

## Planning Committee

21 November 2013

**Reference:**  
**APP/13/01294**

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

**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Heswall**

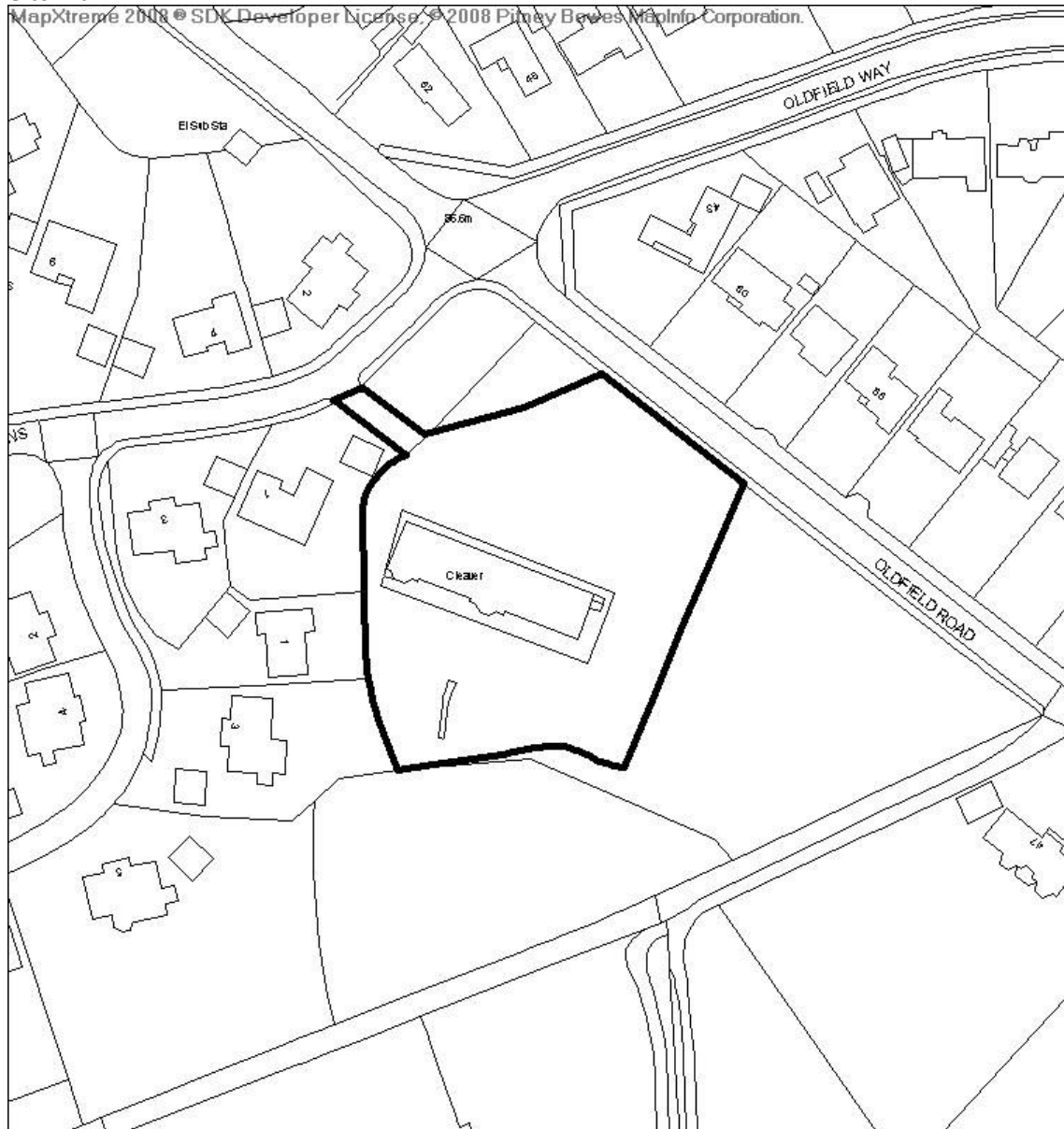
**Location:**  
**Proposal:**

Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Refurbishment of the existing care home and the erection of a new extension wing to provide 53 Bedrooms with associated facilities, new access road from Oldfield Road, new car park with associated hard and soft landscaping to grounds.

**Applicant:**  
**Agent :**

Cleavercare Limited  
KDP Architects

### Site Plan:



© Crown copyright and database rights 2011 Ordnance Survey 100019803

**Development Plan allocation and policies:**

Primarily Residential Area  
Urban Greenspace  
Area of Special Landscape Value

**Planning History:**

Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building & erection of a 44 bed residential care home  
Application No: APP/08/06792  
Decision Date: 20/02/2009  
Decision Type: Refuse

Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and erection of two three-storey buildings containing total of 12 No. apartments  
Application No: APP/07/05623  
Decision Date: 05/07/2007  
Decision Type: Withdrawn

Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and erection of two buildings containing a total of 12 No. apartments  
Application No: APP/07/06964  
Decision Date: 14/12/2007  
Decision Type: Refuse

Location: Cleaver Residential Home, Oldfield Road, Heswall, Wirral, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Demolition of existing building and construction of two blocks of 6 no. apartments. (total 12 units ).  
Application No: APP/03/07829  
Decision Date: 27/02/2004  
Decision Type: Refuse

Location: Plots 1 & 2, Nos. 1 & 3, Oldfield Gardens, Heswall. L60 6TG  
Application Type: Full Planning Permission  
Proposal: Substitution of house type on plot 1 and repositioning of garages on plots 1 and 2.  
Application No: APP/91/05938  
Decision Date: 23/07/1991  
Decision Type: Approve

Location: Cleaver Hospital ,Oldfield Road ,Heswall,Wirral,L60 6S  
Application Type: Disposal Government Land  
Proposal: Disposal of surplus Government land  
Application No: DGL/83/23286  
Decision Date: 25/11/1983  
Decision Type: No objections

Location: Cleaver Hospital Site, Oldfield Road, Heswall. L60 6SW  
Application Type: Outline Planning Permission  
Proposal: Demolition of existing buildings and redevelopment with residential units.  
Application No: OUT/85/06300  
Decision Date: 06/10/1986  
Decision Type: Withdrawn

Location: Nurses Home, Former Cleaver Hospital, Oldfield Road, Heswall. L60 6SW  
Application Type: Full Planning Permission  
Proposal: Change of use of nurses' home to nursing home.  
Application No: APP/85/06675  
Decision Date: 14/11/1985  
Decision Type: Approve

Location: Cleaver Hospital, West of Oldfield Road, Heswall, L60 6SW  
Application Type: Full Planning Permission  
Proposal: Demolition of buildings and redevelopment with residential units of whole site.  
Application No: APP/84/25761  
Decision Date: 15/11/1984  
Decision Type: Refuse

Location: Former Cleaver Nurses Home, Oldfield Road, Heswall. L60 6SW  
Application Type: Full Planning Permission  
Proposal: Change of use to residential home for 37 persons.  
Application No: APP/89/06381  
Decision Date: 16/08/1989  
Decision Type: Approve

Location: Cleaver Hospital, Oldfield Road, Heswall. L60 6SW  
Application Type: Outline Planning Permission  
Proposal: Redevelopment for residential purposes following demolition of existing hospital buildings.  
Application No: OUT/87/05940  
Decision Date: 14/10/1987  
Decision Type: Approve

Location: Dale Gardens, Heswall. L60 6TQ  
Application Type: Full Planning Permission  
Proposal: Erection of ten dwellings.  
Application No: APP/91/06338  
Decision Date: 20/11/1992  
Decision Type: Withdrawn

Location: Former Cleaver Hospital Site, Oldfield Road, Heswall. L60 6SW  
Application Type: Reserved Matters  
Proposal: Erection of 35 dwelling units with garages.  
Application No: DLS/88/06042  
Decision Date: 28/07/1988  
Decision Type: Approve

Location: Land south of Oldfield Gardens, Heswall. L60 6TG  
Application Type: Full Planning Permission  
Proposal: Erection of 18 dwellings with garages.  
Application No: APP/91/05612  
Decision Date: 07/06/1991  
Decision Type: Refuse

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Application to replace an extant planning permission in order to extend the time limit for implementation. (08/6792 approved on Appeal-2101010)

Application No: APP/11/01532  
Decision Date: 22/02/2012  
Decision Type: Approve

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

In accordance with the Council's Guidance on Publicity for applications 34 letters of notification were sent to adjoining residents and a site notice was displayed at the site. At the time of writing this report no letters of objection have been received.

### **CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transport Division) - No objections subject to conditions and an informative relating to the traffic Regulation Order.

Head of Environment and Regulation (Tree Officer) - No objection

The Wirral Wildlife Trust - not anticipated to effect Heswall Dales SSSI, including the nature reserve, Don't see any evidence of a bat or breeding bird survey,

Objections have been received from the occupiers of

1, 5,7,9, 43 47, Oldfield Drive, 48, 56, 58 Oldfield Road, 12, 14, Oldfield Gardens

Close to 47 Oldfield Road issues of overlooking, increase in on street parking, fourth floor extension is wrongly sited in size and position, the box design of the proposed extension together with no visible pitched roof over the older central block, adds to the lack of satisfactory design, size and design of the extension is out of character and proportion. Miss leading transport statement, should be re-submitted before a decision can be made, Oldfield Drive has a Traffic Restriction order in places for residents only, highway safety issues, proposed extension is unattractive and not in keeping with the existing housing, scale and appearance of the proposed extension is disproportionate and inappropriate to the surrounding development the provision of a new drive entrance onto Oldfield Road, together with the provision of very little parking and the increase in traffic flow will add to the already difficult problems existing residents face in entering/exiting their own driveways, This section of Oldfield Road is already used extensively for car parking by dog owners, walkers and other visitors, If planning permission is granted, there should be conditions requiring the provision of signs placed at either end of the byway "No Cleaver Home Traffic", Once commissioned, permanent signage should be placed at the entrance and exit stating that access to Telegraph Road cannot be gained via Oldfield Drive, Directional signs on the A540 showing the correct legal routes from Heswall to Thurastaston, Literature for staff and visitors making it clear the acceptable and unacceptable routes to and from the home, nuisance from noise and cooking smells that will arise from the proposed fourth floor kitchen, consider using the existing access, removal of trees will change the character of the site, existing roads not particularly wide, if parking on one side would become a 1 way passing system, could use the land to be developed for the wing parking, applicant depends on acquisition from MBC for part of the adjoining land to provide parking is considered inappropriate use of what should be regarded as amenity land for local residents

Heswall Society, Oldfield Road - Appeal decision relating to the previous scheme was for the demolition of the existing building and the erection of a new one on a similar footprint, this application seeks permission for a large extension to the existing property, main issue is the impact on the character and appearance on the site and the area generally, Urban Green space policy GR2 of the UDP specifies development should not be permitted except for the reuse of existing buildings and their replacement, this application has no such support, The proposed building is of a size that is out of place in this location.

1,3 and 5 Oldfield Drive, Carrickness, Oldfield Drive 4 and 11, Oldfield Gardens - broadly support the proposals but concerned about -

enforcement of the traffic regulation order, and that approval is conditional upon there being no access or exit via Oldfield Drive, Not against the use but against any extension to the existing building due to lack of off street parking and increase in traffic, transport statement is incorrect, Oldfield Road does not meet Mere lane to the northern end of Heswall, there is a traffic regulation order in place which prohibits traffic unless for access, number of proposed parking spaces to support the proposal is woefully short of those required, needing to increased parking on the surrounding residential roads, increasing congestion and decreasing road safety, the number of spaces need to be increased or the

number of bedrooms decreased, 30 or more spaces are required,

#### **DIRECTORS COMMENTS:**

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

This application is defined as a major application and is therefore required to be determined by the Planning Committee under the Councils scheme of delegation. In addition Councillor Hodson has requested that the application is removed from delegation on the grounds that The development would have a substantially greater impact on the Urban Green space and the character of the local area than the existing building and the currently approved development. It would conflict with the UDP Policies GRE(iv) and HS(l)

#### **INTRODUCTION**

The existing building was originally built in 1902 as a sanitarium and remained as a hospital until 1983.

A planning application for the development of a 44 bed Cleaver Residential Care Home and the demolition of the existing building within the site was refused by the Authority in February 2009 (application Ref 08/06792) A subsequent appeal decision against the refusal of planning permission, allowed the development and planning permission was granted in July 2009 by the planning Inspectorate. The approved scheme proposed the demolition of the existing three storey building and the erection of a new three storey building within a similar footprint of the former care home.

This application is for the retention of the existing care-home building and the construction of extensions to provide a 53 single bed care home (Use Class C2). The existing building is three storey's in height, with a part hipped roof and attic accommodation. The proposal includes a part single, part two storey extension to the rear of the property and a four storey wing extension to east of the existing block. The fourth floor element has been stepped in from the main walls and will provide a small self contained unit for the manager and kitchen and staff rooms for staff. A new access is proposed off Oldfield Road and the existing access to the site will be removed. A new dormer window is also proposed within the roofspace of the existing building.

#### **PRINCIPLE OF DEVELOPMENT**

The site is an existing developed site that has an established care use. The proposal is acceptable in principle subject to both National and Local Planning Policy Advice.

#### **SITE AND SURROUNDINGS**

The application site contains a vacant; three storey detached building which is located on the southern side of Oldfield Road. The property was last in use as a nurse's hostel. The building is set within extensive grounds and contains a large number of mature trees and shrubs that are covered by a tree preservation order. The front of the site has been hard surfaces to provide car parking. The west of the site is occupied by a small residential development, this formed part of the original hospital site. Beyond Oldfield gardens to the west lies Heswall Dales Local Nature reserve which is managed by Cheshire wildlife trust. The north and east of the site contain a number of detached properties that differ in terms of design and scale. The site levels are lower within the site which reduces the impact of the building within the street scene.

The site is within a designated Urban Green Space and within an Area of Special Landscape value within Wirral's Unitary Development Plan.

#### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 200) and the joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18th July 2013. UDP Policies HS8, GR1 and LA1 and the Waste Local Plan Policies are relevant. These are considered to be consistent with National Planning Policy Framework which provides updated guidance in relation to sustainable development and open space.

The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF outlines that the purpose of the planning system is to contribute to the

achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system. There is now a presumption in favor of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 7 Requiring Good Design and 8 Promoting Health Communities are particularly relevant.

Section 8 of the NPPF indicates that existing open space and land should not be built upon unless an assessment has been made which clearly shows the open space, buildings or land to be surplus to requirements, or the loss resulting from any proposed development would be replaced by better provision in terms of quality and quantity in a suitable location.

With regards to Policy GR1, The Protection of Urban Green Space, the site is a currently developed site for the use of a residential care home. The land is privately owned and not accessible to the general public. The developed nature of the site is a material consideration in terms of redevelopment within the Urban Green Space. Furthermore, the urban Greenspace in this particular instance provides a pleasant contribution to the visual amenity and character of the area, the provision of extensions to the side and rear of the existing building. The retention of a large number of mature trees along the site frontage will ensure that this area remains visually attractive and in keeping with the adjoining frontages in the immediate area.

UDP Policies LA1 and LA2 - Protection for Area of Special Landscape Value advise that the Local Authority will protect the character and appearance of areas designated as Areas of Special Landscape Value from adverse effects of development and will not permit proposals which would introduce new development within an otherwise open setting, result in the loss or erosion of distinctive features such as woodland, hedges or trees, and other proposals which in terms of their siting, scale, form and external appearance, would detract from the appearance of the area or intrude within important views into or out of the area.

The original building will be retained, with extensions to the side and rear of the property. The well established gardens to the front, side and rear of the site will be retained. The design of the care home extension has been informed by the architectural detail of the original building, but with a contemporary twist. The proposed extension will be constructed in timber and render. The increased footprint will require the felling of a number of trees, the site is covered by a Tree Preservation Order, however, there has been no objection from the Authorities tree officer. The visually important trees within the site would be retained and the additional wing would sit alongside a very extensive area of mature landscaping which sits alongside an extensive area of mature landscaping which encloses the eastern boundary. The development is set well back from Oldfield Road at a lower ground level within very generous and maturely landscaped grounds. The wooded character of the site would be retained.

In relation to UDP Policy HS8 Nursing Homes/Residential Care Homes, the provision of such a proposal is acceptable, the scale relates well to the surrounding property, and will not result in an over concentration of care homes or nursing homes within the area. The proposal complies also with the advice Policy HS4 and HS5.

#### **APPEARANCE AND AMENITY ISSUES**

The application has been made in full for the development of the existing building and extensions to form a 53 bed care home. The existing building is three storeys in height with an attic roof. The proposed development includes an extension to the east of the existing building to create a new wing which will be four storeys. A part single part two storey extension is proposed at the rear of the property. The architecture of the existing building is typical of its time and function and while not listed is considered to be worthy of retention. The proposed extension will be constructed in render and timber which is considered to provide relief against a brick building and to distinguish between the modern and historic fabric of the existing structure.

In terms of the buildings layout, the existing layout of the property and the proposed extensions will result in a floor plan that is replicated on each floor, resulting in a similar stacking of rooms and uses. This should eliminate any issues of noise transmission between floors. The extension has also been designed to minimise the impact on the surrounding residents through its position within the site and to maximise views.

With regards to the scale of the new extensions, the two storey rear extension will step down to single storey and steps into the terraced garden at the rear. The design of the extension will offer a contemporary design that will complement the existing building. The proposed height of the main three storey element of the extension will be constructed to the same height as the existing flat roofed part of the main building. The fourth floor will be set in from the main faces of the existing building to minimise the impact and soften the buildings scale at street level. The fourth floor element will have the same ridge height as the existing roof. Furthermore, the proposed building is located within the centre of the site and this is set at a lower level than the existing surrounding residential properties.

### **SEPARATION DISTANCES**

In terms of impact on the residential amenities of surrounding occupiers through overlooking or poor outlook, the Authorities SPD2 states that main 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.

In this instance, the eastern elevation of the proposed extension will be located approximately 68m from the side elevation of no 47 Oldfield Road, and the northern elevation will be sited 40m plus from the front elevations of no's 58 and 60 Oldfield Road to the north and 30m to the south of the site. For these reasons the proposal is considered to comply with the advice contained within the above document and will not therefore have a detrimental impact on the residential amenities of those occupiers through overlooking or poor outlook.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

The proposal includes for a new access road from Oldfield Road. This is in order to retain as many trees within the site in order to provide additional parking. There are no objections from a highway safety point of view to this revised access subject to a condition stop up the old access. The scheme includes car parking for 17 cars which are spread throughout the site to eliminate the need for an expanse of hardstanding which is to the benefit of the site that parking is provided in a sensitive manner rather than an expanse of hardsurfaced area.

The proposed scheme is for 54 bed care home and provides 17 car parking spaces, which has substantially increases the parking provision that was to be provided through the previously approved scheme, which was 44 bed care home and only 8 car parking spaces. The proposed scheme more than doubles the approved parking provision.

There has been some concern raised from local residents that part of Oldfield Drive, is subject to a traffic regulation order prohibiting all motor vehicles "except for access". Under the terms of the traffic regulation order, Cleaver Residential Home is not one of those properties to which motor vehicles are allowed access along Oldfield Drive. However, any motor vehicles driving along Oldfield Drive for the purpose of gaining access to Cleaver Residential Home would be doing so in contravention of the traffic regulation order, which is subject to enforcement by Merseyside Police and should not be duplicated by a planning condition.

In addition, the application and operator have confirmed that they will provide signage internally and externally confirming that Oldfield Drive is not to be used, in accordance with 'Byway Regulation'

### **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 scheme, although slightly larger than the previous development allowed on appeal, has

been assessed against the scale and permitted use of the existing building and is considered not to harm the character and appearance of the site itself or the immediate area. The proposal would ensure the retention of a building of character and maintain the visually important trees within the site which give this part of Oldfield Road its special character. For these reasons the proposal will not conflict with the aims of Unitary Development Plan Policies GR1 and GR2 and the sites Urban Green Space designation.

**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 scheme, although slightly larger than the previous development allowed on appeal, has been assessed against the scale and permitted use of the existing building and is considered not to harm the character and appearance of the site itself or the immediate area. The proposal would ensure the retention of a building of character and maintain the visually important trees within the site which give this part of Oldfield Road its special character. For these reasons the proposal will not conflict with the aims of Unitary Development Plan Policies GR1 and GR2 and the sites Urban Green Space designation

**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. Before any construction commences, samples of the facing, roofing and 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 Policies of the Wirral Unitary Development Plan.

3. Prior to the commencement of development detailed plans to show existing and proposed ground levels, sections across the site and details of the finished slab level for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The ground levels across the site and finished slab levels for each part of the new development shall be as per the approved plans.

**Reason:** In the interests of visual and residential and amenity of neighbouring occupiers and to ensure that the development complies with Policies of the Wirral Unitary Development Plan.

4. No development shall take place until a full scheme for the protection of retained trees including details of the working methods to be employed for the installation of drives and paths within the root protection areas of protected trees in accordance with the principles



of 'no dig' construction along with a schedule of tree works specifying pruning and other remedial or preventative work in accordance with BS3998 Recommendations For Tree Work have been submitted to and approved in writing by the Local Planning Department. The development shall be carried out in full in accordance with the approved details.

**Reason** Having regard to the Tree Preservation Order.

5. That the existing boundary treatment be retained or replaced by a suitable hedge species in accordance with a scheme to be approved by the Local Planning Authority, such work to be completed before the building or buildings are occupied and thereafter maintained to the satisfaction of the Local Planning Authority.

**Reason:** To ensure that the proposed development does not prejudice the appearance of the locality and retains a hedgerow which is an important feature of the Conservation Area.

6. No tree which is to be retained shall be cut down, uprooted or destroyed, or have surgery undertaken, without the written approval of the Local Planning Authority, within 1 year from the completion of the development. Any such trees removed or dying shall be replaced with trees of a size and species to be agreed in writing with the Local Planning Authority in the next available planting season.

**Reason:** In the interests of visual amenity and in order to comply with Policy DQ3 of the Wirral Unitary Development Plan.

7. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar size species to be replaced

**Reason:** To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

8. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

**Reason:** To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policie the Wirral Unitary Development Plan.

9. The area so designated within drawing no 103 G shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

10. Details of the air-conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site.

**Reason:** To safeguard the visual and residential amenities of the surrounding occupiers.

11. All plant machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of this approval shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises.

**Reason:** To safeguard the amenities of the adjoining occupiers.

12. 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 of the Wirral Unitary Development Plan.

13. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy [S] in the in the Wirral Unitary Development Plan 2006

14. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority prior to the occupation of the building.

**Reason;** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9

15. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interests of visual amenity and to comply with Policy DQ3 of the Wirral Unitary Development Plan.

16. Development shall not be commenced until a Travel Plan has been 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 and to accord with Policies in the in the Wirral Unitary Development Plan.

17. The existing Vehicular access from Oldfield Gardens (that will be rendered obsolete by this development) to be reinstated to standard footway levels within three months of first completion to the written satisfaction of the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with Policies in the in the Wirral

Unitary Development Plan.

18. Prior to the commencement of development details of the proposed vehicular access onto Oldfield Road shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation.

**Reason:** In the interests of highway safety and to accord with Policies in the in the Wirral Unitary Development Plan.

**Further Notes for Committee:**

1. Oldfield Drive, which is a "Byway Open to All Traffic" to the north of the property, is subject to a traffic regulation order prohibiting all motor vehicles "except for access". Under the terms of the traffic regulation order, Cleaver Residential Home is NOT one of those properties to which motor vehicles are allowed access along Oldfield Drive. Any motor vehicles driving along Oldfield Drive for the purpose of gaining access to Cleaver Residential Home would be doing so in contravention of the traffic regulation order, which is subject to enforcement by Merseyside Police.

**Last Comments By:** 27/11/2013 11:48:11  
**Expiry Date:** 20/01/2014