

Planning Committee
17 September 2015

Reference:
DLS/15/00800

Area Team:
South Team

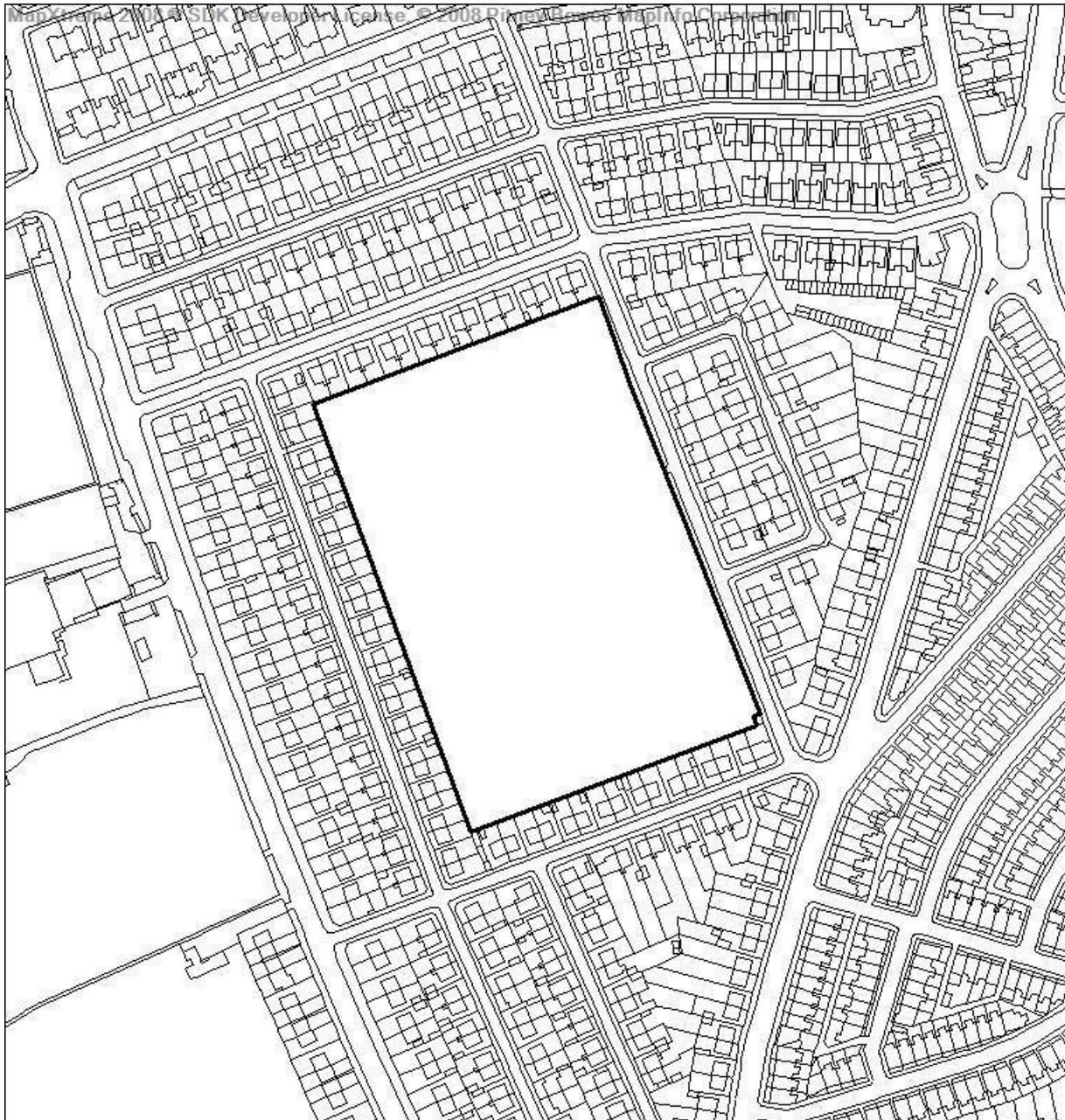
Case Officer:
Mrs C Parker

Ward:
Prenton

Location: INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Proposal: Reserved matters application for residential development

Applicant: Bellway Homes Ltd
Agent : Astle Planning & Design

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
Sports Ground

Planning History:

Location: Birkenhead Institute Playing Field, Ingleborough Road, Tranmere. L42 6RD
Application Type: Full Planning Permission
Proposal: Erection of a single storey front extension to pavillion
Application No: APP/95/06310
Decision Date: 07/11/1995
Decision Type: Approve

Location: INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Application Type: Outline Planning Permission
Proposal: Demolition of existing buildings and redevelopment of the land for new build residential development for up to 90 new dwellings with means of access and associated infrastructure - (Amended Supporting Information received for replacement playing field)
Application No: OUT/12/00824
Decision Date: 30/03/2015
Decision Type: Approve

Location: Land at INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Application Type: Outline Planning Permission
Proposal: Demolitions of Existing Buildings and Redevelopment of the Land for New Build Residential Development for up to 90 New Dwellings (use class C3) with Means of Access and Associated Infrastructure
Application No: OUT/11/00897
Decision Date: 10/02/2012
Decision Type: Withdrawn

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

Having regard to the Council Guidance on Publicity for Applications, 182 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 representations have been received stating concern over:

1. Road is not very wide
2. Loss of green space
3. Loss of memorial field
4. Some trees along the boundary with houses are too big and should be removed
5. Increase in traffic
6. Building debris should be effectively managed
7. Electricity sub station may be relocated
8. Provision of the War Memorial is unacceptable

CONSULTATIONS:

Wirral Wildlife: Tree protection measures should be implemented by conditions

Regeneration & Environment (Traffic & Transportation Division): No objection

Regeneration & Environment (Environmental Health): No objection subject to conditions

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The proposal is classed as major development and under the Council's Scheme of Delegation, is required to be determined by Planning Committee.

PROPOSAL

The proposal is a reserved matters application for residential development on land at Ingleborough Road, Prenton. Outline approval, including matter of access, was granted subject to a Section 106 Agreement in March 2015. The reserved matters application seeks approval for appearance, landscaping, layout and scale.

SITE AND SURROUNDINGS

The application site is a 3.1 hectare playing field site, currently laid out to incorporate 2 football pitches and training areas. The site includes a small pavilion changing facility adjacent to Ingleborough Road, and metal railings form the perimeter to much of the site. There are a number of trees planted around the edges of the playing field surface.

The site is bounded on all sides by residential properties comprising of two-storey, semi-detached houses.

POLICY CONTEXT AND THE PRINCIPLE OF DEVELOPMENT

Unitary Development Plan

The site is designated as a Sports Ground by virtue of proposal RE6 of the Unitary Development Plan. Policy RE6 requires the protection of such land, subject to UDP Policy RE5. This policy, RE5, was not 'saved' by the Secretary of State when permission was sought in 2007 for the policies of the Unitary Development Plan to remain in force. The National Planning Policy Framework is considered to present up to date planning policy guidance on such matters, outlining that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy URN1 – Development and Urban Regeneration outlines that in considering development proposals, the local planning authority will be concerned to ensure that full and effective use is made of land within the urban areas; whilst sites currently required for recreational purposes should be protected from inappropriate development.

Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment. The issue of affordable housing provision was considered at the outline stage where a Viability Assessment was carried out and the findings included within the Section 106 Agreement.

Policy GR7 -Trees and New Development states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area and provide for the protection of trees of greatest visual or wildlife value.

National Planning Policy Framework (NPPF)

The NPPF establishes a presumption in favour of sustainable development, and stipulates that approach to housing supply that must be taken by Local Planning Authorities, as well as setting the approach to be taken to existing open space and sports facilities. The National Planning Policy Framework (NPPF) supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should make a positive contribution to an area

and use opportunities to improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

SPORTS GROUND ISSUES

Considering the principle of development, the proposal development would take place on a site designated within the Unitary Development as a Sports Ground. As noted above, Unitary Development Plan Proposal RE6 identifies the individual sites considered sports grounds and playing fields within the urban area, outlining that they should be protected from development in order to ensure that adequate land is reserved for organised sport. Outline approval was granted as replacement facilities will be provided at Solar Campus and offer the opportunity to secure the protection and enhancement of existing sports pitches. The improvements to the Solar Campus site include the provision of four full sized pitches, one junior pitch and one training area and this application was approved subject to the Section 106 Agreement.

Sport England had no objection to the previous proposals and as such the principle of releasing the land for residential development has been established with the grant of outline approval.

APPEARANCE AND AMENITY ISSUES

Indicative plans were submitted as part of the outline application that showed two-storey buildings with a maximum 7.5 metre ridge height to the perimeter of the site, rising to 2.5 storey within the heart of the site. Conditions were imposed on the outline approval to restrict the scale of development within these parameters. The plans submitted as part of this reserved matters reflect the parameters approved at outline stage (although the scale will be two-storey). The layout is similar to the indicative plan that formed the outline submission; the groupings of houses is similar and there is a 3m strip of land around the perimeter of the site given to adjoining residents as agreed at outline stage. When compared to the indicative outline plan, there are only minor changes to the private driveways of some of the plots. The scale of the development is two-storey and the design of the houses is in accordance with the details within the Design and Access Statement submitted with the outline application. Namely that the use of the materials will comprise two varying facing bricks with the use of render, tile hanging and timber boarding and the incorporation of front door canopies to some plots. The proposal includes private amenity space for each dwelling, and off street parking, some of the plots have garages within the curtilage.

The landscaping details generally incorporates a mix of tree and hedge planting. Trees will be retained along the Ingleborough Road frontage with supplementary tree planting proposed in the front gardens of the plots. In addition some hedge planting at the frontages of the houses is proposed to create a defensible area to the plot.

Objections have been received relating to the loss of green space; loss of the memorial field and that the relocated War Memorial is unacceptable. The loss of the field has been established by the grant of outline permission where all the issues raised have been considered previously by Planning Committee. The approved outline plan showed an area within the site to relocate a War Memorial albeit indicative. The same area is shown on the proposed layout plan submitted as part of this reserved matters. In addition, details of the specific War Memorial are required by virtue of Condition 3 of the outline approval and forms part of the Section 106 Agreement. Other objections refer to increase in traffic and the road is not very wide. Highways have no objection to the proposal.

It is considered that the layout, scale, appearance and landscaping is in accordance with the parameters set at the outline stage and subsequent approval and is in keeping with the pattern of development in the immediate area.

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. 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. The houses located around the perimeter of the site that share a boundary with excising houses are set at a

minimum of 23m. The houses within the site achieve the usual separation distances of 14 metres and 21 metres where applicable. As such, it is considered that the Council's adopted separation distances can be achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to the proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to the proposal.

CONCLUSION

The layout, scale and appearance of the proposed dwellings and the landscaping of the site as proposed, will not result in any harm to the character of the area or result in a loss of amenity to the occupiers of adjacent properties. The proposal therefore complies with the National Planning Policy Framework and UDP Policies HS4 and GR7.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Reserved Matters Approval 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-
The layout, scale and appearance of the proposed dwellings and the landscaping of the site as proposed, will not result in any harm to the character of the area or result in a loss of amenity to the occupiers of adjacent properties. The proposal therefore complies with the National Planning Policy Framework and UDP Policies HS4 and GR7.

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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (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 the 10 June 2015 and the 7 September 2015 and listed as follows:

BHNW107/01 dated 22.01.14, BHNW107/01/M dated 02.09.14, BHNW107/01/F dated 19.05.15, BH/WL/SD/FD051, BH/WL/SD/FD001, BH/WL/SD/FD014 BH/WL/SD/FD035, LDS344-01 dated May 015, BHNW107/01 Revision F received 7 September 2015

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

3. Before any construction commences, samples of the the facing and roofing 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 HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 15/07/2015 17:20:40

Expiry Date: 09/09/2015