hereby approved shall not be used between the hours of 21:00 hours and 09:00 hours.

Reason: In the interest of residential amenity and to comply with policy HS15 of the Wirral UDP.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy CH2 of the Wirral Unitary Development Plan.

6. NOTWITHSTANDING THE APPROVED PLANS, NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the materials to be used in the construction of the play equipment have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the play equipment.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 11/04/2013 10:29:26
Expiry Date: 24/04/2013