

Planning Committee

16 November 2017

Reference:
APP/17/00989

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**Moreton West and
Saughall Massie**

Location:

Millhouse 79 Millhouse Lane, Moreton, CH46 6HT

Proposal:

Demolition of existing pub and construction of 28 No. 1 and 2 bed apartments with associated car parking and landscaping

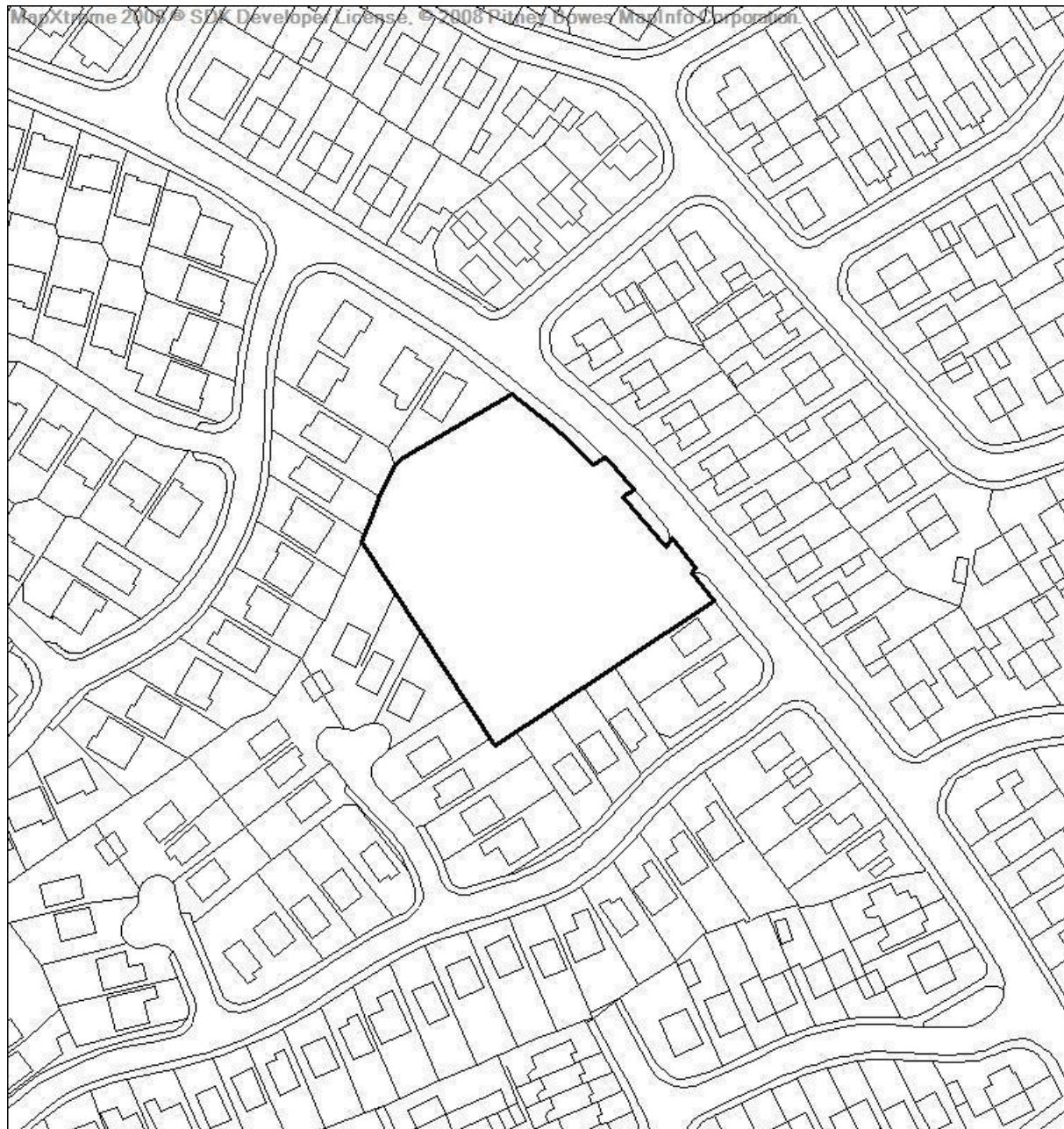
Applicant:

Liverpool Housing Trust

Agent :

Halsall Lloyd Partnership

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Bass Ph Millhouse La Moreton L466dt
Application Type: Reserved Matters
Proposal: Erection of public house, 1st floor living accommodation and car park
Application No: DLS/75/04057
Decision Date: 09/02/1976
Decision Type: Conditional Approval

Location: Millhouse Lane,Moreton ,L46 6DT
Application Type: Full Planning Permission
Proposal: Erection of public house with 1st floor living accommodation, garage and car park facilities
Application No: APP/78/09212
Decision Date: 20/04/1978
Decision Type: Conditional Approval

Location: The Millhouse, Millhouse Lane, Moreton. L24 6DT
Application Type: Advertisement Consent
Proposal: Erection of illuminated and non-illuminated signage.
Application No: ADV/93/06597
Decision Date: 17/12/1993
Decision Type: Approve

Location: The Mill House P.H., Millhouse Lane, , Moreton, Wirral. L46 6EF
Application Type: Full Planning Permission
Proposal: Erection of an extension to side and rear of public house. Formation of external play area, alterations to car park and landscaping.
Application No: APP/97/06017
Decision Date: 14/11/1997
Decision Type: Approve

Location: Millhouse, 79 MILLHOUSE LANE, MORETON, CH46 6HJ
Application Type: Full Planning Permission
Proposal: Demolition of The Millhouse public house and erection of 38 residential apartments for older people (over 55s) and other associated development including hard and soft landscaping, boundary treatment, car parking, and alterations to access from Millhouse Lane.(amended proposals, reducing number of units, increasing car parking and alterations to elevations)
Application No: APP/14/00706
Decision Date: 23/10/2014
Decision Type: Refuse; Allowed on Appeal 12/10/2015

Summary Of Representations and Consultations Received:REPRESENTATIONS

Councillor Chris Blakeley requested that the application be taken out of delegation on the basis that it may cause amenity and parking problems.

Having regard to the Council's Guidance for Publicity on Planning Applications, 44 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 13 objections received, objecting on the grounds of:

- anti-social behaviour from social housing;

- social housing and flats not in keeping with the area;
- loss of privacy and light;
- insufficient parking and increased traffic;
- drainage concerns;
- overdevelopment of the site;
- bin storage too close to neighbours

There were also 7 comments submitted supporting the scheme, stating that the existing site is an eyesore and the plan is in keeping with the area.

CONSULTATIONS

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

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

Natural England - No objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Chris Blakeley requested that the application be taken out of delegation.

INTRODUCTION

The application is for the demolition of an existing pub and construction of 28 apartments in a series of two-storey buildings. The proposal will create a mix of one and two bedrooms apartments with associated car parking and landscaping.

The site benefits from an extant permission for the construction of a large building containing 38 apartments, which was allowed on appeal in January 2015.

SITE AND SURROUNDINGS

The application site currently contains a vacant public house, which is a single and two-storey building located centrally towards the front of the site, with a vehicular access to the south of the building. The site also contains an area of hardstanding around the building, with soft landscaping around the edge of the site. The surrounding area is wholly residential, containing predominantly two-storey dwellings, both detached and semi-detached. The area is designated in the Wirral Unitary Development Plan as a Primarily Residential Area.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, Policy GR5: Landscaping and New Development, Policy GR7: Trees and New Development, Policy TR9: Requirements for Off-Street Parking, and Policy TR12: Requirements for Cycle Parking.

Supplementary Planning Document (SPD) 2: Designing for Self-Contained Flat Development and Conversions, Supplementary Planning Document (SPD) 4: Parking Standards and SPG 42: Providing for Cyclists are also relevant, as is the National Planning Policy Framework, which sets a presumption in favour of sustainable development through which good design that make places better should be secured as key aspect.

The application has been submitted by Liverpool Housing Trust, a local Registered Provider which has secured Homes and Communities Agency grant funding to develop this site for 100% affordable housing. A number of objections were received stating that social housing was not suitable for the area, but this is not considered to be a valid planning concern.

APPEARANCE AND AMENITY ISSUES

The existing building is of little architectural merit and the current vacant condition of the building detracts from the character and appearance of the surrounding area. The demolition of the building is therefore considered to be acceptable and, as the site is within a Primarily Residential Area, the principle of a residential development is acceptable.

The proposed development consists of five separate two-storey buildings laid out around a new roadway in the centre of the site, accessed off Millhouse Lane. The majority of the units (20, within four of the buildings) will front onto the new road, with the remaining building (containing Units 1 - 8) fronting onto both Millhouse Lane and the new road. Although the proposed units will be flats, the layout has the appearance of a traditional cul-de-sac which is considered to be suitable in this location.

The scale of the buildings, which are traditional two-storey properties, are in keeping with the general character of the surrounding area, which predominantly contains two-storey houses. The design of the proposed units is considered to have sufficient character and interest with the use of cills, canopies and some change in the roofscape of the buildings, ensuring that they will contribute positively to the character of the area.

As noted, although the proposal is for apartments, the appearance and layout of the scheme appears more akin to traditional houses. This allows for off-street parking to the front of the buildings and substantial areas of private amenity space to the rear. There will also be areas of landscaping to the front of the buildings, including along Millhouse Lane and overall the density of the development is considered to be in keeping with the character of the surrounding area, and more suitable than the alternative, extant permission.

Overall, the proposed development is considered to make good use of a previously developed land and will bring a vacant site back into use. The proposal will not harm the amenities of neighbouring properties or the character of the area and is therefore considered to be acceptable, having regard to all relevant policy considerations.

SEPARATION DISTANCES

All separation distances are complied with in this instance, with a minimum of 21 metres between facing habitable windows, and 14 metres from windows to blank elevations. The site plan was amended slightly to ensure that Plots 13-16 achieved this minimum distance of 14 metres from the rear of 8 Ebony Close, whilst this building was also pushed back by around a metre to reduce the impact on 10 Ebony Close. In addition, first-floor windows are generally 10 metres from the private amenity areas of existing properties. It is therefore considered that there will not any unacceptable levels of overlooking or loss of amenity to occupiers of neighbouring dwellings.

HIGHWAY/TRAFFIC IMPLICATIONS

There are 30 off-street parking spaces provided for future occupiers, set out to the front of the proposed buildings. Whilst this is two more than the maximum standards set out in SPD4, this slight over-provision does not impact on the overall character of the area, with substantial areas of landscaping and amenity space proposed, and is therefore considered to be acceptable.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A Drainage Strategy was submitted with the application and the Lead Local Flood Authority subsequently have no objection to the proposed development subject to conditions, and the applicant agreeing a Section 106 Agreement requiring that the sustainable drainage system be maintained for perpetuity.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will not harm the character of the area or the amenities of neighbouring properties, and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4, GR5, GR7, TR9 and TR12, Supplementary Planning Documents 2 and 4, and the National Planning Policy Framework.

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 will not harm the character of the area or the amenities of neighbouring properties, and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4, GR5, GR7, TR9 and TR12, Supplementary Planning Documents 2 and 4, and the National Planning Policy Framework.

Recommended Decision: Approve subject to Section 106 Agreement

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 11th August 2017 and listed as follows: SK01; SK03_D; GA_100_10; BP_300_01_B; BP_300_02_A; BP_300_03_B; BP_300_04_A; BP_300_05_B; BP_300_06_A; BP_300_07_B; BP_300_08_A; BP_300_10_B; BP_300_11_B; BP_300_12_B; BP_300_13_B, Arboricultural Method Statement, and the amended plan received on 25th October 2017 and listed as SK04_F

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

3. Before any construction commences, samples of the 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. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

5. PRIOR TO COMMENCEMENT OF DEVELOPMENT a full scheme of works and timetable for the construction of the new highway and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring, and making good any redundant accesses shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed in full in accordance with the written approval prior to first occupation of the development.

Reason: In the interest of highway safety and to comply with Wirral Unitary Development Plan Policy HS4

6. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Surface Water Drainage Strategy (July 2017/ Ref: LRD28494 / Rev 01/ Sutcliffe).

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

7. The LLFA is satisfied with the principle of the preliminary drainage design within the above referenced drainage strategy, however no development shall commence until the confirmed **full and final** design for a surface water sustainable drainage system to serve the site, and method of implementation 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 maintenance and inspection schedule.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

8. Prior to commencement of development, details of proposed bat boxes (including their proposed location), as set out in the accompanying Bat Survey, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter

Reason: For the avoidance of doubt

9. 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

10. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority

Reason: For the avoidance of doubt

11. The approved landscaping scheme, Drawing GA_100_10, shall be carried out no later than the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy GR5 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. In order to fulfil the highways condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Street works Act. The Agreements would include details of the works to be carried out including all necessary new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Monitoring

Last Comments By: 12/10/2017 16:16:50

Expiry Date: 10/11/2017