

Planning Committee

18 July 2019

Reference:
APP/19/00282

Area Team:
Development Management Team

Case Officer:
Mr M Wood

Ward:
Liscard

Location:

The Ship Inn, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED

Proposal:

Demolition of the former vacant Ship Inn public house, and erection of 6 no. 3 storey townhouses with associated parking.

Applicant:

Mr Goodwin

Agent :

NC Architecture

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: The Ship Inn, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED
Application Type: Full Planning Permission
Proposal: Change of use from existing public house with manager's flat above (A4 & C3), to single dwelling house (C3). Demolition of single-storey side extension, replace pitched roof to rear with flat roof terrace and partial demolition of existing outhouse buildings (amended plan received).
Application No: APP/17/00674
Decision Date: 16/08/2017
Decision Type: Approve

Location: Land at BRECK ROAD, WALLASEY VILLAGE, CH44 2ED
Application Type: Full Planning Permission
Proposal: Erect 9 Dwellings
Application No: APP/17/01009
Decision Date: 16/02/18
Decision Type: Approve

Summary Of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 Councillor Usher - raised issues echoing concerns from local residents relating to scale and massing of proposal, parking provision, overlooking and impact upon the amenity of existing residents.

2.0 SUMMARY OF REPRESENTATIONS**2.1 REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Planning Applications, notifications were sent to 22 adjoining properties and a site notice was displayed near the site. At the time of writing 9 objections have been received, which are summarised as follows:

1. The height of the proposed dwellings will result in overlooking and loss of privacy
2. Inadequate parking provision
3. Loss of trees and impact upon wildlife
4. Development is overbearing (over development), out of scale and character compared with the surrounding properties
5. Loss of a landmark building in the area
6. Development will result in traffic concerns as this is already a busy road occupied by a large school and as such there are a lot of pedestrians/cars - history of accidents.
7. Impact upon surrounding properties during the construction period

2.2 CONSULTATIONS

Highways - No objection

Environmental Health - No objection

Trees Officer - No objection subject to conditions

3.1 Reason for referral to Planning Committee

3.1.1 Application has been referred to Planning Committee at the request of Councillor Usher

3.2 Site and Surroundings

3.2.1 The site is a large dual pitch white rendered building which formerly housed the Ship Inn pub

and immediate surrounding associated land which contains a copse of trees and hardstanding. The site is located within a Primarily Residential Area and has neighbouring residential properties to the north, east and west of the site. To the south and immediately adjacent to the proposal site is a 2017 planning approval of 9 dwellings and associated car parking and landscaping which is of a similar nature and scale to the proposal.

3.2.2 Wallasey Village lies to the north of the site where there are a shops, transport links (two train stations), schools, doctors surgeries and a library.

3.3 Proposed Development

3.3.1 The proposed development is for the erection of 6 no. three storey dwellings with associated landscaping, parking and vehicular access following demolition of the vacant pub.

3.4 Development Plan

Wirral Unitary Development Plan (UDP) Policies

Policy HS4: Criteria for New Housing Development
Policy GR5: Landscaping and New Development
Policy GR7: Trees and New Development
Policy NC7: Species Protection Policy
Policy TR9: Requirements for Off Street Parking
Policy TR12: Requirements for Cycle Parking.

Joint Waste Local Plan for Merseyside and Halton

Policy WM8: Waste Prevention and Resource Management
Policy WM9: Sustainable Waste Management Design and Layout for New Development

3.5 Other Material Planning Considerations

The National Planning Policy Framework 2018 (NPPF)

Section 2: Achieving sustainable development
Section 4: Decision Making
Section 5: Delivering a sufficient supply of homes
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 15: Conserving and enhancing the natural environment

SPD4 - Parking Standards

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design;
- Highways and PROW;
- Ecology; and
- Amenity

3.7 Principle of Development:

3.7.1 The site is a vacant pub and associated land located within a Primarily Residential Area as shown on Wirral's Unitary Development Plan (UDP) Proposals Map. Housing is acceptable in principle subject to Policy HS4 of the UDP.

3.8 Design:

3.8.1 The proposal is for 6 three storey town houses made up of two blocks of three properties. Due to the steep sloping nature of the site a split level design is put forward to minimise excavations whilst working to maximum ridge height in line with the existing Ship Inn pub.

3.8.1 The materials proposed in the external appearance will be a mix of red brick, white render and timber cladding which seek to be in keeping with both the surrounding established

properties and the recently approved development which forms part of the wider site.

- 3.8.3 Given the established building lines, site context the scale and massing of the proposal then this is considered acceptable, which would create residential properties of a density conducive to achieving well-designed places in line with Policy HS4 of the UDP and section 12 of NPPF 2018.
- 3.9 **Highways:**
- 3.8.1 After some initial concerns relating to parking provision upon the site it is considered that the site's location and proximity to bus and rail services that one parking space per dwelling is considered acceptable in this instance.
- 3.10 **Ecology:**
- 3.10.1 The application has been assessed by MEAS with concerns relating to bat roost potential in the existing vacant pub. Further investigative work has taken place by the applicants appointed Ecologist which has concluded that there is no existing bat roost on site.
- 3.11 **Amenity:**
- 3.11.1 Ensuring amenity standards for new residential developments are set out within Policies HS4 of the Wirral Unitary Development Plan. This requires proposals to incorporate adequate private or communal garden space for each new dwelling. Adequate distances should be kept between habitable rooms in separate dwellings and blank gables whilst also ensuring overlooking of adjoining properties is avoided.
- 3.11.2 Taking into account the proposed position of the dwellings, the existing position of the pub and factoring in the relationship and orientation of the proposal with the surrounding properties then the proposal is considered acceptable in terms of impact upon amenity.
- 3.11.3 The closest affected resident on Breck Road are situated on the northern boundary of the site and have amenity space situated at the side of the property. It is considered that the position of the new dwellings are set back from the position of the existing pub which will increase the sense of space around this affected property. It is worth highlighting that this side elevation has no habitable room windows affected and in turn the applicant had designed the closest dwellings with a window serving a hallway and roof lights in the roof plane so as to avoid potential overlooking and adverse impact upon amenity.
- 3.11.4 Overall, it is considered that proposal is acceptable in terms of impact upon amenity and design having regard to Policy HS4 of the UDP and section 12 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 development of this site is considered to be acceptable. The proposed layout and design are considered to acceptable and will result in a development which does not harm the character or appearance of the area. As such, the proposal complies with Wirral Unitary Development Plan policies HS4, GR7, NC7 and the National Planning Policy Framework.

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. 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 HS4 of the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th February 2019 and listed as follows:

Site Location Plan 2717 061 REV 01,
Proposed Block Layout and Ground Floor Plan 2717 P-161
Proposed Elevations 2717 P-263
Proposed Street Scene 2717 P-260
Proposed Elevations and Contextual Section 2717 P-261
Design and Access Statement

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

4. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

5. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012,Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

- D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).

- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).
- K. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)
- L. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- M. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- N. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
- O. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- P. the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To protect trees which are of significant amenity value having regards to policy GR7 of Wirral's UDP

6. No construction works above ground level 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 policies WM8 and WM9 of the Waste Local Plan.

7. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, including recycling facilities, 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 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 policies WM8 and WM9 of the Waste Local Plan.

8. No construction works above ground level shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.
The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and

- facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the amenities of adjoining residents and having regard to Policy HS4 of the Wirral Unitary Development Plan.

9. No construction works above ground level shall take place until details of works to provide vehicle accesses and a 2m wide footway between the site and Breck Road have been submitted to and approved in writing by the Local Planning Authority. For the benefit of doubt, the crossfall on the footway and vehicle crossings shall not be steeper than 1 in 40. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby approved and retained as such thereafter.

Reason: Having regards to highway safety in accordance with policies HS4 and TR9 of the Wirral UDP

10. No construction works above ground level shall take place until a geotechnical land survey has been carried out in order to assess the stability of the land. The survey shall be submitted to and agreed in writing with the local planning authority prior to commencement and the agreed findings implemented in full.

Reason: In order to assess the impact of the development on the land in accordance with policy PO7 of the Wirral UDP.

Last Comments By: 03/04/2019

Expiry Date: 22/04/2019