

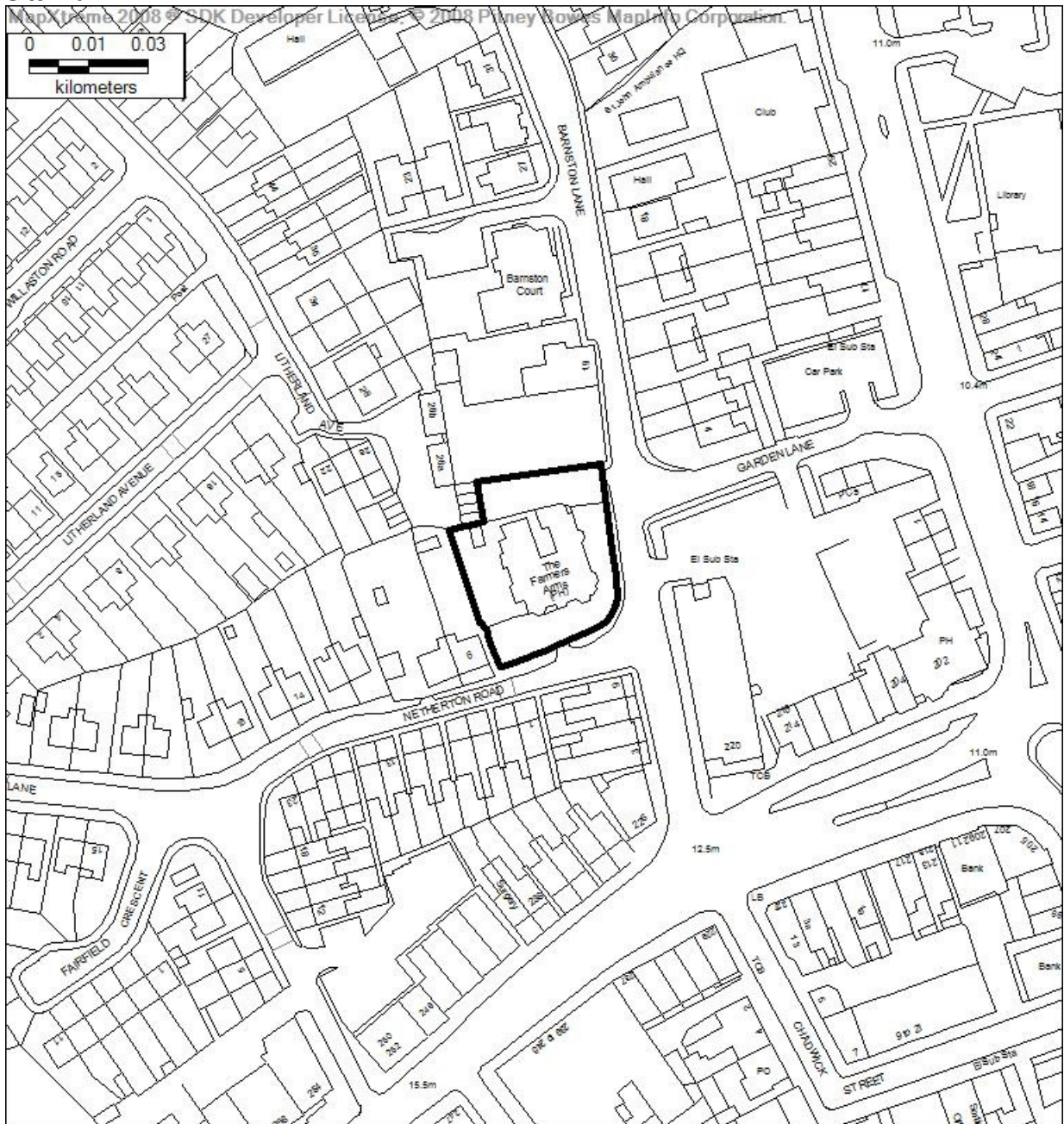
Planning Committee

22 June 2016

Reference: APP/16/00547 **Area Team:** North Team **Case Officer:** Miss A McDougall **Ward:** Moreton West and Saughall Massie

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR
Proposal: Proposed installation of new Children's Play Equipment sited in existing walled & fenced Garden Area at Side of Existing Public House Building.
Applicant: Greene King plc
Agent : PDS Design and Build

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR
Application Type: Full Planning Permission
Proposal: Proposed single storey kitchen pod extension with link corridor to rear
Application No: APP/13/00948
Decision Date: 13/09/2013
Decision Type: Approve

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR
Application Type: Advertisement Consent
Proposal: Proposed post sign.
Application No: ADV/13/00443
Decision Date: 03/06/2013
Decision Type: Approve

Location: The Farmers Arms, 2 NETHERTON ROAD, MORETON, CH46 7TR
Application Type: Full Planning Permission
Proposal: Construct new single storey dining area extension to the rear, single storey kitchen & bottle store extension, new lean-to smoking area, erection of 1No. canvas Jumbrella in beer garden, new timber fence between the beer garden & yard/kitchen access, installation of new kitchen air intake & extract to flat roof of the proposed kitchen.
Application No: APP/12/00936
Decision Date: 19/09/2012
Decision Type: Approve

Location: The Farmers Arms, 2 Netherton Road, Moreton, Wirral, CH46 7TR
Application Type: Full Planning Permission
Proposal: Erection of a smoking shelter to patio area.
Application No: APP/08/05466
Decision Date: 06/05/2008
Decision Type: Approve

Location: The Farmers Arms, 2 Netherton Road, Moreton, Wirral, CH46 7TR
Application Type: Full Planning Permission
Proposal: Erection of canopy for an external covered patio area with fencing to side of premises
Application No: APP/06/07429
Decision Date: 29/01/2007
Decision Type: Approve

Location: Farmers Arms Netherton Rd, Moreton.
Application Type: Advertisement Consent
Proposal: Illuminated fascia sign
Application No: ADV/74/00195
Decision Date: 18/07/1974
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 37 notifications were sent to adjoining properties. A site notice was also displayed. 7 objections have been received from 5, 7, 9, 12 & 14 Netherton Road, one further unspecified address in Netherton Road and 10 Barnston Lane. The objections can be summarised as follows:

1. impact onto existing parking problems

2. noise from existing beer garden

CONSULTATIONS:

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

Director's Comments:

This application was deferred from consideration at Planning Committee on 2 June 2016 to allow for a formal Member's Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Blakeley has requested the application be taken out of delegated powers due to parking issues, noise and loss of amenity from the siting of the play equipment.

INTRODUCTION

The proposal is for the erection of play equipment within a walled garden area to the north of an established public house.

PRINCIPLE OF DEVELOPMENT

The proposal is for additions to an established business within a residential area, the principle of development is considered acceptable.

SITE AND SURROUNDINGS

The application site is currently a walled grassed area to the north of The Farmers Arms, the site forms part of the established curtilage of The Farmers Arms public house. The application site is located within the designated Primarily Residential Area and on a corner bounded by Netherton Road and Barnston Road to the east, across Barnston Road is Moreton Key Town Centre.

The siting of the play equipment is to the north of the public house building and behind relatively substantial boundary treatment and fronts Barnston Road.

POLICY CONTEXT

The site forms part of the curtilage of an established public house in a residential area and will therefore be assessed in accordance with Wirral's UDP Policy HS15.

Policy HS15 states; Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

APPEARANCE AND AMENITY ISSUES

The proposal is for the installation of children's play equipment, the development is a square climbing apparatus that includes a slide, linked walkways between each quad base and is 3.5m high to the top of the largest tower and 1.5m to the highest raised platform base. The appearance of the structure is typical of children's play equipment and is not out of character in association with a family friendly public house.

The play equipment is to be located within an existing beer garden of a public house, the principle of using the space for outdoor recreation in association with the pub has been established as it forms part of the public house beer garden.

The equipment will be located behind existing boundary treatment and the majority of the structure will be screened from Barnston Road and the car park that serves the flats at 19 Barnston Road. The land where the equipment is to be sited is set slightly lower than the car park of the public house and is not considered to be of a scale that would have an adverse impact onto neighbouring uses.

Concerns have been raised with regards to parking, noise and loss of amenity. The siting of the equipment is within an established beer garden and will not affect the existing parking arrangements of the public house, the site is an existing beer garden associated with the public house, it is therefore considered that the proposal will not introduce a feature that will result in nuisance to neighbouring uses having regard to the established use of the premises and the location of the application.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

Having regard to the siting and scale of the play equipment the proposal is considered to be acceptable in accordance with Wirral's UDP Policy HS15.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Having regard to the siting and scale of the play equipment the proposal is considered to be acceptable in accordance with Wirral's UDP Policy HS15.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12 April 2016 and listed as follows: SLP Rev.A, 02 & 03.

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

Last Comments By: 31/05/2016 12:36:53

Expiry Date: 07/06/2016