

Planning Committee

30 May 2019

Reference:
LBC/19/00047

Area Team:
**Development
Management Team**

Case Officer:
Mr B Pratley

Ward:
**West Kirby and
Thurstaston**

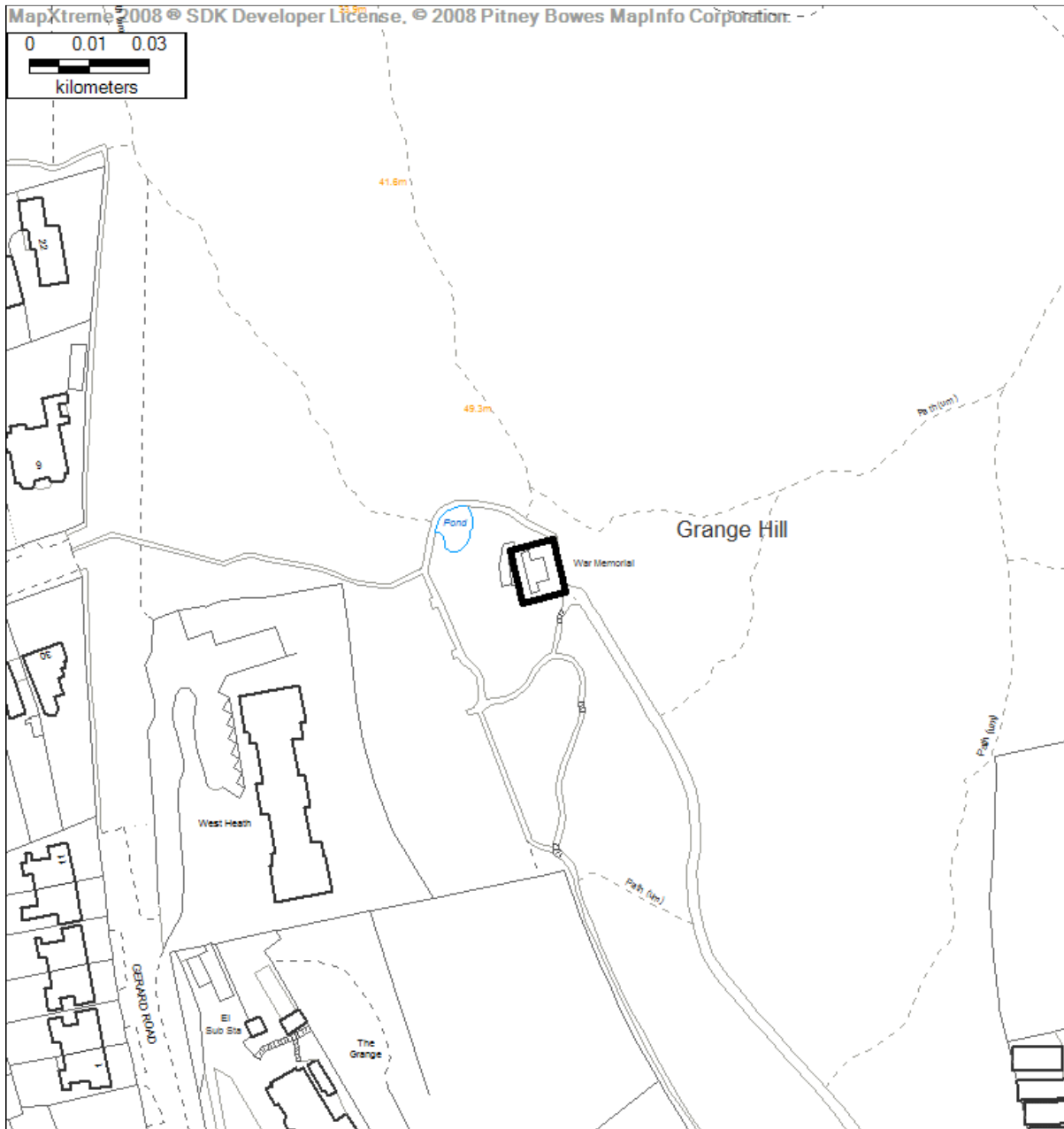
Location: West Kirby & Hoylake War Memorial, Footpath Over Grange Hill By War Memorial To Lang Lane, West Kirby, CH48 4ET

Proposal: Application for listed building consent for enhanced lighting scheme and installation of web-camera and CCTV.

Applicant: Wirral Council
Agent : Wirral Council

Qualifying Petition: Yes, Number of Signatures: 95

Site Plan:



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Development Plan designation:

Site of Biological Importance
Urban Greenspace

Planning History:

Location: West Kirby & Hoylake War Memorial, Footpath Over Grange Hill By War Memorial To Lang Lane, West Kirby, CH48 4ET
Application Type: Work for Council by Council
Proposal: Enhanced lighting scheme and installation of web-camera and CCTV.
Application No: DPP3/19/00046
Decision Date:
Decision Type: Pending Decision

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

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS**2.1 REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications no notifications were sent to adjoining properties regarding this listed building application, although 12 notifications were sent in relation to the accompanying planning application. A site notice was displayed.

At the time of writing this report 8 objections, and a petition containing 95 signatures, have been received, listing the following grounds:

- The lighting will have a detrimental impact on wildlife.
- Radiation from LED lights is harmful to humans.
- Wireless radiation from the web camera will be harmful to humans and wildlife.
- The lighting will waste money and energy.
- The Merseyside and West Lancashire Bat Group (MWLBG) consider that insufficient information has been submitted to determine the impact on bats.
- The CCTV and webcam will harm views of the monument.
- The proposed lighting could attract criminal and anti-social behaviour.
- The Council's Ecological Advisors do not have the same level of expertise as members of the MWLBG.
- Lighting would prevent enjoyment of the night sky.
- The CCTV will not prevent crime or antisocial behaviour.
- The webcam could be used to spy on people.
- Images of children visiting the site could be viewed around the world.
- Infrared CCTV and web cameras could be employed without lighting.

At the time of writing this report 1 message of support has been received, listing the following grounds:

- The lighting scheme will ensure the memorial receives the attention it deserves.
- The provision of the CCTV will enable the correspondent to see the war memorial at any time, including Remembrance Sunday.

CONSULTATIONS

2.2 **Historic England** - No objection.

3.1 Reason for referral to Planning Committee

3.1.1 This application is referred to Planning Committee following the receipt of a petition containing 95 signatures.

3.2 Site and Surroundings

3.2.1 The site comprises a Grade II* listed war memorial located at the top of Grange Hill. The memorial comprises a plinth, surmounted by a column with two figures facing broadly east and west. The site and surrounding area are defined as a Site of Biological Importance, an area of Urban Greenspace and a Site of Local Importance for Earth Science.

3.3 Proposed Development

3.3.1 This application seeks permission for the installation of lighting for the memorial, including the associated ducting. A web camera on a 3.5 metre column has also been proposed, but as this is not attached to the monument it does not require listed building consent. The impact of the camera column on the setting of the war memorial is assessed under the application for full planning permission.

3.4 Development Plan

3.4.1 Policy CH1 - Development Affecting Listed Buildings and Structures

This policy requires that proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting. That adequate provision is made for the preservation of the special architectural or historical features of the building or structure.

3.5 Other Material Planning Considerations

3.5.1 The NPPF states that Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.6 Assessment

3.6.1 The main issue pertinent in the assessment of the proposal is;

- Impact on the character, appearance and significance of the listed structure.

3.7 Impact on the character, appearance and significance of the listed structure:

3.7.1 The proposed lights and associated cabling will be positioned within the concrete base of the memorial, coming no closer than 600mm to the plinth of the memorial itself. The applicant has confirmed that, with the exception of the lights themselves, all of the works will be hidden from view. In historical terms the concrete base is not considered to be a particularly significant element of the structure, and therefore, providing that all works are made good, the physical intervention in the base is considered to be acceptable. It is recommended that details of the cutting of the base, and subsequent making good, are the subject of a condition.

3.7.2 The proposed lights will be recessed into the base, minimising their visual impact. The lights have an optional stainless steel trim which is considered to enhance their appearance. The applicant's agent has confirmed that this trim will be used, and it is recommended that this is secured by condition.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Listed Building Consent 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 works are considered to have an acceptable impact on the character, appearance and significance of the listed structure. The proposal is therefore considered to comply with Policy CH1 of the Wirral UDP and the provisions of the NPPF.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) 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 11 January 2019 and listed as follows: B02893/E01 Rev C.

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

3. Prior to the commencement of development details of the cutting of the Cenotaph base, and the making good of the works, shall be submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: in the interests of protecting the character and appearance of the listed structure and to comply with Policy CH1 of the Wirral UDP.

4. The lights hereby approved by this permission are Philips DecoScene LED BBP623 units. Only these lights shall be installed as approved, unless otherwise agreed in writing by the local planning authority. The lights will be finished with a stainless steel trim, as confirmed in the email from Iain Hamilton-Jones dated 28 February 2019.

Reason: in the interests of the character and appearance of the listed memorial, and to comply with Policy CH1 of the Wirral UDP.

Further Notes for Committee:

Last Comments By: 18/03/2019

Expiry Date: 06/06/2019