

Planning Committee

31 October 2013

Reference:
APP/13/00740

Area Team:
North Team

Case Officer:
Mrs S Lacey

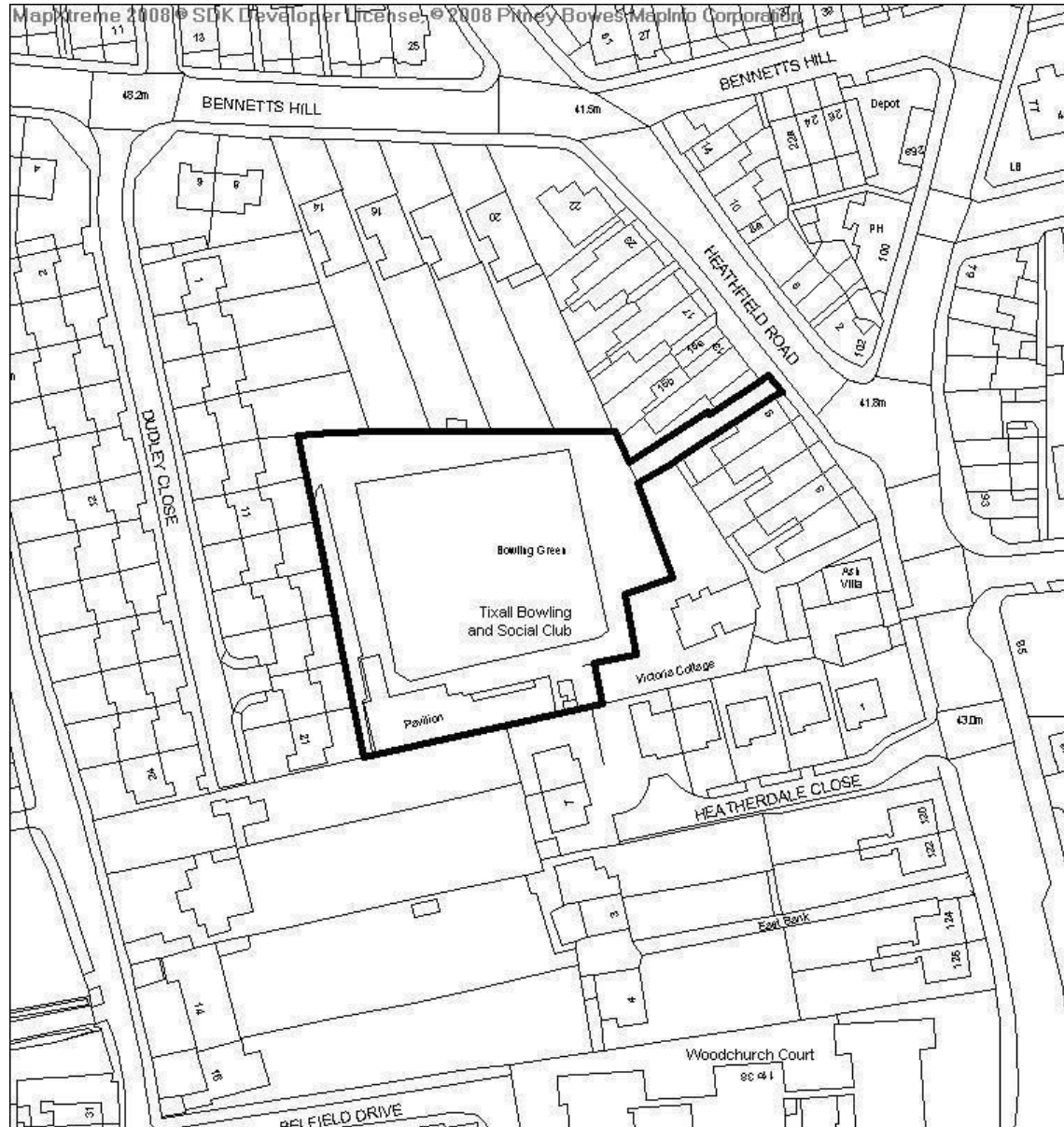
Ward:
Oxton

Location: The Tixall Bowling and Social Club, HEATHFIELD ROAD, OXTON, CH43 5RT

Proposal: Provision of timber cabin, weather shelter and flood lighting to bowling green.

Applicant: Mr P Cubbin
Agent : SDA

Site Plan:



Development Plan Designations and Policies:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: Tixall Bowling ,11 Heathfield Rd ,Oxton ,L43 5RT
Application Type: Full Planning Permission
Proposal: Vehicular access to bowling and social club
Application No: APP/82/20237
Decision Date: 22/07/1982
Decision Type: Refuse

Location: Tixall Bowling Club,11 Heathfield Road,Oxton,Wirral,L43 5RT
Application Type: Full Planning Permission
Proposal: Single storey extension.
Application No: APP/83/23590
Decision Date: 03/11/1983
Decision Type: Conditional Approval

Location: Tixall Bowling and Social Club, Heathfield Road, Oxton. L43 5RT
Application Type: Advertisement Consent
Proposal: Erection of a non illuminated sign.
Application No: ADV/90/06608
Decision Date: 24/08/1990
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 24 notifications were sent to adjoining properties. A Site Notice was also displayed. Five representations has been received following publicity of this application from 3, 7, 11, 13 and 17 Dudley Close, and one letter of comment wishing to remain anonymous, citing the following concerns:

1. The proposal would result in extra traffic parking on Dudley Close, close to dangerous junctions, and there should be residents parking only on Dudley Close and Bennetts Hill;
2. The 5 metre flood lights will cause artificial light pollution and effect young children trying to sleep;
3. Noise levels (external PA system, players and spectators shouting, functions with loud music, at weekends the clubhouse resembles a fun pub) will increase and extend into the winter months and later into the evenings;
4. Unacceptable foul language from members and visitors will increase;
5. Modern lighting rigs do not conform in a Conservation Area;
6. No plans or details on the website;
7. The shelter has already been constructed without permission;
8. Lack of notification;
9. Will lights shine into neighbours gardens;
10. Pipistrelle bats fly over the bowling green;
11. Trees have already been removed on site;
12. Reduced privacy to the rear gardens on Dudley Close;

13. The integrity and possible subsidence of the bank;
14. The potential for a two-storey structure;
15. Change in the character of the area;
16. Loss of a view;
17. Concerns the new cabin could be used for functions through the week late into the night;
18. The glare from the metal roof of the cabin.

CONSULTATIONS

Head of Environment & Regulation (Highway Management Division) - no objections to the proposal

Head of Environment & Regulation (Pollution Control Division) - no objections to the proposal subject to conditions.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The application proposes a bowler's cabin and weather shelter to the west boundary, and flood lighting around the bowling green.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle.

SITE AND SURROUNDINGS

The site comprises a single-storey clubhouse situated in a Primarily Residential Area, adjacent to Oxtou Conservation Area and is surrounded by residential properties. There is mature tree vegetation to the site boundaries. The dwellings to the west of the site, adjacent to where the buildings are proposed, are situated at a higher level.

POLICY CONTEXT

The application shall be assessed against policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

Policy HS15 sets out that non-residential proposals in Primarily Residential Areas should be of an appropriate scale to surrounding development and not result in a detrimental change in the character of the area or cause nuisance to neighbouring uses particularly in respect of noise and disturbance, on-street parking and deliveries. The NPPF encourages sustainable development, sustainable meaning ensuring better lives for ourselves and future generations, and development meaning growth. The three dimensions of sustainability are the economic, social and environmental roles, none of which should be taken in isolation because they are mutually dependant.

APPEARANCE AND AMENITY ISSUES

The proposal is not to be built on part of the bowling green that is suitable for use for outdoor sport and recreation, as such it will not prejudice the continued use of the site for open air recreation. The proposal is acceptable in scale and design and will not be detrimental to the visual amenity or landscape character of the site. The proposal is not considered to affect the outlook from neighbouring residential properties. The proposal complies with policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

When considering reasonable conditions, given the scale of the proposal it is deemed reasonable to condition hours of operation for the floodlights. There are a mixture of building styles and materials in

the vicinity and it is not considered necessary to condition the materials used in the construction of the extension.

An objection was received concerning the style of the lighting columns not being appropriate in the Conservation Area. The site is not within the designated Conservation Area, and the simple sleek lighting columns are not considered to be detrimental to the character of the area. Objections received by neighbours that cannot form a reason for refusal include the behaviour of members and visitors, the possibility of future extensions, and that works have started on site before planning permission has been granted. Having regard to the Council's Guidance on Publicity for Applications, 24 letters were sent to neighbours and a site notice was displayed, and as such the Local Planning Authority has exceeded legislative requirements to notify neighbours. The plans have been made available on the Council's website.

SEPARATION DISTANCES

The single-storey buildings are not considered to result in overlooking or loss of privacy to the surrounding properties.

HIGHWAY/TRAFFIC IMPLICATIONS

An objection was received regarding extra traffic parking on Dudley Close. There are no parking restrictions on this road. The Director of Technical Services, Traffic Management Division had no objection to the proposal in relation to highway safety as all critical road sections are protected by waiting restrictions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Objections have been received regarding trees having already been removed on site. There are no Tree Preservation Orders on the site, and the removal of vegetation cannot be controlled by the Local Planning Authority. Objections were received regarding noise levels extending into the evening. Whilst the floodlights will allow play to continue later into the evening, there are no restrictions on the current hours of use. It is considered reasonable to condition the lights shall be turned off at 21:00 hours. The down position of the lights will prevent light shining directly into neighbour's gardens and housing.

The proposal will enable the continued use of the clubhouse for outdoor sport and recreation. 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 considered not to prejudice the continued use of the site for open air recreation. The proposal is acceptable in scale and design and will not be detrimental to the character of the site or the amenities of neighbouring properties. The proposal complies with policy HS15 of the adopted 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 considered acceptable in scale and design, will not harm the amenities of neighbouring properties, and complies with policy HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

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 05 June 2013 and listed as follows: drawing number 68_2013_04 (dated 23.05.2013). For clarity, the position of the head of the proposed floodlight shall be in accordance with drawing number 68_2013_04.

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

3. The proposed floodlights shall not be illuminated between the hours 21:00 hours until 09:00 hours.

Reason: In the interest of residential amenity

Last Comments By: 13/08/2013 14:24:49

Expiry Date: 31/07/2013