

Planning Committee

20 October 2016

Reference:
APP/16/00527

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Pensby and Thingwall

Location:

Barleyfield House, BARLEYFIELD, PENSBY, WIRRAL

Proposal:

14 No new build residential properties (amended layout of Plots 3-6 inc)

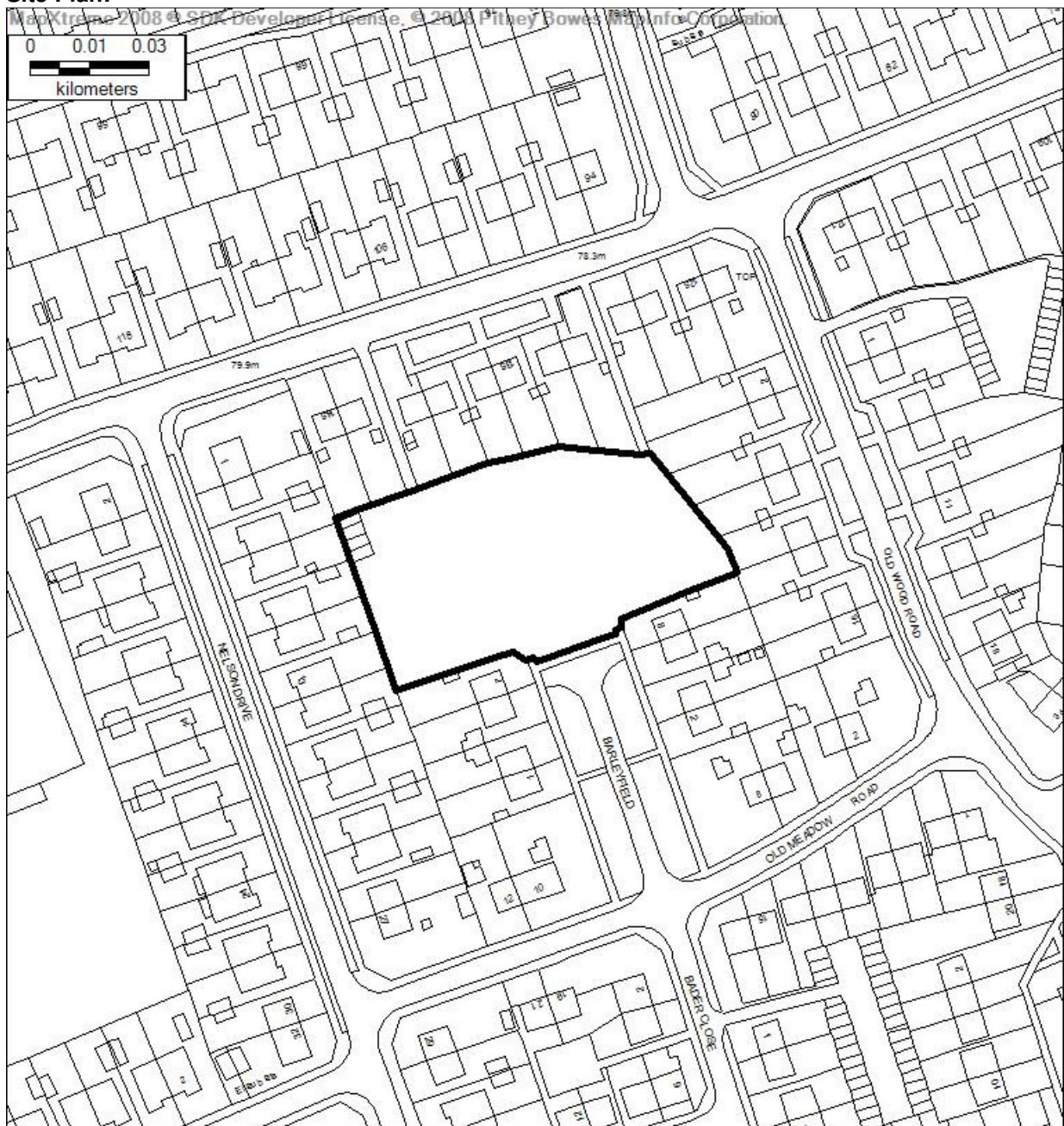
Applicant:

Starfish Commercial LTD

Agent :

Watson Batty Architects Ltd

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Barleyfield, Pensby, Wirral CH61 5UX
Application Type: Full Planning Permission
Proposal: Erection of 8 no. flats and 7 no. houses, extension to road and associated landscaping
Application No: APP/11/01512
Decision Date: 28/03/2012
Decision Type: Approve

Location: Barleyfield House, Barleyfield, Pensby, Wirral, CH61 5XA
Application Type: Prior Notification of Demolition
Proposal: Demolition of Barleyfield House Barleyfield
Application No: DEM/08/06733
Decision Date: 07/11/2008
Decision Type: Prior approval is not required

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

Having regard to the Council's Guidance on Publicity for Applications, 38 notifications were sent to adjoining properties. A site notice was also displayed. 8 representations have been received stating the following concerns:

1. Three storey would be out of context
2. Loss of privacy
3. Overdevelopment
4. Existing parking issues
5. Increase in traffic
6. Construction traffic will cause construction

A qualifying petition of objection containing 48 signatures has been received objecting due to overdevelopment of the site and concern over parking.

CONSULTATIONS:

Head of Environment & Regulation (Traffic and transportation Division) - No objection

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

Head of Environment & Regulation (Housing) - An independent assessment of the affordable housing viability assessment should be carried out.

Lead Local Flood Authority – No objection subject to conditions

Merseytravel - Traffic should not impede the passage of bus services

DIRECTORS COMMENTS:

Consideration of this item was deferred from Planning Committee on 15 September 2016 to allow for a formal Member's Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 48 signatures has been received and is therefore required to be considered by Planning Committee.

INTRODUCTION

The proposal is for 14 residential properties on the site at Barleyfield that formerly comprised 27 sheltered housing units which were demolished approximately 7 years ago. The development will

comprise two pairs of two-storey semi-detached houses (plots 1,2, 13 and 14), a row of 4 two-storey houses (plots 3-6) a two-storey detached house at plot 12, plots 7- 11 will provide 2 end two-storey houses and plots 8, 9 and 10 will be three-storey mid terraced houses. A previous residential development has been approved at this site for 8 flats and 7 houses (APP/11/01512) approved on 27.3.12.

PRINCIPLE OF DEVELOPMENT

The application site lies is designated as part of the Primarily Residential Area in the Wirral Unitary Development Plan (UDP) and as such, the principle of development is acceptable.

SITE AND SURROUNDINGS

Barleyfield is a pleasant tree-lined cul-de-sac comprising two-storey semi-detached houses. The application site is a cleared site defined as brownfield and is located at the top of the cul-de-sac. The site is bounded by houses on all sides and is cleared apart from 4 small garages at the north western corner of the site. The top of the cul-de-sac currently has a turning head and road will be extended into the site allowing access to the development.

POLICY CONTEXT

The proposal is for a residential development and is assessed against the following policies.

Policies URN1, HSG2, GR5 and HS4 of the Wirral Unitary Development Plan are relevant to this proposal. The proposal is in accordance with Policies URN1 where it states that the delivery of affordable housing to meet local needs should make full and effective use of land by bringing unused land into beneficial use. 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. Policy GR5 states that developments should include landscaping schemes to improve visual amenity.

Affordable Housing should be provided at a rate of 20% in accordance with UDP Policy HSG2 and Policy CS22 in the emerging Local Plan. The applicant has submitted a Viability Assessment that states it is not economically viable to provide affordable housing as part of the proposal due to current market sales values in the locality and costs on current tender returns. The Assessment has been independently reviewed and concluded that the Assessment does support the Developers assertion that no affordable units are presently viable on this development as per costs and data currently presented and checked

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling.

The National Planning Policy Framework (NPPF), which is a material consideration, 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.

APPEARANCE AND AMENITY ISSUES

The proposed development is predominantly two-storey comprising a mix of terraced, semi-detached and a detached property, each provided with private garden areas. The only three storey houses are 3 mid terraced houses at plots 8, 9 and 10. The houses are arranged at the top of the cul-de-sac and accessed by extending the road from Barleyfield and providing a turning head within the site. The layout of the houses follow the general pattern and design of development in the immediate area. The site is bounded by mainly two-storey houses of a similar scale and the proposed materials of brick and render will reflect the appearance of surrounding properties. There are bungalows to the south of the site along Nelson Drive and amended plans have been submitted that show a separation distance of

approximately 23 metres from the houses proposed at plots 3-6, which will be two-storey.

The site was previously occupied by sheltered units, which records show were a higher density to the proposed development. Each plot will be provided with adequate gardens along with sufficient space for off-street parking in the form of shared or private driveways. The proposed layout is designed to create a safe and accessible development and represents a sustainable development that will make beneficial use of the vacant site.

Representations have been received concerned over the overdevelopment of the site that is out of context with the area. The density is less than the previous sheltered accommodation that occupied the site and is a scale that reflects the pattern of development of the area. Representations state concern over possible noise or disruption from construction traffic. These are issues outside the remit of Planning and would be dealt with under Environmental Health legislation. Notwithstanding this, a condition is recommended to request a Construction Management Plan that could address the hours and method of construction. In addition, an informative to the applicant setting out the requirements that are enforced by Environmental Health will be included on the decision notice. There is concern over the increase in traffic, however the proposal is unlikely to result in an increase that would lead to any traffic or highway safety implications. Comments received describe existing parking issues and it is considered that the proposed development provides adequate off street parking for the new houses.

SEPARATION DISTANCES

In order to preserve local residential amenity, the following separation distances need to be achieved: 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 proposed two-storey houses at plots 3-6 have been amended to allow a distance of 23 metres from the bungalows at the rear in Nelson Drive. The three-storey mid-terraced houses at plots 8, 9 and 10 allow for a distance of 24 metres to the houses at the rear on Fishers Lane. The remainder of the plots will be occupied by two-storey houses and allow for a separation distance in excess of 21 metres, which meets the usually required 21 metres where habitable room windows face each other and ensures that there will be no issues of overlooking or loss of privacy.

Representations have been received stating concern over location of the buildings close to existing houses. As set out above, the development is located more than the required 21 metres away from houses bounding the site to ensure no loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

It is considered that the proposed development will not result in any significant traffic or highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The site is a brownfield site and the development would make best and efficient use of the vacant land and represents a sustainable development.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development represents the re-use of a brownfield site to provide a sustainable residential development. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and siting ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard that satisfies the relevant UDP policies and the provisions of 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development represents the re-use of a brownfield site to provide a sustainable residential development. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and siting ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF.

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. The development hereby permitted shall be carried out in accordance with the approved plans as amended received by the local planning authority on the 15 June 2016 and 23 August 2016 and listed as follows: EX01 dated 26/01/2016, EX02 dated 07/04/2016, EX03 (Rev G) dated 26/01/2016, EX04 dated 31/03/16, GA10, GA11, GA12, GA13, GA14, GA15 dated 15/02/2016 and R/1866/1 dated May 16

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

3. NO DEVELOPMENT SHALL TAKE PLACE until samples of 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.

4. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 and CH2 of the Wirral Unitary Development Plan.

7. NO DEVELOPMENT SHALL TAKE PLACE until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy HS4 of the UDP.

8. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

9. NO DEVELOPMENT SHALL TAKE PLACE until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

10. NO DEVELOPMENT SHALL TAKE PLACE until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the drainage system has been constructed and completed in accordance with the approved plans.

Reason: In the interests of providing satisfactory drainage of the site and to accord with Policy HS4 of the Wirral Unitary Development Plan.

11. 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 Policy WM8 of the Waste Local Plan.

12. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy WM9 of the Waste Local Plan.

13. NO DEVELOPMENT SHALL TAKE PLACE (including any demolition works) UNTIL a Construction Management Plan or Construction Method Statement for the demolition and/or

construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved details.

Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

Reason: In the interests of the safe operation of the local highway network and having regards to visual and residential amenities of the area.

14. NO DEVELOPMENT SHALL COMMENCE ON SITE until full details of works to construct the new highway in addition to amendments to the existing highway made necessary by the development has been submitted to and approved in writing by the Local Planning Authority. Such details shall include, but not be restricted to, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including a timetable for the provision of such works. No part of the development shall be first occupied until the details have all been constructed and laid out in accordance with the approved details and timetable.

Reason: To ensure that the development is laid out and constructed in a satisfactory manner having regards to highway safety and Policy HS4 of the Wirral Unitary Development Plan.

15. Surface water sustainable drainage works, comprising all components of the surface water drainage system, shall be carried out in accordance with the details contained within the submitted Drainage Impact Assessment (Oct 2016 : Ref 13375-5026-DIA Issue 1) and further information supplied - Drainage Calculations & Simulations Results (metEngineers Ref 13375-5026 Rev A October 2016) approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The surface water sustainable drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the approved Surface Water Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

16. No development shall commence until full details of a scheme for a surface water sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

17. No development shall commence until details of an appropriate management and maintenance plan for the surface water sustainable drainage system, comprising all components of the surface water drainage system, for the lifetime of the development have

been submitted to the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory management and maintenance of the approved surface water drainage facilities is provided for the site for the lifetime of the development in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

Further Notes for Committee:

1. The applicant is advised of the following requirements that are enforced by Environmental Health:
 1. Noisy work on construction and demolition sites is restricted (in most circumstances) to the following hours:
 - Monday to Friday: 8.00am to 6.00pm
 - Saturday: 8.00am to 1.00pm
 - Sunday: No noisy work
 - Public Holidays: No noisy work
 2. Should the construction/demolition contractor need to carry out noisy work outside the permitted hours they can apply for permission from Environmental Health via an online application form that can be accessed at:
www.wirral.gov.uk/environmental-problems/pollution-control/construction-site-noise
 3. Additionally, during the construction and/or demolition phases of the project effective dust suppression measures must be employed where the work is likely to liberate significant amounts of dust.
2. Details of a scheme for a surface water sustainable drainage system, comprising all components of the surface water drainage system, in relation to Condition 16 above should include:
 - a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
 - b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for an existing greenfield site or show how surface water run-off would be reduced by at least 30% on previously developed sites;
 - c) Include details of how any flood water, including depths, will be safely managed in exceedance routes so as not to cause flooding to buildings within the site or elsewhere outside the site boundary;
 - d) Include a timetable for implementing the scheme.
3. Details in connection with Condition 17 above shall include:
 - i. the arrangements for adoption by an appropriate public body or statutory

undertaker, and / or management and maintenance by a Management Company

- ii. arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - a. on-going inspections relating to performance and asset condition assessments
 - b. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- iii. means of access for maintenance.

Last Comments By: 12/09/2016

Expiry Date: 14/09/2016

