

## Planning Committee

19 December 2013

**Reference:**  
**APP/13/00886**

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

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Bebington**

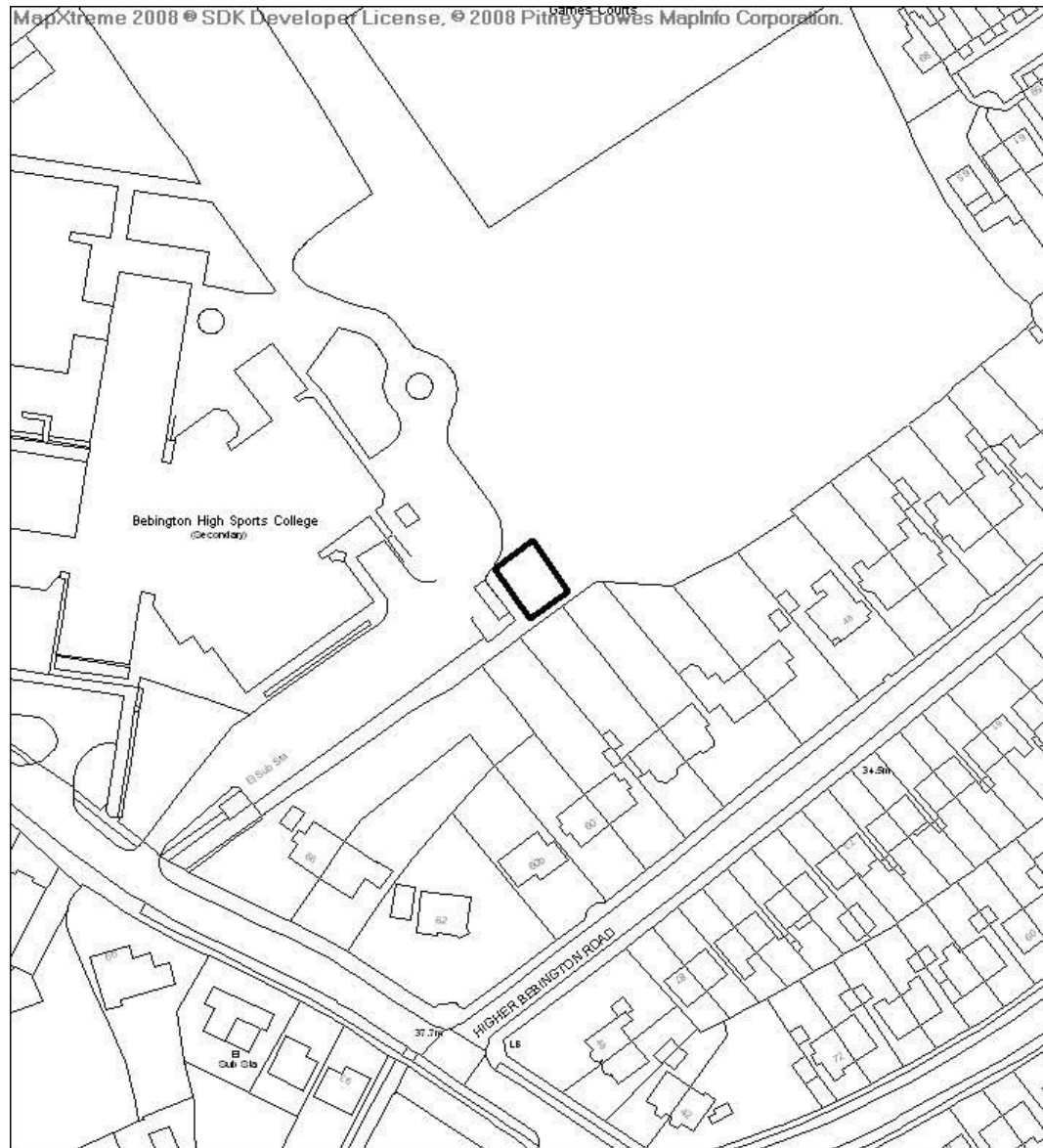
**Location:** Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS

**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 Designation:

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 adopted 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 objections have been received from the occupiers of nos 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 height of the building reducing light into 54 Higher Bebington Road
4. The siting of the development adjacent to housing.

#### **CONSULTATIONS**

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

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

Sport England - No Objection

#### **Director's Comments:**

Consideration of this application was deferred at Planning Committee on 21 November 2013 to allow for a formal Member site visit.

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

Councillor Jerry Williams requested the application be taken out of delegation on behalf of constituents, stating; "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 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.

The applicant has confirmed that the building would be used purely for the teaching of brick laying and no heavy machinery other than a cement mixer will be used. It is also confirmed that the development will operate during school hours only. The Head of Environment and 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**

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. Separation distances required are thereby comfortably exceeded.

### **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 and Regulation (Traffic and Transportation Divisions) 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) and 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 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.

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

**Expiry Date:** 10/09/2013