

Planning Committee

21 November 2013

Reference:
APP/13/00886

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Bebington

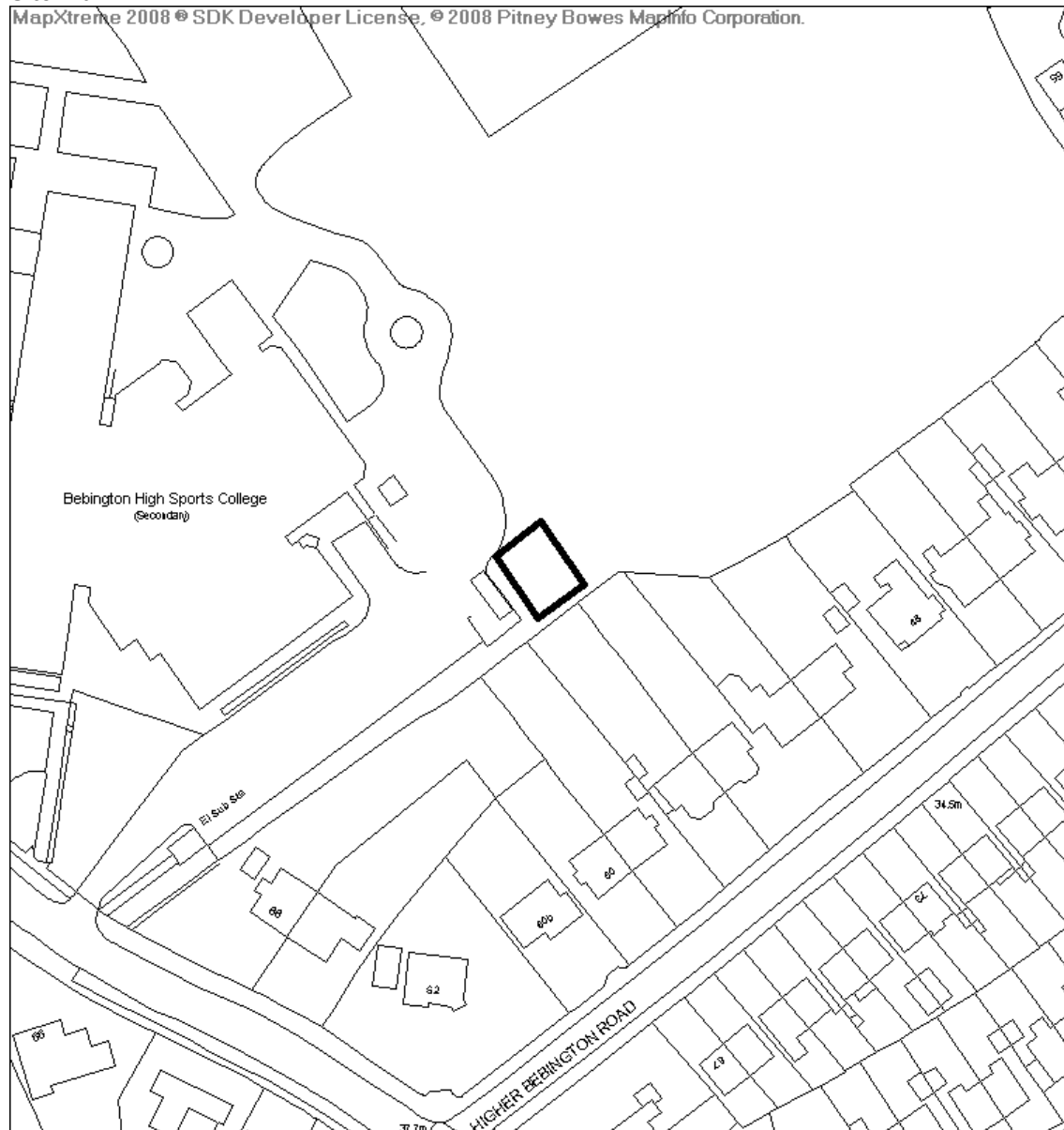
Location: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS

Proposal: Erection of a single storey construction skills training building

Applicant: Hochteif

Agent : The Clarke Darby Partnership

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

- Location: Bebington County Secondary School for Girls, Higher Bebington Road, Higher Bebin
Application Type: Work for Council by Council
Proposal: Re-siting of 1 No. double classroom mobile, erection of 1 No. double classroom mobile and 3 No. single classroom mobiles.
Application No: APP/86/06189
Decision Date: 21/08/1986
Decision Type: Approve
- Location: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS
Application Type: Full Planning Permission
Proposal: New all weather pitch on existing playing field with floodlighting resubmission of APP/09/5586
Application No: APP/10/00766
Decision Date: 11/08/2010
Decision Type: Approve
- Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS
Application Type: Full Planning Permission
Proposal: New weather pitch to existing playing field including 6 floodlights
Application No: APP/09/05586
Decision Date: 10/09/2009
Decision Type: Approve
- Location: Higher Bebington Secondary School, Higher Bebington Road, Bebington
Application Type: Deemed
Proposal: Erection of an extension at Bebington Secondary School, to provide gymnasium and teaching unit
Application No: DPP/74/01600
Decision Date: 26/02/1975
Decision Type: Approve
- Location: Bebington Girls Secondary School Higher Bebington Road Bebington
Application Type: Full Planning Permission
Proposal: Temporary classroom
Application No: APP/74/00475
Decision Date: 24/09/1974
Decision Type: Approve
- Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS
Application Type: Full Planning Permission
Proposal: Erection of 3 temporary classrooms
Application No: APP/02/05701
Decision Date: 04/10/2002
Decision Type: Approve
- Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral, CH63 2PS
Application Type: Full Planning Permission
Proposal: Erection of 4 additional cycle sheds (amendment to approved plan APP/2006/7223)
Application No: APP/07/06026
Decision Date: 31/07/2007
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington. L63
2PS.
Application Type: Work for Council by Council
Proposal: Erection of 2.4 metre x 2.0 metre high lochrin security fencing.
Application No: APP/96/06170
Decision Date: 04/10/1996
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral,
CH63 2PS
Application Type: Full Planning Permission
Proposal: Demolition of existing classrooms and erection of single and two storey
extensions, including a new sports hall with changing facilities and provision of
hard sports/play area including additional car parking spaces (amended
scheme)
Application No: APP/02/05173
Decision Date: 17/05/2002
Decision Type: Approve

Location: Bebington High School, Bebington High School, Higher Bebington Road,
Higher Bebington, Wirral, CH63 2PS,
Application Type: Full Planning Permission
Proposal: Erection of two new double garages to provide external storage and an
additional cycle shed (amended description).
Application No: APP/06/07223
Decision Date: 11/01/2007
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral,
CH63 2PS
Application Type: Advertisement Consent
Proposal: New external sign above main entrance
Application No: ADV/08/05668
Decision Date: 06/06/2008
Decision Type: Approve

Location: Bebington Secondary School for Girls, Higher Bebington
Road, Bebington,,, Girls Sc Hr Bebington Rd Bebington L632ps
Application Type: Deemed
Proposal: Erection of two single classroom mobiles.
Application No: DPP/75/03146
Decision Date: 29/08/1975
Decision Type: Approve

Location: Sec Sch Hr Bebington Rd Bebington L632ps
Application Type: Deemed
Proposal: Provision of a temporary classroom
Application No: DPP/76/05460
Decision Date: 27/07/1976
Decision Type: Approve

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral,
CH63 2PS
Application Type: Work for Council by Council
Proposal: Erection of a sports hall, teaching block, additional car parking and
improvements to access (outline)
Application No: OUT/99/05653
Decision Date: 26/09/2000
Decision Type: Returned invalid

Location: Bebington High School, Higher Bebington Road, Higher Bebington, Wirral,
CH63 2PS
Application Type: Full Planning Permission
Proposal: Demolition of existing classrooms and erection of single and two storey
extensions, including a new sports hall with changing facilities and provision of
hard sports/play area and additional car parking spaces.
Application No: APP/00/07119
Decision Date: 05/01/2001
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objection has been received form the occupier of 4 letters of objection have been received from the occupiers of 54, 56, 58 and 66 Higher Bebington Road, listing the following grounds:

1. The potential noise and nuisance as a result of the activities carried out within the building on neighbouring properties
2. The operation hours of the proposed development resulting in disruption potentially in the evening, weekends and school holidays
3. The hight of the building reducing light into 54 Higher Bebington Road
4. The siting of the development adjacent to housing.

CONSULTATIONS:

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

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

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Jerry Williams requested the application be taken out of delegation siting; "residents are concerned about the nearness to the properties".

INTRODUCTION

The proposed development is for the erection of a single storey construction skills training building.

PRINCIPLE OF DEVELOPMENT

The proposal is for the erection of a single storey building within the grounds of an existing school. The area is allocated as a primarily residential area within Wirral's Unitary Development Plan therefore the principle of development is acceptable subject to the principles set out in policy HS15 of Wirral's UDP and the NPPF.

SITE AND SURROUNDINGS

The school is located on Higher Bebington Road with school playing fields to the north and east and residential properties to the south and west.

The proposed building will be located on the eastern boundary of the school adjacent to the rear boundary of 54 and 56 Higher Bebington Road.

POLICY CONTEXT

The proposed development is for a single storey building that will house the construction skills department of the school. Having regard to Wirral's UDP Policy HS15 Non-Residential Uses in Primarily Residential Areas, proposals for small-scale built development will only be permitted where the proposal will not be of such scale as to be inappropriate to surrounding development, result in a detrimental change in the character of the area and will not cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

APPEARANCE AND AMENITY ISSUES

The proposed development will be located on the eastern boundary of the school on a small area of the wider grassed field area. The development will be adjacent to the carpark and a waste compound. At the time of writing the report there has been 4 letters of objection have been received from the occupiers of 54, 56, 58 and 66 Higher Bebington Road concerned about:

1. The potential noise and nuisance as a result of the activities carried out within the building on neighbouring properties
2. The operation hours of the proposed development resulting in disruption potentially in the evening, weekends and school holidays
3. The height of the building reducing light into 54 Higher Bebington Road
4. The siting of the development adjacent to housing.

The proposed building will be 3m to the eaves and 3.7 to the apex of the roof. The dimensions of the building are 11m by 8m with access in the form of a roller shutter door and pedestrian access door on the north western elevation.

Following consultation with the agent it has been confirmed that the building will be used purely for the teaching of brick laying and no heavy machinery other than a cement mixer will be used. He has also confirmed that the development will operate during school hours only. The Head of Environment & Regulation (Pollution Control Division) has raised no objection to the proposed development and a condition limiting the hours of operation has been imposed should members be minded to approve the scheme.

Whilst the footprint of the building will be relatively large, the overall height is considered to be similar in scale to that of a domestic shed, garage or outbuilding. There is also considerable screening running along the party boundary with 54 and 56 Higher Bebington Road in the form of mature trees. As such, the development is not deemed to result in a detrimental change in the character of the area and will not cause nuisance to neighbouring uses, particularly in respect of noise and disturbance. The overall height and location of the development will not reduce light into the neighbouring garden so much as to warrant refusal of the building..

The proposed development is deemed acceptable in design terms and be in keeping with the character of the area. There will be no adverse impact upon residential amenity of those properties surrounding the site, the proposal therefore complies with policy HS15 of Wirral's Unitary Development Plan and the NPPF.

SEPARATION DISTANCES

Separation distances do not apply in this instance. The rear gardens of the adjacent properties are some 36m in length, as such the closest habitable room window in 54 and 56 Higher Bebington Road is over 36m from the gable end of the proposed building.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications as a result of approving these proposals. The impact of the development on the local highway network has been assessed by the Head of Environment & Regulation (Transportation & Traffic Management Division) who raises no objections to the scheme. The proposed development is therefore considered acceptable in terms of highway and traffic implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The proposed development is acceptable in design terms and will not have a detrimental impact on the amenities of the surrounding residential properties. The proposal is acceptable in terms of the criteria set out in policy HS15 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is acceptable in design terms and will not have a detrimental impact on the amenities of the surrounding residential properties. The proposal is acceptable in terms of the criteria set out in policy HS15 and the NPPF.

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 16th July 2013 and listed as follows: 1201 011 (dated July 2013), 1201 019 (dated July 2013) & 1201 020 (dated July 2013)

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

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

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS15 of the Wirral Unitary Development Plan.

4. The use of the building hereby permitted shall not be used between the hours of 1600 hrs and 0900 hrs.

Reason: In the interest of residential amenity having regards to policy HS15 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 14/10/2013 11:25:04

Expiry Date: 10/09/2013