



Planning Committee

Date:	Thursday, 16 November 2017
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Brenda Hall
Tel: 0151 691 8363
e-mail: brendahall@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

1. MINUTES (Pages 1 - 10)

To approve the accuracy of the minutes of the meeting held on 19 October 2017.

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

3. REQUESTS FOR SITE VISITS

Members are asked to request all site visits before any application is considered.

4. APP1700183: HOYLAKES PRESBYTERIAN CHURCH, ALDERLEY ROAD, HOYLAKES CH47 2AX: CONVERSION, PARTIAL DEMOLITION AND EXTENSION OF EXISTING CHURCH TO FORM 18 NO. APARTMENTS (Pages 11 - 18)

5. APP/17/00410: STORETON HALL FARM, LEVER CAUSEWAY, STORETON : REFURBISHMENT AND RE-USE OF STORETON HALL AND OTHER HISTORIC BUILDINGS, NEW-BUILD RESIDENTIAL DEVELOPMENT, THE RELOCATION OF THE EXISTING EQUESTRIAN BUSINESS, ASSOCIATED CAR PARKING, EXTERNAL WORKS AND LANDSCAPE WORKS. (Pages 19 - 52)

6. **APP/17/00899: UNIT 1&2, ARROWE COMMERCIAL PARK, ARROWE BROOK ROAD, UPTON,CH49 1AB: PROPOSED CHANGE OF USE FROM VACANT INDUSTRIAL UNIT TO D2 USE - GYMNASIUM (Pages 53 - 60)**
7. **APP/17/00925: 63 GRANGE ROAD, WEST KIRBY, CH48 4EE : CONVERSION OF EXISTING DWELLING INTO TWO SELF-CONTAINED APARTMENTS AND ERECTION OF A TWO-STOREY SIDE EXTENSION AND REAR DORMERS (Pages 61 - 66)**
8. **APP/17/00989: MILLHOUSE 79 MILLHOUSE LANE, MORETON, CH46 6HT: DEMOLITION OF EXISTING PUB AND CONSTRUCTION OF 28 NO. 1 AND 2 BED APARTMENTS WITH ASSOCIATED CAR PARKING AND LANDSCAPING (Pages 67 - 74)**
9. **APP/17/01098: 3 SHEPHERD CLOSE, GREASBY, CH49 2RB: TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS (AMENDED). (Pages 75 - 82)**
10. **APP/17/01112: BARNSTONDALE CENTRE, STORETON LANE, BARNSTON, CH61 1BX: DEMOLITION OF EXISTING TIMBER SHED AND ERECTION OF NEW PORTACABIN STYLE UNIT (Pages 83 - 88)**
11. **APP/17/01125: 11 LANG LANE, WEST KIRBY, CH48 5BW: DEMOLITION OF EXISTING SEMI-DETACHED PROPERTY AND DEVELOPMENT OF NINE APARTMENTS, INCLUDING LANDSCAPING OF SITE (Pages 89 - 94)**
12. **APP/17/01158: LAND ADJACENT TO 15 HERON ROAD, MEOLS, CH47 9RU: PROPOSED NEW DWELLING WITH ASSOCIATED LANDSCAPING, ACCESS AND SINGLE-STOREY GARAGE TO THE REAR OF THE SITE (Pages 95 - 100)**
13. **TREE PRESERVATION ORDER NO WR0379 14 WOODHEY ROAD, HIGHER BEBINGTON, CH63 8PD (Pages 101 - 104)**
14. **DELEGATED DECISION- STATUTORY REGISTER OF BROWNFIELD LAND (Pages 105 - 208)**

A delegated decision by Councillor George Davies Cabinet Member for Housing & Community Safety & D Ball Assistant Director for Environmental Services has been referred to the Planning Committee for noting.
15. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/10/2017 AND 06/11/2017 (Pages 209 - 232)**
16. **THORNTON HALL JUDICIAL REVIEW UPDATE**

The update will consist of two items; (a) verbal confirmation that the Court has advised the Council that the Judicial Review date is 31 January 2018 in Manchester and (b) following the recent refusal by the Council of a planning application at Hillbark Hotel, the Council is now considering enforcement options.

This page is intentionally left blank

PLANNING COMMITTEE

Thursday, 19 October 2017

<u>Present:</u>	Councillor	A Leech (Chair)	
	Councillors	S Foulkes E Boulton P Cleary D Elderton P Hackett	K Hodson S Kelly D Realey J Walsh I Williams
<u>Deputies:</u>	Councillors	C Meaden (in place of T Johnson) P Hayes (in place of I Lewis)	

1 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 14 September 2017.

Resolved- That the minutes be approved.

Subject to the following amendment requested by the Chair.

Item 60 Any Other Urgent Business

The second reference to Thornton Hall should be Thornton Manor who is going to oppose it.

2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members were asked to declare any disclosable pecuniary and non-pecuniary interests in connection with any items on the agenda and to state the nature of the interest.

Councillor S Foulkes declared a pecuniary interest as a Director of Magenta Living for Item 14; 1 application made by Magenta Living.

3 REQUESTS FOR SITE VISITS

The following site visit was unanimously approved.

Item 4 APP/1700410 STORETON HALL FARM, LEVER CAUSEWAY STORETON PROPOSAL: REFURBISHMENT AND RE-USE OF STORETON HALL AND OTHER HISTORIC BUILDINGS NEW-BUILD RESIDENTIAL DEVELOPMENT, THE RELOCATION OF THE EXISTING EQUESTRIAN BUSINESS, ASSOCIATED CAR PARKING, EXTERNAL WORKS AND LANDSCAPE WORKS.

The site visit will be at 10.15 am on Tuesday 14 November 2017.

4 **ORDER OF BUSINESS**

The Chair sought and received approval from the Committee to move the following items up the agenda due to attendance of the public with interests in these items. Agenda Items 8: Land at Beechfield Close, 9: 50A The Woodlands and 10: 1 Woodchurch Lane were heard first in this order followed by remaining items in the order of the agenda.

5 **OUT/17/00927: LAND AT BEECHFIELD CLOSE, GAYTON, CH60 8PD**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

On a motion moved by Councillor S Foulkes and seconded by Councillor D Realey it was:

Resolved – (7:6) That the application be approved subject to the following conditions:

1.The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2.NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

(a) The layout of the development;

(b) The external appearance of the development;

(c) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

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.

4. All existing trees which are not directly affected by the building(s) and works hereby approved shall be clearly located and described in the required landscaping scheme. Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority. Any such tree which subsequently dies, becomes seriously diseased or has to be

removed as a result of carrying out this development shall be replaced with a tree of a species and size and in such position, as the Local Planning Authority may require, in conjunction with the general landscaping required herein.

Prior to the commencement of construction the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery.

5. No development shall take place until a Site Waste Management Plan, confirming how 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.

6. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

**6 APP/17/00986: 50A THE WOODLANDS, TRANMERE, CH41 2SJ PROPOSAL
CONVERSION OF DWELLING TO FOUR SELF CONTAINED APARTMENTS**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion to refuse moved by Councillor D Realey and seconded by Councillor P Cleary it was:

Resolved- (11:2) That the application be refused on the following grounds.

1. The proposed conversion of the property to four residential units is considered to be an over-intensification of use and is therefore detrimental to the character of the Conservation Area and thereby contrary to UDP Policy CH2.

7 **APP/17/00991 WOODCHURCH LANE, PRENTON, CH42 9PJ: CONVERSION OF EXISTING HOUSE INTO 3 APARTMENTS INCLUDING A SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION (RE-SUBMISSION OF REFUSED APPLICATION APP/17/00556)**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

On a motion moved by Councillor S Foulkes and seconded by Councillor D Elderton it was:

Resolved – (9:4) That the application be approved subject to the following conditions:

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

2.The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28 July 2017 and listed as follows:
22_2017_02 Rev.B.

3.The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

4.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.

5.Prior to first occupation, the secure cycle parking and/or storage facilities as shown on the hereby approved plan shall be constructed in accordance with the approved details and made available for use prior to the first use of the development and shall be retained for use at all times thereafter.

8 **APP/17/00410 STORETON HALL FARM, LEVER CAUSEWAY, STORETON PROPOSAL: REFURBISHMENT AND RE-USE OF STORETON HALL AND OTHER HISTORIC BUILDINGS NEW-BUILD RESIDENTIAL DEVELOPMENT, THE RELOCATION OF THE EXISTING EQUESTRIAN BUSINESS, ASSOCIATED CAR PARKING, EXTERNAL WORKS AND LANDSCAPE WORKS**

Resolved – That this item be deferred for a formal site visit.

9 **APP/17/00756: NOVA CARPETS AND FABRICS, 3 DINSDALE ROAD, BROMBOROUGH, CH62 3PY PROPOSAL: CHANGE OF USE TO DANCE ACADEMY (D2)**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor D Realey and seconded by Councillor I Williams it was:

Resolved – (10:3) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26 June 2017.
3. The premises shall be used for Dance and Gymnastics and for no other purpose (including any other purpose in D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.
4. Acoustic insulation must be applied to the party wall that is shared with adjacent units in order to minimise the propagation of both air and structure borne sound from the proposed dance school. Details of the scheme of insulation must be submitted to and agreed in writing by the local planning authority and installed as agreed prior to first use.
5. The doors and windows of the premises shall be kept closed, details of sufficient mechanical ventilation/air conditioning should be provided to the performance/training areas. The details of the proposed ventilation should be submitted to and approved in writing by the Local Planning Authority and installed as agreed prior to first use.
6. The use hereby permitted shall be discontinued and the land restored to its former condition on or before ten years of the approval date in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.

10 **APP/17/00758: MORETON POLICE STATION, CHADWICK STREET, MORETON, CH46 7TE : EXTENSION AND CONVERSION OF FORMER POLICE STATION INTO 5 NO. APPARTMENTSAND A COMMERCIAL/RETAIL UNIT**

The Managing Director for Delivery submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion to refuse moved by Councillor D Elderton and seconded by Councillor P Hayes it was:

Lost (5:8)

On a motion moved by Councillor S Foulkes and seconded by Councillor D Realey it was:

Resolved – (8:5) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20th June 2017 and listed as: 488.001; 488.002, the amended plan received on 18th July 2017 and listed as: 488.003 Revision A, and the amended plan received on 12th September 2017 and listed as: 488.004 Revision B
3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.
4. PRIOR TO COMMENCEMENT OF DEVELOPMENT, a full scheme of works for the reinstatement to standard footway levels of any existing vehicles accesses from the highway that are rendered obsolete by the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.
5. The retail premises hereby permitted shall not be open between the hours of 21:00 and 08:00 hours.
6. 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.
7. A suitable noise insulation scheme between the adjacent sorting office and the proposed bedroom on the party wall (adhering to '*Building Regulations Approved Document E - Resistance to the passage of sound*') should be submitted in writing to and approved by the Local Planning Authority prior to the commencement of any

building/renovation work, and the approved scheme shall be implemented in full prior to first occupation.

8. No development shall take place until a Site Waste Management Plan, confirming how 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.

9. 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.

- 11 **APP/17/00878: GRASS VERGE OF MELLONCROFT DRIVE AT JCT WITH CALDY ROAD, CALDY CH48 2HN: RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF A 15M. SLIM-LINE MOCK TELEGRAPH POLE SUPPORTING 6 NO. ANTENNAS 2NO. EQUIPMENT CARRIERS AND ANCILLARY DEVELOPMENT THERETO. (RESUBMISSION OF PRIOR APPROVAL ANT 16/01647)**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor D Realey and seconded by Councillor S Foulkes it was:

Resolved- (13:0) That the application be approved subject to the following conditions:

1.The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th July 2017 & 5th October 2017 and listed as follows: 100 Rev A (Dated 03.02.17), 201 Rev B (Dated 05.04.17) & 301 Rev B (Dated 05.04.17)

- 12 **APP/16/00108 BURTONS FOODS, PASTURE ROAD, MORETON : REQUEST MEMBERS APPROVAL TO VARY THE WORDING OF CONDITIONS 14, 20, 23 AND 29 OF PLANNING APPLICATION REFERENCE**

The Managing Director for Delivery submitted the above application to vary the wording of conditions for consideration.

On a motion moved by Councillor D Elderton and seconded by Councillor S Foulkes it was:

Resolved – (13:0) That the amended wording be approved.

13 **TREE PRESERVATION ORDER NO 037810: BARNSTON TOWERS CLOSE-LAND OPPOSITE BARNSTON TOWERS**

The Managing Director for Delivery submitted the above Tree Preservation Order for recommendation.

On a motion moved by Councillor D Elderton and seconded by Councillor S Foulkes it was:

Resolved- (13:0)That the order be confirmed.

14 **TREE PRESERVATION ORDER NO EM0005/2017: LAND TO THE REAR OF AND BETWEEN TALBOT COURT AND ALTON ROAD.**

The Managing Director for Delivery submitted the above Tree Preservation Order for recommendation.

On a motion moved by Councillor S Kelly and seconded by Councillor D Elderton it was:

Resolved- (13:0)That the order be confirmed.

15 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/09/2017 AND 08/10/2017**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 01/09/2017 and 08/10/2017.

Councillor S Foulkes left the room during this item.

Members did query whether enforcement would take place regarding Hillbark Hotel and were advised that it was under consideration.

Resolved -That the report be noted.

16 **PLANNING APPEALS DECIDED BETWEEN 01/07/2017 AND 30/09/2017**

The Managing Director for Delivery submitted a report detailing planning appeals between 01/07/2017 and 30/09/2017.

Resolved – That the report be noted.

17 **THORNTON HALL HOTEL**

A verbal update was given by Assistant Director for Environmental Services D Ball

This item should refer to Thornton Manor not Thornton Hall Hotel.

The date for the Court Hearing is to be set as soon as possible after 10 November 2017 and members will be advised.

18 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

This page is intentionally left blank

Planning Committee

16 November 2017

Reference:
APP/17/00183

Area Team:
North Team

Case Officer:
Mr N Williams

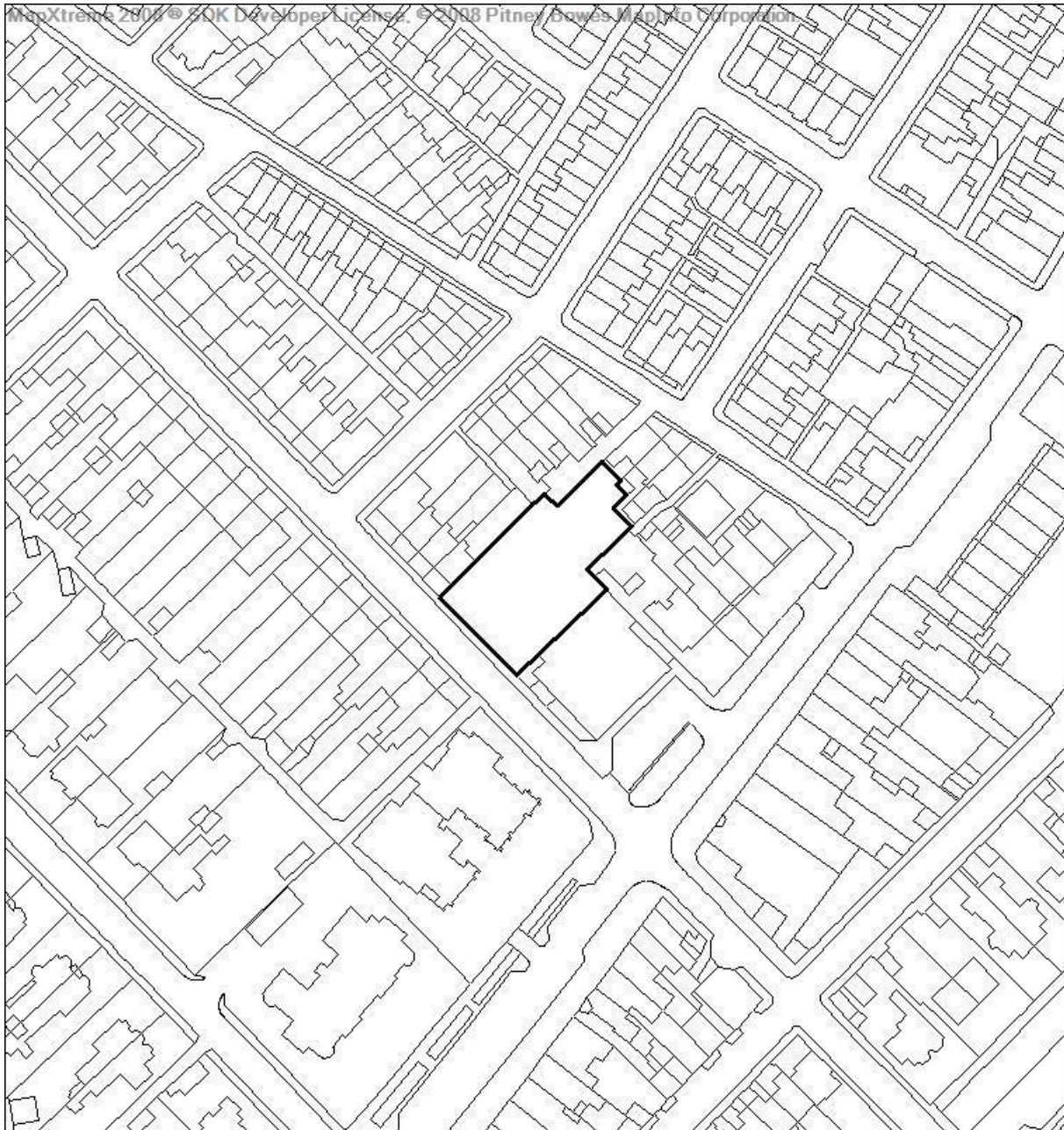
Ward:
Hoylake and Meols

Location: Hoylake Presbyterian Church, ALDERLEY ROAD, HOYLAKES CH47 2AX

Proposal: Conversion, partial demolition and extension of existing church to form 18 No. apartments

Applicant: Ms S Storey
Agent : LHGProjects

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Hoylake Presbyterian Church, ALDERLEY ROAD, HOYLAKÉ
Application Type: Full Planning Permission
Proposal: Demolition of church and erection of six dwellings
Application No: APP/15/01502
Decision Date: 28/04/2016
Decision Type: Refuse

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

Councillor Gerry Ellis requested that the application be taken out of delegation for the reasons of overdevelopment, traffic congestion and inadequate parking provision.

Having regard to the Council's Guidance for Publicity on Planning Applications, 60 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 65 signatures and 26 individual objections received, objecting on the grounds of:

- Lack of parking, especially given close proximity to the Sainsburys store;
- Highway safety concerns;
- Overdevelopment;
- Loss of privacy and overlooking;
- Flooding concerns;
- Fire safety concerns;
- Increased noise;
- Insufficient amenity space;

Hoylake Community Planning Forum expressed a number of reservations relating to parking, boundary treatment, impact on existing residents.

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 Gerry Ellis requested that the application be taken out of delegation. In addition, a qualifying petition of objection containing 65 signatures was received.

INTRODUCTION

The application is for the conversion, partial demolition and extension of an existing church to form 18 No. apartments.

This scheme follows the refusal of a previous application for the demolition of the church and erection of 6 houses. The main church building is now to be retained, with the church hall/annexe buildings to the side and rear being replaced with a new extension partly in its place.

SITE AND SURROUNDINGS

The application site contains Hoylake Presbyterian Church and hall/annex, predominantly built in red stock brick with sandstone detailing to window surrounds, cappings and copings. The square tower has stepped buttresses and a decorative castellated crown. It was built in the early 1900's. The Church closed in 2014 and has been empty since. The church fronts onto Alderley Road, with access to the annexe also provided from Lake Place to the rear. The annexe is a predominantly two-storey building built from common brick and welsh slate.

The site is designated as being within a Primarily Residential Area, and is characterised by close-knit terraced dwellings of various design, character and scale - both on the Alderley Road and Lake Place frontages. The site borders the Key Town Centre of Hoylake, with the rear of properties fronting Market Street adjoining the southern boundary of the site, including the Sainsburys Local store.

POLICY CONTEXT

UDP Policy HS13: Self-Contained Flat Conversions along with Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions permits the conversion of existing buildings into self-contained flats subject to criteria that protects the privacy and amenity of the neighbours and future occupants.

UDP Policies TR9 and TR12, Supplementary Planning Document SPD 4: Parking Standards and SPG 42 Providing for Cyclists set out the considerations and standards for dealing with off street parking for cars and cycles. Policy TR9 is designed to reduce reliance on the car in areas well served by public transport and Policy TR12 & SPG 42 requires secure cycle parking at a rate of one stand per flat with provision for visitors.

UDP Policy HSG2: 'Affordable Housing' enables negotiations to place for securing affordable housing. There is currently a requirement in Draft Policy CS22 in the emerging Core Strategy, adopted by the Council as a material consideration, for 20% affordable housing provision for residential schemes of 11 or more units in this area. However, the applicant has provided a financial viability assessment which demonstrates that the scheme would not be economically viable should this requirement be met. This has been independently verified and the scheme will therefore not provide any affordable housing. This assessment has therefore also provided evidence that the number of units is required in order to retain the existing building.

UDP Policy CHO1 provides protection for buildings of recognised architectural or historic importance. The setting of non-designated heritage assets would also be protected through the emerging Core Strategy through Draft Policy CS9 'Priorities for Hoylake & West Kirby' and Draft Policy CH43 'Design, Heritage and Amenity' which will expect design solutions to preserve existing building of local character.

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, including home composting, which can be secured through planning conditions.

The Neighbourhood Development Plan (NDP) for Hoylake, which was adopted in December 2016, also forms part of the Statutory Development Plan. Policies H1 and H2 support conversion or changes of use for residential purposes that accord with Policies D2 and D3, where there is no significant impact the character of the area and the living conditions of surrounding occupants and housing needs of the wider community would be addressed. The tower of the Welsh Presbyterian Church has been identified as a key contributor to the street scene in Appendix 1 [30] of the NDP. Policies D11 'Character Buildings' and D12 'Scale and Design of New Development' require proposals to show how the character of the building would be preserved or enhanced.

The National Planning Policy Framework (NPPF) is a relevant material consideration. NPPF paragraph 135 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account a balanced judgement will be required having regard to the scale or loss and the significance of the heritage asset'. The NPPF also states at Paragraph 58 that policies should optimise the potential of sites to accommodate development.

APPEARANCE AND AMENITY ISSUES

Impact on Hoylake Presbyterian Church

Hoylake Presbyterian Church is not listed and is not within a conservation area. However, given that it has a strong, positive impact upon the character of the surrounding area, and has significant design and interest, it can be considered to have enough heritage interest for its significance to be a material consideration in the planning process.. The previous application proposed to completely demolish the church and this was considered to be unacceptable in the light of the pending Neighbourhood Development Plan. The current proposal retains the main church building, which includes the tower which is the focal point of the building on Alderley Road, and this is therefore to be thoroughly welcomed. The church is within a Primarily Residential Area and therefore the principle of converting it into apartments is considered to be an acceptable use. The principle of a high-density scheme is considered to be acceptable given the location of the site on the edge of Hoylake Key Town Centre, and it is important to note that each of the units has separate bedrooms and living areas, ensuring that each unit will offer an acceptable living standard.

The conversion of the church requires a series of alterations in order to provide sufficient windows for the proposed residential use. The most substantial alterations will be to the side (south-east) elevation, where a number of windows will be created. To make best use of the building, including the large roof space, three dormer windows will also be constructed on this elevation. Whilst these alterations will be partially visible on the street scene, the simplistic and uniform appearance of the new windows will not harm the overall integrity of the church building. Importantly, the front (Alderley Road) elevation of the church and the tower itself will not be altered, with all existing openings being utilised, and no new openings. The primary character of the building will therefore be retained and will continue to have a positive impact upon the character of the area.

Whilst the main church building will be retained, the annexe buildings will be demolished and a new extension to the church built in its place. The annexe buildings refers to the large, two-storey brick building to the rear of the main church, which includes an old school room and church hall, together with a single-storey brick structure to the side of the church which acts as the main entrance and vestry. All of these structures appear to be later additions to the main church.

The annexe buildings do have some character and interest and have a fairly positive impact upon the character of the wider area. However, these structures are not fundamental to the character of the main church and their demolition will therefore not detract from the appearance and character of the church. Additionally, the footprint of these structures take up the whole of the rear of the site, and given that they have first-floor windows on the boundary of the site, any conversion of them would be difficult without resulting in direct overlooking of neighbouring properties. The replacement extension will be narrower and will take up a smaller part of the site than the existing annexe, whilst the removal of the single-storey vestry will allow for a substantial area of soft landscaping, to be utilised by future occupiers as a communal garden area. The principle of demolishing these annexe structures is therefore considered to be acceptable and will not have an unacceptable impact upon the overall character of the church, and the positive impact it has on the wider street scene.

The proposed addition to the church will be a two-storey extension adjoined to the rear. It will be both narrower and lower than the main church building but has been designed to match it, with a gable feature on the south-east elevation, together with windows to match the new windows on the main church building itself. The extension will be built in brick, with the brick chosen to match the existing church as much as possible. The proposed extension will be largely screened from the street scene of Alderley Road by the church, and will therefore have minimal impact upon the character of the building or the street scene. The scale of the extension, being smaller in height, width and depth than the church, will ensure that it appears subordinate and does not detract unnecessarily from the appearance of the church. The footprint of the extension will also be substantially smaller than the annexe buildings to be demolished, and this will allow the church itself to become the main focal point of the site, whilst the landscaping of the area adjacent to the church will also enhance its setting.

Residential Amenity

The proposed extension will replace an existing church hall and annexe. The rear boundary of the existing hall currently forms the boundary with 5 Lake Place, and is approximately 6.5 and 5 metres from the main rear elevation of 3 and 5 Lake Place respectively, which limits the outlook from these adjacent properties. The proposed extension has been designed with a hipped roof on this elevation,

will be set off this boundary and will be a distance of approximately 11 metres from the main rear elevation of 3 and 5 Lake Place. The existing and proposed buildings are similar in height and this increase in separation distance should therefore actually improve the outlook from these existing properties.

The first-floor windows in the north-west elevation of the proposed extension will be within 5-8 metres of the boundary with the rear gardens of 7-11 Evans Road. Two of these windows will serve the kitchen area for two of the apartments - however, these rooms are served by an additional window on the south-east elevation, meaning these windows can be obscurely glazed without impacting on the amenities of future occupiers. The additional first-floor windows on this elevation will serve two bathrooms and a staircase which are non-habitable and can therefore also be obscurely glazed. This is considered to be sufficient to ensure that the proposed extension does not result in loss of privacy or overlooking to properties on Evans Road.

Each of the proposed windows in the south-east elevation will overlook the landscaped garden area, providing good outlook for future occupiers. Hoylake Town Centre adjoins the south-eastern boundary of this site, with a Sainsburys Local food store and other commercial units adjacent to the site. There does appear to be, however, a residential unit at 21 Market Street which is located in the town centre. This property has a rear extension and garden area which will be within close proximity of windows in the proposed extension. However, the existing annexe building projects right up to this boundary and also contains windows. This annexe will be demolished and the proposed extension will be built approximately 5 metres further from this boundary, and this is considered to be an improvement on the existing situation.

There will be bedroom windows in the north-west elevation of the existing church within close proximity of 4 Alderley Road, and this is considered to be acceptable as a way of retaining and making best use of the existing church. The main living area of these units will have a good outlook overlooking the landscaped garden area and these units are therefore considered to be acceptable overall.

The church widens towards the rear and proposed windows in the north-west elevation in this location will be within 2 metres of the boundary with the rear garden of 4 Alderley Road. The upper floor windows, which each serve a bedroom, are in close proximity to this garden area. However, given the width of the church at this point, it is considered that windows are required in some form on the north-west elevation in order to utilise the building to its full potential and to therefore ensure its retention. Therefore, to prevent undue overlooking, a small oriel window will be added at both first and second floor. This will allow for a clear-glazed window to face north-east (towards the Lake Place access road), with an additional obscurely-glazed window facing towards 4 Alderley Road, allowing extra light but preventing any unacceptable overlooking. This solution will provide some outlook and sufficient light for future occupiers, whilst limiting the impact upon the neighbouring properties, all whilst ensuring the retention of the significant character of the existing church building. Given the location of the proposed oriel windows, they will have minimal impact upon the character of the building itself.

SEPARATION DISTANCES

Separation distances are dealt with in more detail above.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no off-street parking spaces provided and this may result in additional on-street parking in the surrounding area. However, Supplementary Planning Document 4: Parking Standards indicate that there should only be a maximum of one parking space per flat. This site is considered to be within an extremely sustainable location, with numerous services available in the adjacent Hoylake Town Centre and close to a train station and regular bus routes, and the lack of any dedicated off-street parking 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 retains a prominent church with significant heritage interest which is identified in the Neighbourhood Development Plan for Hoylake as key building by converting it into residential use and this is to be welcomed, ensuring that the positive impact it has on the character of the surrounding street scene is retained. The proposed extension will be in keeping with the existing church whilst also appearing subordinate to it. The proposed development will not have an unacceptable adverse impact on the amenities of neighbouring properties, whilst the internal layout has been designed in order to provide acceptable accommodation for future occupiers whilst making best use of the existing church. The lack of any off-street parking is considered to be acceptable given the sustainable location of the site. Overall, the proposal is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS13, TR9, TR12 and CHO1, SPD2, SPD4; the Joint Waste Local Plan Policies WM8 & WM9 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 retains a prominent church with significant heritage interest which is identified in the Neighbourhood Development Plan for Hoylake as key building by converting it into residential use and this is to be welcomed, ensuring that the positive impact it has on the character of the surrounding street scene is retained. The proposed extension will be in keeping with the existing church whilst also appearing subordinate to it. The proposed development will not have an unacceptable adverse impact on the amenities of neighbouring properties, whilst the internal layout has been designed in order to provide acceptable accommodation for future occupiers whilst making best use of the existing church. The lack of any off-street parking is considered to be acceptable given the sustainable location of the site. Overall, the proposal is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS4, HS13 and CHO1, SPD2, SPD4 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 6th July 2017 and listed as follows: 477.001; 477.002; 477.003; 477.004; 477.005; 477.006; 477.007; 477.008; 477.009; 477.010

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 HS13 of the Wirral Unitary Development Plan.

4. The following windows shall be obscurely glazed and non-opening up to a minimum of 1.7m above finished floor level, and shall be retained as such thereafter:
- All first-floor windows in the north-west elevation of the proposed extension;
 - The bathroom window serving Plot 9;
 - The first-floor, north-west window in the existing church, serving a communal area (between Plots 9 and 10);
 - The west-facing windows in the oriel bays on the north-west elevation of the existing church (serving Plots 10 and 16).

Reason: In the interest of residential amenity

5. 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 Merseyside and Halton Joint waste Local Plan.

6. The development hereby permitted by this planning permission shall be carried out in accordance with the approved documents:

- Sustainable Drainage Strategy <27/9/17 / CL7959 / SWF Consultants>.
- Proposed Drainage Plan <APR2017/ CL7959-101/Rev P2/ SWF Consultants>

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 perpetuity in accordance with the s106 agreement.

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. 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

8. 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.

9. No development shall take place until a written programme of archaeological building recording has been submitted and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved programme

Reason: In the interest of archaeology.

Further Notes for Committee:

Last Comments By: 21/08/2017 09:23:03

Expiry Date: 05/10/2017

Planning Committee

16 November 2017

Reference:
APP/17/00410

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
Bebington

Location:
Proposal:

Storeton Hall Farm, LEVER CAUSEWAY, STORETON
Refurbishment and re-use of Storeton Hall and other historic buildings, new-build residential development, the relocation of the existing equestrian business, associated car parking, external works and landscape works.

Applicant:
Agent :

P.J.Livesey Homes Ltd & Mr Peter Bowling

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan Designation:

Green Belt

Infill Village in the Green Belt

Planning History:

Location: Storeton Hall Farm, LEVER CAUSEWAY, STORETON
Application Type: Screening for EIA
Proposal: Screening Opinion
Application No: SCR/17/00309
Decision Date: EIA NOT REQUIRED
Decision Type:

Location: Storeton Hall Farm, LEVER CAUSEWAY, STORETON
Application Type: Full Planning Permission
Proposal: Refurbishment and re-use of Storeton Hall and other historic buildings, new-build residential development, the relocation of the existing equestrian business, associated car parking, external works and landscape works.
Application No: APP/17/00410
Decision Date:
Decision Type:

Location: Storeton Hall Farm, Rest Hill Road, Storeton. L63 6HT
Application Type: Full Planning Permission
Proposal: Change of use of beef farm into equine stabling, erection of W.C.s and associated facilities.
Application No: APP/88/06414
Decision Date: 22/09/1988
Decision Type: Approve

Location: Storeton Hall Farm, Lever Causeway, Storeton. L63 6HT
Application Type: Full Planning Permission
Proposal: Erection of a potato/grain store.
Application No: APP/88/06200
Decision Date: 01/09/1988
Decision Type: Approve

Location: Lindley, Lever Causeway, Storeton, Wirral, CH63 6HT
Application Type: Full Planning Permission
Proposal: Erection of single storey rear extension.
Application No: APP/08/05621
Decision Date: 16/06/2008
Decision Type: Approve

Location: 1, Storeton Hall Farm Cottages, Rest Hill Road, Storeton. L63 6HN
Application Type: Full Planning Permission
Proposal: Erection of single storey kitchen extension.
Application No: APP/85/06562
Decision Date: 03/12/1985
Decision Type: Approve

Location: Storeton Hall Farm, Lever Causeway, Storeton. L63 6HT
Application Type: Full Planning Permission
Proposal: New vehicular access and erection of an infill boundary wall to existing access.

Application No: APP/91/07372
Decision Date: 21/02/1992
Decision Type: Approve

Location: Lindley,Lever Causeway,Storeton,Wirral
Application Type: Full Planning Permission
Proposal: Conversion of garage to study and erection of new detached garage.
Application No: APP/74/00656
Decision Date: 20/09/1974
Decision Type: Permitted development

Location: Storeton Hall Farm,Lever Causeway,Storeton,Wirral,L63 6HT
Application Type: Full Planning Permission
Proposal: Change of use for part of Storeton Hall Farm as a restaurant.
Application No: APP/79/12796
Decision Date: 19/11/1979
Decision Type: Refuse

Location: Storeton Hall Farm,Lever Causway,Storeton,Wirral,L63 6HT
Application Type: Full Planning Permission
Proposal: Retail food sales at the farm shop.
Application No: APP/80/15128
Decision Date: 05/08/1980
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

Summary of representations

Having Regards to the Councils Guidance for Publicity on Planning Applications, 170 notifications were sent to surrounding properties and a site notice was displayed near the site. At the time of writing, there are 3 qualifying petitions of objection containing a total of 395 signatures together with 44 individual objections and 7 letters of support. It is also understood that there is an E -petition containing 758 signatures, but the Local Planning Authority have no way of verifying the number of signatures. The council policy is that petitions must have address and signature. If a petition is an E petition the signature might not be hand written but should still include the address and post code
The objections can be summarised as:

1. Building houses in Storeton should not happen
2. Increase in traffic and highway safety implications
3. People who hack the horses will find it more difficult
4. Stress to horses through the building works
5. Wirral Green Belt and Historic area and loss of views
6. Effect on the Wildlife
7. Impact on existing residents through loss of tranquillity
8. Previous application on Marsh Lane was refused on Green Belt Grounds
9. New dwellings will double the size of the village and loose its unique character
10. As I builder find it difficult to understand the need for 31 dwellings to justify investment in

historic buildings

11. Should find another option to find the funds to preserve the existing stable and storage building
12. Unjust that neighbours will suffer through applicant furthering his business interests
13. Increase in noise, litter and traffic and will make people exercising horses more dangerous
14. Reduce the number of horses stabled and change view of horses grazing to a view of a housing estate
15. Change in the character of the area
16. Significant increase in traffic generation
17. English Heritage saying they need to save this building is a farce – saving it to sell
18. Amount of traffic proposed is vastly underrated
19. Widening the access and removing hedge rows making the approach to bend more difficult
20. Extremely upsetting that historic building will be turned into residential property
21. This is the ancestral home of my ancestors
22. Possible solution, preserve building and have a Stanley Centre and reduced residential development
23. Plenty of brownfield sites in Bebington, New Ferry etc. with opportunities to build affordable homes without destroying an area used for leisure purposes.
24. Will lead to more development in the Green Belt
25. I couldn't build a bungalow in the Green Belt
26. Contrary to UDP Policies
27. Development is over-baring, out of scale and out of character in terms of appearance
28. Affect the setting of the Listed building
29. Applicant doesn't care – not undertaken any consultation
30. Utility report is incorrect and the water supply will need to be protected and maintained during demolition
31. Eradication of Village life
32. Urbanising a rural area and street lighting
33. Suburban style streetscape is not considered to be special circumstances
34. Recognise that the buildings proposed is on land already occupied, concerned about establishing a principle of allowing building on the Green Belt
35. Object to the independent review of the finances of the development being confidential, lacks transparency and reduces the ability to test the proposal

36. Owners should not benefit from a messy site
37. Not object to development of existing farm buildings rather excessive size
38. Application from people based in Manchester, do not have local knowledge or care for the area
39. Estimate of the number of cars is inaccurate
40. Applicant just after windfall of money from the site
41. Destruction of valuable, ancient woodland, flora and fauna
42. Maybe a general housing shortage, cannot be used as an argument to spoil a quiet hamlet
43. Site has trees protected by TPO, seems to count for nothing
44. Spoil views and privacy
45. New occupiers may not be understanding to noise, smell and flies in the summer months
46. Too many trees will be lost
47. No public sight of the key bit of evidence to demonstrate whether this quantum and impact is actually required.
48. No reason to deprive area of loss of Green Belt
49. No affordable housing
50. Everyone living here protects the conservation area
51. Disturbing reports of development at Mostyn House by this developer
52. Set a precedent for similar development in the Green Belt
53. The livery yards existence and continuation as such is no way dependent on this application
54. Increase in noise and general disturbance

Support

1. Support the re-development of Storeton Hall building but nothing else
2. It's encouraging to see a landowner attempting to halt the decay with Specialist partners who are sympathetic towards our English Heritage
3. The development will also allow a small number of new residents to enjoy the countryside
4. Very stylish development in keeping with the local countryside and other homes
5. Massive move forward for the village
6. Fantastic development, improve the quality plus the added benefit of an improved equestrian facilities
7. It has been in a state of disrepair for many years now with no sign of anyone taking up the monumental task of restoration of these buildings.

8. There is only one way to improve the currently derelict buildings and secure some sort of future for the site.

One response with various positive and negative comments

1. The building is in desperate state of decay and requires urgent and expensive remedial work
2. The Site must be developed in a serious manner to prevent vandalism which are already occurring
3. The number of dwellings seems excessive with regards to the volume of traffic it will generate
4. Both existing accesses to the site are unsuitable
5. Traffic is already at dangerous levels, with the possibility of an additional 60 vehicles maybe an additional roundabout would assist
6. Police and LA records indicate that there have been deaths and serious injuries on this stretch of road in recent years.
7. The re-location of the equestrian Centre would seem to be a good idea, but new access is not acceptable in its present form
8. I am in full agreement that the site must be re-developed if only to protect the village
9. I am the secretary of Wirra Archaeology and we approve of this development in principle, but have concerns about an adjacent area of land which we consider to be of extreme archaeological importance, which we understand might be annexed to this development
10. On balance a commercial scheme would have been a better solution but market forces have to prevail, would be ideal for a visitors centre
11. An abridged scheme may be the answer

Storeton Residents association – Objection

- Support attempts to restore Grade II Listed Hall, but not the development of 27 suburban style cul-de-sac dwellings or the conversion of the building into private sale residential.
- Conflicts with Green Belt Policy
- No affordable housing to reflect rural needs
- Accept that the viability Assessment does not form part of public ally accessible submissions, but fail to see how the conversion of the buildings for private sale can legitimise the new residential development
- Concerns regarding the impact of the development on the country roads
- The proposed street lighting serves to pollute it context
- No communication has been had with the developer and the association

The Bromborough Society – objects to the proposal based on the potential to marginalise and detract from the character and setting of Storeton Hall and its ancillary structures. The current scheme

is overcrowded and out of character.

Councillor Muspratt objects to the proposal on the basis that it is inappropriate development in the Green Belt, will change the character of the area, does not allow public access to the historic building once restored, highway implications

Councillor Jerry Williams objects to the proposal on the basis that the development is excessive in the Green Belt, urbanise and overwhelm this tiny hamlet, no affordable housing, leaves the barn door open for further invasion of Wirral's diminishing green belt, highway implications, the restoration of the hall is welcomed but not in these circumstances, hall will be done in a brutish manner, there is no interpretation facility.

Conservation Areas Wirral – Objects to the proposal on the following grounds:-

1. Development does not enhance the setting of the heritage assets
2. Applicants have not demonstrated very special circumstances
3. Not a sustainable form of development
4. Do not preserve or enhance the designated and un-designated heritage assets
5. Significant impact on the Green Belt
6. No access to financial appraisal

Birkenhead History Society – Objects to the proposal

1. Distracts from the setting of the hall
2. Obscures vistas
3. Destroys archaeological evidence in the buildings, which have not yet benefited from an archaeological dig
4. Increase in Traffic will have an impact on recreational use of the area walkers, cyclists, runners and riders
5. Poor site drainage
6. Affects the calm and charm of Storeton Village

Allison McGovern MP – supports Councillor Jerry Williams's objections

Historic England – support the proposal on heritage grounds-, the proposed development would be beneficial for the conservation of Storeton Hall, bringing the historic structures into good order and giving them a viable use. The development proposals have been informed by detailed assessments of the buildings and archaeology of the site, and although there would be some impact on the historic fabric this would be limited. The remainder of their comments are considered within the report

MEAS – No objections subject to the attached conditions.

Wirral Wildlife – No objections subject to a European protected species mitigation licence being applied for following planning permission.

Wirral Archaeology - support the development in principle, but object to the proposed density of the

scheme and if approval is given density should be reduced.

Mountwood Society – objection on the grounds that infringement of the Green Belt, change in character of the area, contrary to UDP Policy.

Environmental Health No objection subject to the attached conditions

Engineers – no objection subject to the attached conditions

United Utilities – No objection subject to the attached conditions

Natural England - No objections

DIRECTORS COMMENTS:

This application was deferred from the planning committee in October to allow members to visit the site.

INTRODUCTION

This application is for the refurbishment and sub -division of Storeton Hall and Storeton Hall Barn for 4 no Residential Units, demolition of non-listed buildings, associated new residential development , new equestrian buildings, car parking and Landscaping works, access as existing from Lever Causeway and Red Hill Road and improvements to the existing equestrian access from Rest Hill Road.

The submitted scheme includes the refurbishment and sub division of the heritage assets into 4 separate residential units. These buildings are referred to as the solar wing, the farm building which is attached at right angles and incorporating the wall of the medieval hall and Storeton Hall Barn.

The new build residential development comprises of 27 detached and semi-detached two and three storey houses and a terrace of two storey cottages. The internal roads and driveways are to be accessed as existing from Lever Causeway and Red Hill Road.

The existing equestrian centre and livery stables are to be re-located to the eastern part of the application site. The scheme includes a new barn, stables and associated facilities. The existing access at Rest Hill Road is to be realigned at the junction, regraded and surfaced.

PRINCIPLE OF DEVELOPMENT

The conversion of Storeton Hall and limited development within the infill part of Storeton Village and equestrian facilities are acceptable in principle subject to UDP Policies GB3, GB6 and AG8. 22 of the proposed houses in this proposal would constitute inappropriate development within the Green Belt. Both the Wirral UDP Policy GB2: Guidelines for Development in the Green Belt and the National Planning Policy Framework (NPPF) indicate that such development should not be approved except in very special circumstances, and the potential harm to the Green Belt is clearly outweighed by other considerations.

The Local Planning Authority is required have special regard to the desirability of preserving the Grade II* listed building or its setting or any features of special architectural or historic interest under s66 of the Planning (Listed Building and Conservation Areas) Act 1990.

The application is a departure from the Unitary Development Plan and must be referred to the Secretary of State if the Local Planning Authority does not propose to refuse planning permission.

SITE AND SURROUNDINGS

The application site comprises of a collection of buildings, residential unit, equestrian facilities and paddocks with access to the site is provided from Red Hill Road, Lever Causeway and Rest Hill Road. Land levels at Rest Hill Road drop from the equestrian centre down to a small valley and then rises up to Storeton Hill towards Mount Road To the east.

The site is located within a rural context, with Storeton a defined village as per Policy GB7 and the site

is partly within this boundary.

Surrounding buildings include agricultural buildings, agricultural fields and residential property. Storeton Village is largely made up of sandstone houses and farm buildings with the occasional brick building.

The site is currently occupied as an equestrian centre, the applicant advises that there are approximately 85 horses in residence. Many of the buildings within the site are in a poor state of repair. Storeton Hall was constructed circa 1370 and designated a Scheduled Monument and Grade II* in 1962 and is on Historic England's "Heritage at Risk" register.

The site is within the Green Belt with part of the site designated as an Infill Village within Wirrals Unitary development plan.

POLICY CONTEXT

Wirral Unitary Development Plan

Policy URN1 makes it clear the Local Planning Authority will be concerned to ensure that full and effective use is made of land within the urban areas and that various types of land including sites within the Green Belt will be protected from inappropriate development.

Policy GB2 creates a general presumption against inappropriate development in the Green Belt and makes it clear that such development will not be approved except in very special circumstances.

Policy GB3 permits the re-use of buildings in the Green Belt, subject to the proposal having no greater impact on the openness, the buildings are of permanent and substantial construction and capable of conversion.

Proposal GB7 identifies Storeton Village as a village where limited infill development in small gaps may be considered within a defined area on the UDP Proposals Map under the terms of UDP Policy GB6.

Policy AG8 – Proposals for new Livery Stables will be determined in terms of their impact upon the character and appearance of the area.

Policy LAN1 does not permit proposals where the visual impact on the character, appearance and landscape setting of the area would be inappropriate.

Policies GR5 and GR7 set out the requirements for landscaping and the protection of trees.

Policies WAT1, WA2, WA3, WA4, and WA5 only permit development that would not increase the risk of flooding, where drainage and surface water runoff can be controlled with regard to the need for the protection of water resources including groundwater. In addition, Waste Local Plan Policies WM8 and WM9 set out the requirements for waste management, recycling and efficient use of resources.

Policies NCO1 and NC7 only permit proposals that would not adversely affect protected wildlife and habitats.

Policies TRT3, TR11 and TR13 make it clear that regard will be given to minimising vehicular and pedestrian conflict, securing access for disabled people, minimising the need to travel, parking and servicing arrangements and ensuring there is no negative impact on routes used by cyclists when assessing the impacts of the proposed development

Policy CH1 states that development affecting a Listed Building or structure will only be permitted where the proposals are of a nature and scale appropriate to retaining the character and design of the building and its setting and that adequate provision is made for the preservation of the special architectural or historic features of the building or structure.

Policy CH24 Development proposals liable to destroy, damage or otherwise disturb features of archaeological interest in these areas or which would have a detrimental impact on their setting will be

refused. Written consent from the Secretary of State would also be required for the alterations to the Monument.

Policy CH25 advises that in assessing development proposals liable to affect areas known or suspected to contain important un-scheduled archaeological remains, consideration will be given to the archaeological interest of the site in terms of the rarity, condition and estimated age of the remains.

Emerging Core Strategy

Policy CS3 in the Core Strategy Local Plan Proposed Submission Draft (December 2012) would continue to reflect the national requirement for the Green Belt and Policy CS11 would set an overall strategy to preserve and enhance the openness of the Rural Area in which the strategy would be to preserve and enhance the openness and a rural character of the smaller settlements at Brimstage, Raby and Storeton

National Planning Policy Framework (NPPF).

NPPF sets a presumption in favour of sustainable development unless specific policies indicate that development should be restricted.

NPPF (paragraph 79) attaches great importance to the Green Belt. The fundamental aim is to prevent urban sprawl by keeping land permanently open. The five stated purposes of the Green Belt are to:

- prevent unrestricted sprawl;
- prevent the merging of neighbouring towns;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration

NPPF paragraph 87 indicates that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 goes on to state that Local Planning Authorities 'should ensure substantial weight is given to any harm to the Green Belt' and states that 'very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'. Paragraph 89 makes it clear that the construction of new buildings in the Green Belt should be regarded as inappropriate development, besides limited exceptions. The exceptions include limited infilling in villages under policies in the Local Plan and redevelopment of previously development sites which would not have a greater impact on the openness and purpose of the green belt.

Local planning authorities are advised to avoid new isolated homes in the countryside unless there are special circumstances such as:

- where the development would secure the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of the heritage asset; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting (NPPF paragraph 55 refers).

NPPF paragraph 140 also makes it clear that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

The English Heritage document Enabling Development and the Conservation of Significant Places, offers specific guidance on the assessment of enabling development proposals. In particular, it contains various criteria against which to assess such proposals. These are:

- (a) It will not materially harm the heritage values of the place or its setting;
- (b) It avoids detrimental fragmentation of management of the place;
- (c) It will secure the long-term future of the place and its continued use for a sympathetic purpose;
- (d) It is necessary to resolve the problems arising from the inherent needs of the place rather than the

circumstances of the present owner or the purchase price paid;

(e) Sufficient subsidy is not available from any other source;

(f) It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place and that its form minimizes harm to other public interests; and

(g) The public benefit of securing the future of the significant place through the enabling development decisively outweighs the disbenefits of breaching other public policies.

If it is decided that a scheme of enabling development meets all these criteria, English Heritage believes that planning permission should only be granted if:

(a) The impact of the development is precisely defined at the outset;

(b) The achievement of the heritage objective is securely and enforceably linked to it;

(c) The place concerned is repaired to an agreed standard, or the funds to do so are made available, as early as possible in the course of the enabling development, ideally at the outset and certainly before completion or occupation; and

(d) The planning authority closely monitors implementation, if necessary acting promptly to ensure that obligations are fulfilled.

In addition this, the Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning. Planning policies and decisions must aim to ensure developments; function well and add to the overall quality of an area over the lifetime of the development, establish a strong sense of place, create and sustain an appropriate mix of uses, respond to local character and history, create safe and accessible environments and be visually attractive (NPPF Part 7 refers).

Planning Considerations and assessment

In assessing this application, the main issues are whether the disbenefits of the proposed enabling development outweigh the benefits, having particular regards to:

- The acceptability of the proposals relating to the hall
- Provision of new equestrian facilities
- Impact of the proposal on the site of Archaeological importance.
- The effect on the setting of the Listed Building and scheduled ancient monument
- Principle of the proposed works to Listed Building and scheduled ancient monument
- Principle of the proposed development on the Green Belt
- The effect on the character and appearance of the surrounding Green Belt
- Whether the amount and type of the proposed enabling development is justified having regard to the needs of Storeton Hall- Viability process

The proposed works to the Storeton Hall

Storeton Hall contains 14th Century standing buildings and other remains and is both listed Grade II* (National Heritage List for England ref. 1075385) and Scheduled (NHLE ref. 1004918). The proposals would directly affect these designations including the physical fabric of the buildings and remains, and also their setting.

The solar wing of the hall-house, the link building and the outer wall of the Great Hall survive, having been incorporated into farm buildings in the 17th Century. The surviving medieval structures, incorporating high-quality masonry, are of the highest significance as the remains of a high status dwelling of the late medieval period. The significance of the historic complex is reflected in its scheduling as an ancient monument under the provisions of the Ancient Monuments and Archaeological Areas Act 1979 (as amended), and by its listing in Grade II*

Storeton Hall is a scheduled Ancient Monument and only one of nine within Wirral. A key objective in the NPPF is to conserve England's Heritage assets in a manner appropriate to their significance. The NPPF supports a proportional approach so that the more significant the heritage asset the greater the weight should be given to its conservation. Storeton Hall dates back to 1370 and was designated as a Scheduled Monument and Grade II* listed building in 1962. The applicant has advised that the owner has undertaken emergency repair works to maintain the remaining wall of the former medieval hall. The historic buildings are in urgent need of more major works to ensure the buildings will be here for the future. The Hall is on Historic England's Heritage at Risk register. Four separate units are proposed to be created within the existing buildings. These can be summarised as:-

Building 1 - The solar wing - 1 unit

Building 3/4 the farm buildings attached at right angles incorporating the wall of the medieval Hall - 1 unit

Building 6 Storeton Hall Barn (brick barn - non-designated heritage asset) - 2 units

The proposals include the repair of the exterior fabric of the medieval and post medieval buildings, including conservation repairs to stone work, selective re-pointing, re-roofing, the replacement of modern windows with new fenestration and the re-opening of some blocked openings which was agreed with Historic England. Tracery in the hall windows will be repaired and missing elements inserted.

The applicants have advised that the alteration works to the principal buildings (1 and 3/4) have been devised to minimise loss of the historic fabric. Where later fabric is to be removed this is to expose significant features that were covered during post-medieval alterations to the buildings. The approach to the 2-storey 17th century building 3 is to create a double-height volume for part of the space, to enable the former hall windows to be viewed.

The proposed changes are largely internal and include new linings and partitions that are reversible to enable a residential use. In some instances, floor levels will have to be adjusted to provide adequate headroom below tie beams.

Historic England has advised that Storeton Hall is the surviving part of a high status medieval hall-house, which was incorporated into farm buildings in the 17th Century. Its significance as the remains of a high-status medieval dwelling, with few parallels in the region, are reflected in its scheduling as an ancient monument, and its listing in Grade II*. The historic structures are currently disused, and in poor structural condition, and have been included in Historic England's Heritage at Risk Register for some years. The proposed development would be for the beneficial for the conservation of Storeton Hall, bringing the historic structures into good order and giving them a viable use. The development proposals have been informed by detailed assessments of the buildings and archaeology of the site, and although there would be impact on the historic fabric, this would be the minimum intervention required to bring the building back into beneficial use. Once the building has been restored and maintained as proposed, it is likely to be removed from Historic England's At Risk Register.

Furthermore, the Authority is advised by Historic England that the proposed development would be beneficial for the conservation of the scheduled and listed structures at Storeton hall, bringing them into good order and providing them with a viable use. The restoration and re-use of the historic features such as windows would assist in the understanding of the historic appearance and function of the buildings. Whilst there would be some impacts on the historic fabric, both from the conversion of the Hall to two dwellings and from the intervention of modern services, these would be relatively limited.

The conversion to housing is one part of the wider application for this site. Several supporting documents have been submitted with the application which provides historical and architectural background to the Hall. An assessment of the condition of the hall has also been undertaken and submitted with the application. The assessment details the condition of each element of the hall and buildings and notes the problem areas and elements in need of repair.

Historic England have confirmed that the repair and conversion of the historic buildings is in line with

Government policy on the conservation of historic assets contained in section 12 of the National Planning Policy Framework Historic England advise that a case for enabling development must be supported by acceptable works to the Listed Building. In this instance the works are considered to be acceptable and compliant and Paragraphs 128 and 131 of the NPPF.

It is fully acknowledged by Historic England that Storeton Hall and associated buildings on the site are in great need of repair. As such it is considered entirely relevant and reasonable to consider this proposal against the enabling guidance whereby the proposed 27 new dwellings on the site would fund the restoration of the Storeton Hall. In reaching this conclusion, it is acknowledged by the Council that the restoration of the listed building and schedule ancient monument could not reasonably be achieved in any other way.

The application is supported with an historical significance assessment, a heritage impact assessment, a descriptive conservation report and a repairs schedule, along with the archaeological reports, which are all considered being necessary to safeguard the long-term future of the historic asset

The negotiated scheme secures the removal of the following buildings:

7: Eastern Barn

8: Stables

9: Twentieth century brick extension

9 -18: A group of late twentieth century or recent buildings, which have no architectural quality and are constructed of modern materials.

Moreover, the scheme re-establishes an appropriate historic context for the principal listed buildings on the site, a crucial element of which is that the solar wing and outshot (1), the link block (2), the hall element (3), north west farm building (3), south east farm building (4), south west end of solar wing and Storeton Hall barn (6). Although a sub-division of the Hall into several units may allow for a reduction in the numbers of new dwellings to finance the restoration works, the retention of the Hall as a single dwelling or the hall with the barns have both been considered by both the Council's Conservation Officer and Historic England, to be a fundamental requirement, that if not respected, would undermine the underlying objective of securing good conservation works.

The application seeks approval for removal of the modern interventions within the Hall, and reinstatement of appropriate detailing, together with repairs and minor alterations to the former barn. Buildings 2 and 5 which are formerly attached to the solar wing are to be part of converted units; the scheme has been devised to ensure that as much as possible the significance of building is enhanced or reinstated with minimal alterations and minor additions which are generally considered to enhance the appearance of the heritage assets.

Storeton Hall and the associated historic structures are currently disused and in poor structural condition. Roofs and floors have distorted as the result of rot and insect damage to structural timbers, whilst the external walls are suffering from bulging, separation in places between inner and out leaves, and a general loss of pointing. Changes over the years of agricultural use have seen historic windows and other openings blocked, to be replaced by modern windows, many in positions bearing little relation to the historic layout of the complex. The deteriorating condition of the Hall is reflected in its longstanding inclusion in Historic England's at Risk Register.

The repair and conversion of the historic buildings is in line with Government policy on the conservation of historic assets contained in section 12 of the NPPF and local policy CH1, CH24 and CH25.

The location is both scheduled and listed. Under section 61 of the Planning (Listed Buildings and Conservation Areas) Act 1990 proposed works are subject to a requirement for Scheduled Monument Consent (SMC) in addition to any planning permission that may be needed. However, separate Listed Building Consent is not needed in these circumstances. SMC is administered by Historic England and determined by the Secretary of State for Culture, Media and Sport. Consent has now been given for these works. Therefore the future of the Hall is secured by these proposals in an acceptable way that does not harm the significance of the asset. If planning permission is not granted for the enabling works the repair and conversion of the Hall would not take place, as there would insufficient funding to

do so. The general principle to be followed to establish the need for and the scale of any enabling development is that if the cost to restore the Heritage Asset (the hall and barn) is greater than its Market Value on completion then there is a Conservation deficit which needs to be addressed by the enabling development. Enabling Development is a development proposal that would not normally be permitted under planning policies but would release only enough additional value in order to overcome the Conservation deficit. In this case the proposed new residential development would not produce sufficient value to meet the conservation deficit. For this reason the proposal also includes the conversion of the barn. Together these developments would address the conservation deficit.

Historic England's guidance requires any form of enabling development to be "the minimum in order to secure the long term future of the heritage assets." The important point arising from this is that any decision will be a matter of judgement for the decision taker weighing up all the relevant factors. What is important is that the development and the agreements attached to it secure the future of the heritage asset.

There have been detailed discussions with Historic England on the nature of both internal and external alterations to the listed building resulting in a number of changes to the proposals for the listed building since the applications were submitted. The proposed layout of enabling development around the Storeton Hall helps to maintain the openness of the immediate surroundings and maintains existing views of Storeton Hall. New views of the Storeton Hall from the north would be created with the removal of the stables (building 8) and the south where modern structures (buildings 11 and 12) are removed and will only be partially interrupted by the new development.

The effect on the setting of the Listed Building and Scheduled Ancient Monument (SAM)

Historic England note that the current setting of the Hall is currently formed by modern agricultural and equestrian buildings, many of which are constructed in unsympathetic materials, and are considerable size, no longer in use, and in a deteriorated condition. The yard areas are paved in concrete and other hard modern material which also detracts from the setting of the historic complex. They state that the construction of 27 new-build residential units to the east and south of Storeton Hall Complex would clearly alter the setting of the historic buildings. However, in their opinion, given the current very poor setting of derelict agricultural buildings and hard yard areas, consider that the introduction of residential development, built of sympathetic materials and incorporating soft landscaping would improve the setting of the Hall. Keeping the area to the immediate south and west of the Hall as a walled garden will serve to separate it to a certain degree from the associated residential development. Overall it is considered that the impact of the proposed new build would not be harmful.

The Councils Conservation officer concurs with this view and advises that the scale and nature of the enabling development is considered appropriate for the SAM and listed buildings. The works that need to be done to the SAM to a condition that will secure its future have been assessed by surveyors and agreed on behalf of the Council by independent advisors and approved by Historic England's financial team. Therefore, the scale of the development can be considered the minimum necessary to secure the future of the asset based upon current market conditions and house values. Following lengthy negotiations Historic England has agreed that the SAM would not be harmed by the development subject to appropriate conditions on a planning permission. Of particular importance is retaining as much of the internal layout as possible. The retention of internal features has been agreed in principle with the developer, the details of which would be secured by condition and through the Scheduled Ancient Monument Consent process.

The design, layout and scale of the new development have been informed by the character of the immediate area and are considered to be of architectural merit in the context of the listed building. Therefore, the impact on the character of those areas would be limited. The scale of the development is necessary to provide sufficient value to meet the conservation deficit. However, in order to preserve the setting of the SAM, the open areas have been retained around it that might otherwise have been available for the enabling development. It has been necessary to balance these factors and it is considered that the layout achieves an acceptable compromise.

The proposed changes are largely internal and include new linings and partitions that are reversible to enable a residential use. In some instances, floor levels will have to be adjusted to provide adequate headroom below tie beams.

The NPPF para 132 states: "Significance can be harmed or lost through alteration or destruction of the

heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification." The proposals would result in the comprehensive repair and restoration of the heritage assets, which is urgently required, and will have an on-going use which will ensure the assets are used, enjoyed and maintained. Overall Historic England has balanced the degree of harm against the benefits arising and believes the case has been made that the level of new build is justified under the NPPF. The proposed dwellings are considered respectful to the setting of Storeton Hall, as is its conversion. Together with the new landscaping scheme, the traditional rural style boundary treatment and the reduced lighting scheme. The level of harm when weighed against the gain of securing the Grade II* Hall is considered appropriately proportional. The scale of any harm or loss to the designated and non-designated features both within the immediate area and the Hall and its associated features can be viewed as less than substantial. The public benefit which will be gained through the conservation and repair to the Hall is considered to outweigh any minimal/perceived harm to its setting or that of Storeton Hall.

Historic England has advised that Storeton Hall is the surviving part of a high status medieval hall-house, which was incorporated into farm buildings in the 17th Century. Its significance as the remains of a high-status medieval dwelling, with few parallels in the region, are reflected in its scheduling as an ancient monument, and its listing in Grade II*. The historic structures are currently disused, and in poor structural condition, and have been included in Historic England's Heritage at Risk Register for some years. The proposed development would be for the beneficial for the conservation of Storeton Hall, bringing the historic structures into good order and giving them a viable use. The development proposals have been informed by detailed assessments of the buildings and archaeology of the site, and although there would be impact on the historic fabric, this would be the minimum intervention required to bring the building back into beneficial use. Once the building has been restored and maintained as proposed, it is likely to be removed from Historic England's At Risk Register.

Impact of the proposal on the site of Archaeological importance.

Merseyside Environmental Advisory Services have assessed the submitted documents on behalf of the Local Planning Authority and have advised that:-

Storeton Hall is a designated heritage asset, both a Scheduled Monument & Grade II* Listed Building, recorded on the MHER (DME 15 & DME 2381 & MME 1497 respectively). Buildings 4 (South East Farm Building) & 6 (Storeton Hall Barn) are both recorded on the MHER as non-designated heritage assets (MME 15866 & MME 1503 respectively). Building 4 dates to the Mid-19th century whilst building 6 dates to the early 18th century and was previously listed Grade III.

Below-ground archaeology

Oxford Archaeology North's evaluation of the site encountered undated features in the form of walls and a ditch, whilst the test pits excavated next to the Hall did show a potential for deposits of a medieval date to be encountered. Small amounts of undated pottery were also recorded in a number of the geo-technical excavations across the site. A condition will be applied to ensure that No development shall take place until the applicant has submitted a written scheme of investigation for archaeological work for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

Standing buildings

The archaeological watching brief on the opening-up works revealed that "both Great Hall windows contained previously unknown carved stone tracery consistent with a fourteenth century date. The information recorded has allowed a tentative reconstruction of the original form of the windows and detail regarding the character of their blocking. Tracery did not survive in the Solar window, although evidence may survive to produce a partial reconstruction of the windows original form."

As the proposed works within the scheduled area will require scheduled monument consent from Historic England, and that without the necessary consent it will not be possible to implement any planning permission that is granted. The Local Authority has now been provided with a copy of a scheduled monument consent issued by Historic England authorising the specified development to go ahead.

Should members be minded to approve the application it is suggested that in line with the

recommendation for further works mentioned in both the Summary and in section 4.3 of Oxford Archaeology North's Evaluation, Test Pitting & Watching Brief report, namely "a watching brief during concrete and/or surface covering removal as well as any ground works within the scheduled area" to be carried out. It is considered that such works can be secured by the condition attached to this report.

Green belt implications and Very Special Circumstances

The proposed new build comprises of the construction of 27 detached and semi-detached 2 and 3 storey dwellings and a terrace of 2 storey houses. The internal roads and driveways are to be accessed from Lever Causeway and Red Hill Road.

It is proposed to rationalise and re-locate the existing equestrian centre and livery stables to the east of the site with access from Rest Hill Road which is to be realigned.

The planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Section 66 of the Planning (Listed Building and Conservation Areas) requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission for development which affects a listed building or its setting.

Unitary Development Plan Proposal GB7 identifies villages within the Borough within which new infill development will be subject to Policy GB6. Part of the application site is within the Storeton Village where the converted buildings and five of the proposed new dwellings would be located. The new houses, together with the proposed landscaping are designed to replicate a traditional farm house style. The design and form of the proposed development is discussed in detail below. However it is considered that the proposed residential development due to its layout, scale design and use of materials will not have a detrimental impact on the character of the village.

The remainder of the site is located within the Green Belt. As such the development for the proposed dwellings would not fall into any of the categories of appropriate development listed in UDP Policy GB2 and the National Planning Policy Framework. As such, the proposed housing would constitute inappropriate development. Inappropriate development is by definition harmful to the Green Belt and could not be supported by the Local Planning Authority unless there are very special circumstances which both justify the development and outweigh the harm to the Green Belt by reason of its inappropriateness and any other harm.

It is acknowledged that new housing development in the Green Belt is considered to be inappropriate development, which is by definition, harmful to the Green Belt. However, the potential harm would be outweighed by other material considerations.

It is also noted that NPPF advises that new buildings may be acceptable on previously developed land. Para 89 States that :- limited infilling or the partial or complete redevelopment of previously developed sites(brownfield Land), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The proposal includes the demolition of a large number of modern buildings of little or no heritage value.

The applicant's very special circumstances are the significant improvements that will accrue to the Scheduled ancient monument. Parts 12 of the NPPF states that Local Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. (Para 132). Specifically in relation to enabling development, local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. (Para 140)

Enabling Development and the Conservation of Significant Places, sets out the guidance for the consideration of Enabling Development proposals. It states that Enabling Development that would secure the future of a significant place, but contravene other planning policy objectives, should not be

acceptable unless certain criteria are met. Key amongst these are that:

- it will secure the long-term future of the place and, where applicable, its continued use for sympathetic purpose;
- that sufficient subsidy is not available from any other source; and
- that it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place and that its form minimises harm to other public interests.

In order to justify the principle of the proposed enabling development the applicant has submitted a justification statement and financial details of the costs entailed in the works proposed to the listed building and the value achievable from the housing development and the restored listed building. The financial information has not been made public as with all such submissions to the council as it is commercially sensitive; however it has been assessed by independent consultants on behalf of the council and the estates team at Historic England to establish whether there is a conservation deficit and whether the proposed enabling development is the minimum necessary.

The NPPF (para 89) states that one of the potentially appropriate forms of development in the Green Belt includes the partial redevelopment of previously developed sites, whether redundant or in continuing use, which would have a greater impact on the openness of the Greenbelt and the purpose of including land within it than the existing development.

The proposal will result in the removal of larger, bulkier buildings and swathes of hardstanding and its replacement with dwellings and gardens and landscaped areas is considered to have a much reduced impact on the openness of the Green Belt.

The proposal does represent inappropriate development in the Green Belt, however, in addition to the very special circumstances in relation to the requirement for enabling development to facilitate the repair and conversion of the scheduled ancient monument and listed building, substantial weight should be given to the advice within the NPPF

The proposed residential development is less bulky and less obtrusive than the existing buildings to be removed and will result in far more landscaping within the site and significant weight must be given to this.

The proposed buildings will be less intrusive when viewed from surrounding areas, including public footpaths and bridle ways and therefore, less impact on the on the character of the wider area.

Overall, it is considered that potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by the circumstances outlined above. As such, very special circumstances do exist and the proposal is considered to be acceptable in this regards.

Assessment of enabling development

In general, enabling development is a planning tool used to secure the implementation of a proposal for the long term future and conservation of existing establishments. The essence of enabling development is that a scheme that would otherwise be unacceptable in planning terms is necessary to generate funds needed to secure the future of an existing establishment, subject to those needs being fully demonstrated. The principle of developing land for residential use to secure the future of a scheduled ancient monument and Listed Building is supported, subject to those needs being demonstrated.

English Heritage have stated, It will be for the Authority to determine whether the proposed development meets the criteria set out in *Enabling Development and the Conservation of Significant Places*, and if so, whether the public benefit of securing the future of Storeton Hall outweighs the disbenefits of breaching other planning policies. However, the Enabling Development appraisals has been reviewed by Historic Englands Development Economics team, and have stated that they consider that the amount of enabling development does appear to be the minimum necessary to bring this longstanding building at risk back into long term-term beneficial use.

Enabling Development and the Conservation of Significant Places, sets out the guidance for the

consideration of Enabling Development proposals. It states that Enabling Development that would secure the future of a significant place, but contravene other planning policy objectives, should not be acceptable unless certain criteria are met. Key amongst these are that:

it will secure the long-term future of the place and, where applicable, its continued use for sympathetic purpose;

- that sufficient subsidy is not available from any other source; and
- that it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place and that its form minimises harm to other public interests.

In order to justify the principle of the proposed enabling development the applicant has submitted a justification statement and financial details of the costs entailed in the works proposed to the listed building and the value achievable from the housing development and the restored listed building. The financial information has not been made public as with all such submissions to the council as it is commercially sensitive, however it has been assessed by independent consultants on behalf of the council and the estates team at Historic England to establish whether there is a conservation deficit and whether the proposed enabling development is the minimum necessary.

They have also advised that there have been previous attempts to find viable uses for the buildings in order to safeguard their long-term future and these have been unsuccessful. Furthermore, the applicants have worked closely with Historic England to design a scheme that will provide a viable long term future for the heritage assets, together the reorganisation and modernisation of the equestrian facilities. The assessor concluded that these documents stated and provided detailed information and data to support the developers assertions that the project as proposed allowed for the minimum amount of enabling works / new units to fund the restoration and conversion works to the ancient monument and the re-siting of the Livery business and also that this project would not be viable if any affordable units were provided due to the resultant Conservation Deficit as per the cost data provided.

The applicants advise within the submitted statements that previous attempts to find viable uses for the buildings in order to safeguard their long term future, have been unsuccessful. The applicants have worked closely with Historic England to design a scheme that will provide a viable long term future for the heritage assets, together with the reorganisation and modernisation of the equestrian accommodation and facilities funded by the new build housing scheme. In order to facilitate the new - build development, alterations are required to the equestrian block

The applicants further stress that the proposed development will be made more sustainable by the safeguarding and consolidating the established equestrian business on the site, retaining existing stable blocks and re-arranging ancillary uses . The development cost for the replacement equine facility was agreed with the owner as a construction cost, rather than the market value of the business as a going concern which would carry a higher value.

Marketing the site

The applicant has submitted a letter from Clive Watkin who has been advising the applicant since around 2008 on options for conversion/development of Storeton Hall to ensure it has a long term viable use. Over the years, and prior to the agents involvement in the site, Clive Watkins explored with the various different options for commercial occupiers, but given the nature of the building requiring significant investment to bring it up to modern standards, and being significantly restricted in the scope for upgrading and conversion given its protected status, they were unable to identify any viable future user.

A key issue has always been the location of the building within the centre of an equestrian yard, and that the majority of potential users would require a more comprehensive redevelopment of the site to be carried out in order for the accommodation to suit the running of a business. The whole site including the building have a permitted use associated with the operation of an equestrian centre and in reality, given the surrounding environment, this or any other similar agricultural use would be the only likely future use for the building without such a comprehensive redevelopment.

Public Benefits

In terms of public benefits, it is considered that by bringing this partly derelict and deteriorating site and important historic buildings back into viable use is of significance in the decision making process. Historic England are fully supportive of the works and its conversion back into residential use. The

proposed end use is a private one and this point that has been raised by some objections to the proposal. However, it is currently within private use. Indeed it was first built as a private residence. The applicant has advised that he has looked into many options for the site including uses that you could argue are more "public" but nothing viable has ever progressed. The proposals allows for this Scheduled Ancient Monument and Grade II* listed building to be retained and its future secured. This is of significant public benefit to the people of Storeton and the Borough of Wirral:

NPPF para 126 advises that local authorities "should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance." NPPF and Historic England guidance require local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The application site contains a Scheduled Ancient Monument/ Grade II* Listed Building that has been of grave concern to Historic England, and has been on their 'Heritage at Risk' register, for many years. The Council has advised that "the refurbishment of the existing derelict, listed brick buildings are to be supported, providing that the character and integrity of the listed buildings remain intact and preserved or/and repaired".

Previous attempts to find viable uses for these highly significant historic buildings, in order to safeguard their long-term future, have been unsuccessful. The applicants have worked closely with Historic England to design a scheme that will provide a viable long term future for the heritage assets, funded by the new-build development of family houses. The scale of additional development to be considered as enabling development has been agreed (by Wirral Council's assessors) to be the minimum necessary to secure the viable long term future of the heritage buildings. Detailed historical appraisals and archaeological investigations have taken place to ensure that all the valued heritage features that remain will be conserved and re-used without further damage. Therefore, the applicants consider that the very limited harm that could be caused to the heritage assets during the construction process will be clearly outweighed by the significant benefits of bringing this partly derelict and deteriorating site and important historic buildings back into viable use.

In terms of the concerns that there will be no public access to the hall following the renovation, the applicants are proposing to install an interpretation board within the development .It is suggest that this is sited within the landscaped area to the south-east of the Hall and would provide history of the Hall along with historic plans and details of how people could access further information This interpretation board would remain at the site in perpetuity.

Subsidy from other sources

Enabling development should always be seen as a subsidy of last resort. The enabling development guidance requires that an investigation should be carried out of the potential for grants which could be considered in combination with enabling development.

The applicants advisors have advised that they have made a search of possible grant fund availability and advise that there is currently no readily available funding to restore the Hall. In addition, " Peter Bowling (who has owned the property for 30+ years) has had variously conversations with the then English Heritage over the years to identify whether any subsidies would be available to bring the building into long term use. Clearly any such funding would need to go towards not only any initial conversion/restoration costs, but also the long term management of the building going forward.

Many sources were explored, including the Heritage Lottery Fund, however given the significant level of investment required; any such grants that could be applied for would need to be coupled with other third party funds. Any traditional lending sought in this instance would require a minimal level of return on the investment into order to make it commercially viable, which clearly wouldn't be possible without significant enabling development given the level of conservation deficit.

In 2008, funding was secured for a programme of dendrochronological testing as part of an English Heritage study, however unfortunately no further funding streams could be identified for any further more comprehensive works.

APPEARANCE AND AMENITY ISSUES

The site is set within a small village, containing predominately farm buildings and a small number of dwellings.

A number of modern agricultural buildings which are in a poor state of repair are to be demolished and the proposed new housing scheme developed on the site.

The application has been submitted in full in order to assess the impact of the development on both the heritage assets and this rural, Green Belt Location.

The application proposes 27 new dwellings which comprises of a mix of detached, semi-detached and terraced properties, with associated access, car parking and landscaping. In terms of design, the scheme proposes a selection of traditional and contemporary take on a rural theme. The architects have advised that during their research into the area highlighted several features that were common around Storeton and have been included in the finished design. These include a traditional barn form, oversized chimneys, large blocks of materials and double height windows. The houses positioned to the south-east of Storeton Hall are informally grouped around a road junction in the form of a village green. At the entrance to the farm yard, the new houses are arranged in pairs or a group of three to reflect the village pattern, with the detached houses further to the east beyond the historic buildings.

The new housing to the south and south west of the historic buildings is designed to reflect traditional forms and fit in with the village pattern. The architects have advised that the submitted layout was informed by the existing urban grain of Storeton and its surroundings. The existing buildings tend to follow a road or lane or are clustered around a courtyard/hard standing area. The clustered layout is reflective of a traditional farm group, where several buildings are accessed off a shared yard area.

The architects have advised that the proposed layout is informal in its approach and the amended layout has led the development of building clusters within the site. The orientations of the dwellings give the feel of as village, with irregular gaps between buildings to reflect the existing character of Storeton. The applicants have used a more traditional style of architecture adjacent to the heritage assets in the form of terraces with stone detailing and dormer windows. The positioning of these on site creates an open courtyard areas and landscaped areas around the heritage assets. Further into the site a mix of contemporary and traditional architecture is proposed. The proposed houses are bespoke and have all been specifically designed for the site.

The historic landscape setting of Storeton Hall has been eroded due to the use of the site for Agricultural purposes during the twentieth century. The majority of the site contains hard concreted surfaces which appear alien and unsympathetic to the character of the buildings. The proposed landscape approach is for larger plots screened by structural planting to rear boundaries with hedgerows to the side and front boundaries.

The submitted landscape proposals include a mix of native and ornamental species to provide variety and all round cover. The front boundaries will be defined by a combination of ornamental hedge and shrub planting. The side and rear gardens will contain a mix of brick walls, timber post and rail fences and hedge planting.

In order to separate the proposed dwellings from the equestrian activities, a 7ft high wall is proposed, which is to be faced on the residential side by brick with a planted landscaped buffer.

There have been concerns raised that the proposed dwellings are an urbanising feature in this rural landscape. However, it is considered that the setting of the scheduled monument is improved and the overall residential design is based on a typical village/ farmstead form clustered around nodes and small private drives leading to small number of units. Amendments have been made to the proposed lighting which now comprises of low level pillar style lighting.

Provision of new equestrian buildings

In order to facilitate the enabling residential development, the proposal also includes relocating the equestrian centre which currently functions across most of the site. These buildings have no historic or architectural merit and are on the whole run down and in various states of disrepair. The proposal involves the demolition of a number of existing buildings and the construction of a new equestrian

block, storage barn and muck store, and second riding arena adjacent to the existing arena. The new buildings will all be within the site of the existing equestrian facilities to the east of the proposed housing scheme. The site is currently hard surfaced and contains a number of existing buildings in a poor state of repair.

This part of the proposal is in effect the reconfiguration and improvement of the existing facility. Unitary Development Plan Policy states that non-agricultural uses for sport and recreation should be appropriate in the Green Belt providing it preserves its openness and not conflict with the purposes of including land within it. The physical structures are to be located on land that contains existing run down equestrian and agricultural buildings. The proposed riding arena and horse box parking will be located on an area which contains some hard surfacing and grass land. It is considered that this part of the proposal is compliant with both National and Local plan policy and should preserve its openness.

UDP Policy AG8 advises that proposals for new livery stables or other commercial equestrian activities involving overnight accommodation of horses located within the Green Belt will only be permitted where there is an existing residential property or existing property suitable for conversion to residential use is available on or nearby the site.

The applicant has confirmed that he intends to reside in his existing dwelling adjacent to the proposed new livery to continue to manage the business.

Affordable housing

Brian Kinnear on behalf of the council has assessed the submitted viability assessment and has confirmed that the quantum of new build enabling development proposed is the minimum necessary to ensure the funding of the restoration and conversion of the historic buildings and reconfiguration of the livery business, and that it is not presently viable to provide any affordable housing on site or in the form of a commuted sum.

Heads of terms

Should consent be granted for enabling development it is essential that the benefits which are justification for the development are gained and this is controlled through a 106 agreement. Ideally, the Hall should be repaired before the housing is developed, however the EH guidance accepts that this is not always financially possible and as such recommends a phasing agreement setting out the phasing of the work to be done to the hall with the phasing of the enabling development to ensure the work to the Hall is one step ahead of the housing and so that first phase secures the structure of the Hall. The application has been submitted with phasing information as follows:-

- Not to occupy more than 50% of the New Build Dwellings prior to the completion of the Enveloping Works.
- Not to Occupy the final New Build Dwelling prior to the completion of the Internal Conversion Works

However, it is considered that this should be more detailed and in the form of a plan of the housing, the costing works to the hall divided into smaller portions to ensure that the works are on-going alongside the erection of the dwellings, equestrian buildings and services including roads. Officers are working closely with the Applicant to have this phasing information agreed as soon as possible.

SEPARATION DISTANCES

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. This proposal meets the required interface distances for some of the properties, however, Plots 11 – 12 will only achieve an interface distance of 16m. In relation to Plots 6-16, the interface distance will be 19.3m this relationship is improved as by the fact Plot 6 is at an angle. The separation distance between is 13.5m, however, the obtuse angle of Plot 18, minimising the potential for overlooking. In relation to plots 23-24, 17m separates these two properties, the garage for Plot 23 provides a form of screening between the properties. The proposed development does not impact on any existing residential

properties, any future purchasers will be aware of the position of each surrounding property.

HIGHWAY/TRAFFIC IMPLICATIONS

There are currently two existing vehicular accesses within the red line of the site. One from the west of the site from Lever Causeway which will remain as existing and serve the residential element of the proposal and the second from the south of the site from Red Hill Road. There is an existing access to the site which is to be closed and a new access created approximately 15m away. A large number of concerns have been raised regarding the increase in traffic, access to the site, etc.

The applicants' Highway Consultants, who prepared the submitted Transport Statement, have reviewed the objection letter and concluded that there does not appear to be a highway reasons why the Lever Causeway access as submitted could not be used to serve the whole development. Even if Red Hill Road were to carry all of this traffic, this is only estimated to result in an increase of 11 vehicles using this access in the AM peak hour, less than one vehicle every 5 minutes, and no change over the existing situation in the PM peak hour. This should be compared to the present situation where the Red Hill Road access carries agricultural machinery, large horse boxes, and other large vehicles associated with the livery stables, into the site.

The Transport Statement estimates that only circa 50% of development generated traffic will use the Red Hill Road access; the objector does not present any data to back up his contrary view that 80% will use this access. One objector suggests that the access onto Lever Causeway would be safer than the Red Hill Road access due to a greater level of visibility. However, the Highways Consultants confirm that both accesses have visibility in excess of that required in national guidance in Manual for Streets.

A letter of objection has been received that raises concerns regarding the Local Planning Authorities ability to favourably determine the application as it stands, due to procedural deficiency and the clear lack of evidence to demonstrate that satisfactory vehicular access can be provided and made available over the area of unregistered land within the application site. A decision to grant planning permission in these circumstances will be premature and unreliable, and the application should be withdrawn from the agenda and/or refused.

The applicant has responded to advise that they can demonstrate a right of access that can be enjoyed by the future occupiers of the proposed development. "Based on legal advice and due diligence, we are confident that we can implement the planning permission that we are seeking, including the provision of a safe and suitable access in accordance with the application. Where that not the case, we would not buy the site"

It is considered that property law matters attract little weight as a material consideration. Assuming that the application is granted the site will be developed in accordance with the consent and the conditions that are attached. This will ensure that the proposed access is delivered. Matters of title are not a precursor to determining a planning application.

The applicants have appropriately notified people of the application via the notice published in the Wirral Globe on the 12th July 2017 and via the completion of Certificate C of the application form. There have been no responses to this. There has been a further objection suggesting that the applicants haven't followed due process and that the LPA cannot therefore make a decision as Article 13 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 requires the following:

"Where the applicant has taken reasonable steps to ascertain the names and addresses of every such person, but has been unable to do so by publication of the notice after the prescribed date in a newspaper circulating in the locality in which the land to which the application relates is situated."

However, the Notice under Article 13 also states "and where relevant on a web site". It is understood

that the Wirral Globe is not distributed within the CH63 area for the following reasons;

- there are no shops within the CH63 that could stock the paper; and
- No household within CH63 has ever asked for the Wirral Globe to be delivered to their property.

For anyone who lives in Storeton they are likely to travel to nearby settlements of Bebington, Heswall, Prenton etc, where the Wirral Globe is available in Shops there. Furthermore, the applicants have advised that when they published the notice in the paper, it was also published online so any interested party could view it on line

The councils Highway engineers have raised no objections to this proposal on highway grounds.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The application and submitted reports have been assessed by Mersyside Environmental Advisory service on behalf of the Planning Authority and offer the following comments;-

The applicant has submitted several survey reports in accordance with UDP policy NC7. These are set out below. Overall, the suite of reports meets BS 42020:2013. I advise the surveys are acceptable and will be forwarded to Cheshire rECOrd.

Initially, there were a number of limitations with the original bat survey report. However, subsequent updates and additional reports have overcome those limitations.

Bats

In summary, it is confirmed that the buildings at Storeton Hall Farm (i.e. Great Solar, Chapel, Chapel Barn and Storeton Hall Barn) which are proposed for re-build and renovation are of Liverpool City Region-wide Importance for at least 4 species of bats as they provide:

- A small Brown long-eared maternity roost – Great Solar, Chapel and Chapel Barn;
- A natterer's bat maternity roost – Storeton Hall Barn;
- Common pipistrelle day roosts - throughout;
- A Leisler's bat day roost – Great Solar, Chapel and Chapel Barn;
- A natterer's bat hibernation roost – Great Solar, Chapel and Chapel Barn; and
- Common pipistrelle hibernation roosts – Great Solar, Chapel and Chapel Barn.

The proposed works will destroy and/or affect these bat roosts and a European Protected Species Mitigation Licence (EPSML) will be required before any works can commence. For the avoidance of doubt, this includes any intrusive archaeological or building assessment surveys.

The applicant has considered where roosts can be retained e.g. Storeton Hall Barn natterer's maternity roost, and also where roosts cannot be retained due to an issue regarding future warranties for the converted Great Solar, Chapel and Chapel Barn. Indicative mitigation for loss of bat roosts has been provided and Natural England has advised on where further mitigation would be required to support an EPSML application (*Natural England, DAS, July 2017*). The indicative mitigation, including type of mitigation and location, provides for alternative roost provision which I advise is acceptable. As part of an EPSML application temporary roost provision, permanent roost provision and enhancement roost opportunities will also be required. Enhanced bat roost opportunities include provision such as bat bricks within new build developments. In line with Natural England advice, breathable membranes should not be used where roosting bats may be found, particularly in purpose-built roost facilities or retained roosts. Instead, Type 1 bitumen roof felt should be used with appropriate ventilation slots created as required. This roof felt can be secured by planning condition.

Developments affecting European protected species must be assessed by the Local Planning Authority against three tests set out in the Habitats Regulations prior to determination. By including the assessment within the Planning Committee / Delegated Powers report shows how the Council has engaged with the Habitats Directive.

It is also acknowledged that part of the site is a Scheduled Monument that is 'at risk' and that the

proposals are to facilitate retention and management of the nationally important Monument.

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist. This particularly applies to other buildings or trees on site which currently have not been identified to offer roost potential or no bats were found to be using them.

A three-test assessment under the Habitat Regulations has been completed. Detailed consideration of bats within regard to the proposals has been undertaken including the provision of retained roosts and mitigation for loss of roost which should be retained in perpetuity. Monitoring and management of the roosts should be included in the EPSML application.

As the proposals involve the destruction of multiple bat roosts the applicant will require an EPSML prior to any works commencing on Storeton Hall Farm. To ensure this is in place the following planning condition is required:

Works will not commence unless the local planning authority has been provided with a copy of a License issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified development to go ahead.

Lighting for the development may affect the use of retained and new roost provision, together with commuting and foraging areas. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto these areas in line with NPPF (paragraph 125).

Great crested Newt

The Great Crested Newt report includes the results of a Habitat Suitability Index with scores ranging from 0.47 to 0.75 that is poor suitability to good suitability. Further e-DNA surveys confirmed likely absence of Great Crested Newt therefore no further consideration is needed.

Japanese knotweed

Japanese knotweed is present in several places within the site boundary. The PEA report indicates that some herbicide treatment may have taken place. However, it is unclear what treatment occurred or when it took place. The applicant is required to submit a method statement for approval that includes the following:

- A plan showing the extent of the plant;
- What method will be used to prevent the plant spreading further, including demarcation; and
- What method of control will be used, including details of monitoring.

A validation report is then required confirming the remediation treatment carried out and that the site has been free of the Japanese knotweed for 12 consecutive months for approval in writing by the Local Planning Authority.

Breeding birds

Built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then buildings, trees, scrub and hedgerows which are affected are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected would be required.

Concerns have been made regarding the loss of wildlife in relation to the proposed development. MEAS on behalf of the Council have no objection to the proposal on these grounds subject to the conditions attached at the end of this report.

Waste

The proposal involves significant excavation, demolition and construction activities and policy WM8 of the Merseyside and Halton Joint Waste Local Plan (WLP) applies. This policy requires the

minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste. In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition. The details required within the waste audit or similar mechanism is provided in Part Two.

The applicant has submitted sufficient information to demonstrate compliance with policy WM9 of the Merseyside and Halton Joint Waste Local Plan.

Construction Environment Management Plan

It is advised that the applicant prepares a Construction Environmental Management Plan (CEMP) document to manage and mitigate the main environmental effects during the construction phases of the proposed development. The CEMP should address and propose measures to minimise the main construction effects of the development and, amongst other things, should include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The CEMP would normally be expected to include the agreed method statements to mitigate or avoid adverse environmental impacts including:

- Invasive species eradication scheme;
- Ecological mitigation plan;
- Waste Audit or similar mechanism.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. . The details of the draft CEMP should be submitted to the Council, agreed and implemented prior to the discharge of the planning condition.

Archaeology Works

The Programme of Archaeological Works, as outlined in section 4.3 of Oxford Archaeology North's Evaluation, Test Pitting & Watching Brief report, should be described in a Written Scheme of Investigation (WSI) produced by an appropriately qualified and experienced archaeologist and should contain appropriate research objectives and a detailed programme of works that includes a specification of the methods to be used. The WSI should be of sufficient detail so that the impact of the proposed works can be properly assessed by the Local Planning Authority.

At Wirral Council's request, MEAS will continue to liaise with the applicants archaeological contractor, to ensure that all aspects of the proposed archaeological mitigation are implemented in accordance with the appropriate professional standards.

Waste Audit

A waste audit or similar mechanism (e.g. site waste management plan) provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8, and may also deliver cost savings and efficiencies for the applicant. The following information should be included within the waste audit or similar mechanism:

- Details of persons responsible;
- Process for update;
- Process to ensure contractors/staff are aware of requirements (e.g. toolbox talks);
- Waste prevention, reduction and recycling actions;
- Forecast waste types (European Waste Codes recommended) and waste arisings (tonnages);
- Proposed facilities/carriers and waste management option(s) chosen; and
- Actual waste arisings (tonnages), facilities/carriers and waste management option(s) chosen.

EIA Screening

A Screening Request has been submitted and reviewed by MEAS. The Screening Request correctly identifies the scheme as falling within Schedule 2, 10(b) of the EIA Regulations 2011, as amended,

being an 'Urban Development Project. The projects scale exceeds the stated screening threshold of 1 hectare so that screening is necessary.

Having reviewed the Screening Report and considered the project against the provisions of the EIA Regulations (including screening criteria presented in Schedule 3) and the relevant National Planning Practice Guidance, it is considered that the proposals are unlikely to give rise to significant environmental effects and that EIA is therefore not required in this case.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal to erect 22 dwellings in the Green Belt would be contrary to UDP Policy GB2 and as such is a departure from the Wirral Unitary Development P. However, the proposed housing is to provide the finances for the restoration and repair of a Scheduled Ancient Monument and Grade II* Listed Building which is identified as a building at risk on Historic England's Register. The proposal has been presented as an enabling development and as such there is a balance to be struck between the harm and the benefits that can be accrued through the grant of planning permission.

Substantial weight must be given against the proposed development to the potential harm by reason of its inappropriateness and any other harm. However, in this particular case, enabling and securing the restoration and repair of Storeton Hall is a significant consideration in the planning balance. It has been found that the works to be undertaken to convert Storeton Hall are acceptable and are endorsed by Historic England and the Councils Conservation Officer. It is considered that no element of the scheme would result in an unacceptable impact on the amenities of existing residents, the access to the site are as existing and are considered to be safe and appropriate and the proposed development will not result in a severe impact on highway safety or capacity. It is considered that the proposed siting of the proposed dwellings within the site of the hall and on a site that contained agricultural buildings of a greater scale than the proposed housing have been sensitively designed to have the least possible impact on the rural character of the village. The design of the dwellings is considered to be of high quality and would result in a sensitive extension to the existing village. On balance, it can be accepted that benefits from securing the long term future use of Storeton Hall, a grade II* listed building and Scheduled Ancient Monument amount to very special circumstances that clearly outweigh the harm and justify inappropriate development in the Green Belt in this particular case.

In conclusion, subject to a section 106 agreement to secure the restoration and repair of the scheduled ancient monument and the maintenance of a sustainable drainage system, it is acknowledged that there is substantial harm from the proposed development, but that the development would secure the future conservation of a heritage asset, that there is no reasonable alternative, and that the benefit of securing this asset outweighs the disbenefits of the proposed development and is therefore considered sufficient grounds to recommend approval for this particular development, subject to referral to the Secretary of State.

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 proposal to erect 22 dwellings in the Green Belt would be contrary to UDP Policy GB2 and is a departure from the Wirral Unitary Development Plan. However, the proposed housing enable the restoration and repair of a Scheduled Ancient Monument and Grade II* Listed Building which is identified as a building at risk on Historic England's Register. On balance, it can be accepted that very special circumstances have been demonstrated to clearly outweigh the harm and justify development in the Green Belt in this particular case.

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. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution in line with paragraph 109 of the National Planning Policy Framework.

3. Prior to any part of the permitted development, being brought into use a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National Planning Policy Framework.

4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

5. Prior to the commencement of development, a full scheme of works for the reinstatement of the existing vehicular access onto Rest Hill Road that is rendered obsolete by the development and the provision of a new boundary feature shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development and to comply with policies contained within Wirrals Unitary Development Plan.

6. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4th April 2017 and listed as follows: 11406_I-PO1, 436/11(02)035 D, 436/11(02) 042, 436/11(02) 041, 436/11(02)037, 436/11(02)043, 436/11(02) 034, 436/11(02)036, 436/11(02) 003L, 15221, 190-01-1301, 190-01-1301C, 190-01-1302C, 190-01-1302, 190-01-1304C, 190-01-13014, 190-01-1305, 190-01-1305C, 190-01-1107A, 190-01-1707C, 190-01-1107D, 190-01-1108C, 35656, 1522/01, 11406_L04-P01, 436-11(02)003L, 109-00/1009/B, 109-00/1001, 109-00/1001A, 109-00/1101A, 109-02/1001A, 109-01/1102A, 109-01/1103A, 109-01/1104A, 109-01/1105A, 109-01/1106A, 109-01/1006D, 109-01/1203, 109-01-1202, 109-01-1208A, 109-01-1209A, 109-01-1204A, 109-01-1203D, 109-01-1004D, 109-00-1005, 109-02-1003B, 109-01-1203B, 109-01-1101A, 109-02-1002A, 109-01-1002A, 109-04-1001, 109-16-1001, 109-00-1002, 109-00-1003, 109-01-1205A, 109-01-1207A, 109-01-1206A, 109-01-1201, 11406_L02, 436/11(02)018C, 436/11(02)030B, 436/11(02)032B, 436/11(02)031B, 436/11(02)033B, 436/11(02)034B, 436/11(02)010C, 436/11(02)011B, 436/11(02)013C, 436/11(02)014C, 436/11(02)015D, 436/11(02)016C, 436/11(02)017D, 436/11(02)012B, 12816-P1, 16-1917-P19, 16-1917-P20, 16-1917-P21, 16-1917-P22, 16-1917-P28, 16-1917-P29, 109-01-1303, 109-01-1303C, 109-01-1306E, AND 109-00-1012A received by the LPA on 22nd September 2017

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

7. Prior to the commencement of the approved equestrian facilities a scheme for the containment and storage of manure has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: To prevent pollution of controlled waters and to accord with Policy EM6 of the Wirral Unitary Development Plan.

8. Reason: To ensure that the works comply with the Scheduled Monument Consent is granted under section 2 of the 1979 Act

9. Equipment and machinery shall not be used or operated in the scheduled area in conditions or in a manner likely to result in damage to the monument other than that which is expressly authorised in this consent.

Reason: To ensure that the works comply with the Scheduled Monument Consent is granted under section 2 of the 1979 Act

10. Reports on the results of the timber condition survey and the mortar sampling programme shall be submitted to Historic England (and copied to the LPA) within 3 months of the completion of the consented works.

Reason: To ensure that the works comply with the Scheduled Monument Consent is granted under section 2 of the 1979 Act

11. No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance the Programme of Archaeological Works, as outlined in section 4.3 of Oxford Archaeology North's Evaluation, Test Pitting & Watching Brief report, should be described in a Written Scheme of Investigation (WSI) produced by an appropriately qualified and experienced archaeologist and should contain appropriate research objectives and a detailed programme of works that includes a specification of the methods to be used. The WSI should be of sufficient detail so that the impact of the proposed works can be properly assessed and approved in writing by the Local Planning Authority.

Reason: To safeguard any archaeological interest of the site and to accord with Policies of the Wirral Unitary Development Plan.

12. The proposed landscaping as detailed within the submitted drawings shall be completed before the residential accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

13. Prior to commencement, a scheme for the enhancement of biodiversity within the development site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in full in a timescale to be agreed in writing with the Local Planning Authority.

Reason: To secure biodiversity enhancement as required under PPS9 Key Principles and Wirral Unitary Development Plan Policies.

14. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policies of the Wirral Unitary Development Plan.

15. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and conservation and to comply with Policies of the Wirral Unitary Development Plan.

16. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations or building works should take place during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season, then buildings, trees, scrub and hedgerows which are affected are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected will be required

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

17. Prior to commencement of development, full details of a scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the Japanese Knotweed on a scaled plan.

Reason: To eradicate Japanese Knotweed from the development site, to prevent the spread of the plant through development works and to accord with the aims of Policies in the Wirral Unitary Development Plan.

18. Prior to the commencement of the development, the approved scheme and timetable for the eradication of Japanese Knotweed referred to in condition 17 above, shall be implemented in full and a validation report confirming the remediation treatment carried out and that the site is free of Knotweed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To eradicate Japanese Knotweed from the site and to prevent the spread of the plant through development works and to accord with the aims of Policy [§] in the Wirral Unitary Development Plan.

19. 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 Policies of the Wirral Unitary Development Plan and policy WM9 of the Merseyside and Halton Joint waste Local Plan.

20. Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority and should include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The CEMP shall include the agreed method statements to mitigate or avoid adverse environmental impacts including:

- Invasive species eradication scheme;
- Ecological mitigation plan;

- Waste Audit or similar mechanism.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policies of the Wirral Unitary Development Plan.

21. Prior to the first occupation of any residential dwellings, details of the proposed interpretation board shall be submitted to and agreed in writing with the Local planning Authority. The approved scheme shall be implemented in full prior to occupation of Storeton Hall.

Reason: To ensure that the significance of the Scheduled Ancient Monument is available to view by the public and in order to provide understanding of the historic nature of the site.

22. No development shall commence until the local planning authority has been provided with a copy of a license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified development to go ahead.

Reason: To meet the requirements of Regulation 53 of the Conservation and Habitats and Species regulations 2010

23. The proposed development shall be constructed in accordance with submitted material details received by the Local Planning Department on the 4th April 2017

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies of the Wirral Unitary Development Plan.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings (excluding sheds) 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.

25. No development shall commence until details of works to create a new access onto Rest Hill Road have been submitted to and agreed in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to first use of the equestrian centre.

Reason – In the interest of road safety, to secure a suitable access including necessary sight lines.

26. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities for the equestrian centre 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.

Further Notes for Committee:

1. Reuse of material on site

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites.

The Environment Agency recommends that developers should refer to:

- the Position statement on the Definition of Waste: Development Industry Code of Practice and;
- The Environmental regulations page on GOV.UK.

2. Waste to be taken off site

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2017
- The Waste (England and Wales) Regulations 2011

3. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with relevant guidance and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

4. 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

5. Should the construction/demolition contractor need to carry out noisy work outside of the permitted hours they can apply for permission from Environmental Health via an online application form that can be accessed at: -

<https://www.wirral.gov.uk/environmental-problems/pollution-control/construction-site-noise>

Last Comments By: 07/06/2017 08:49:12
Expiry Date: 04/07/2017

Planning Committee

16 November 2017

Reference:
APP/17/00899

Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
**Greasby Frankby
and Irby**

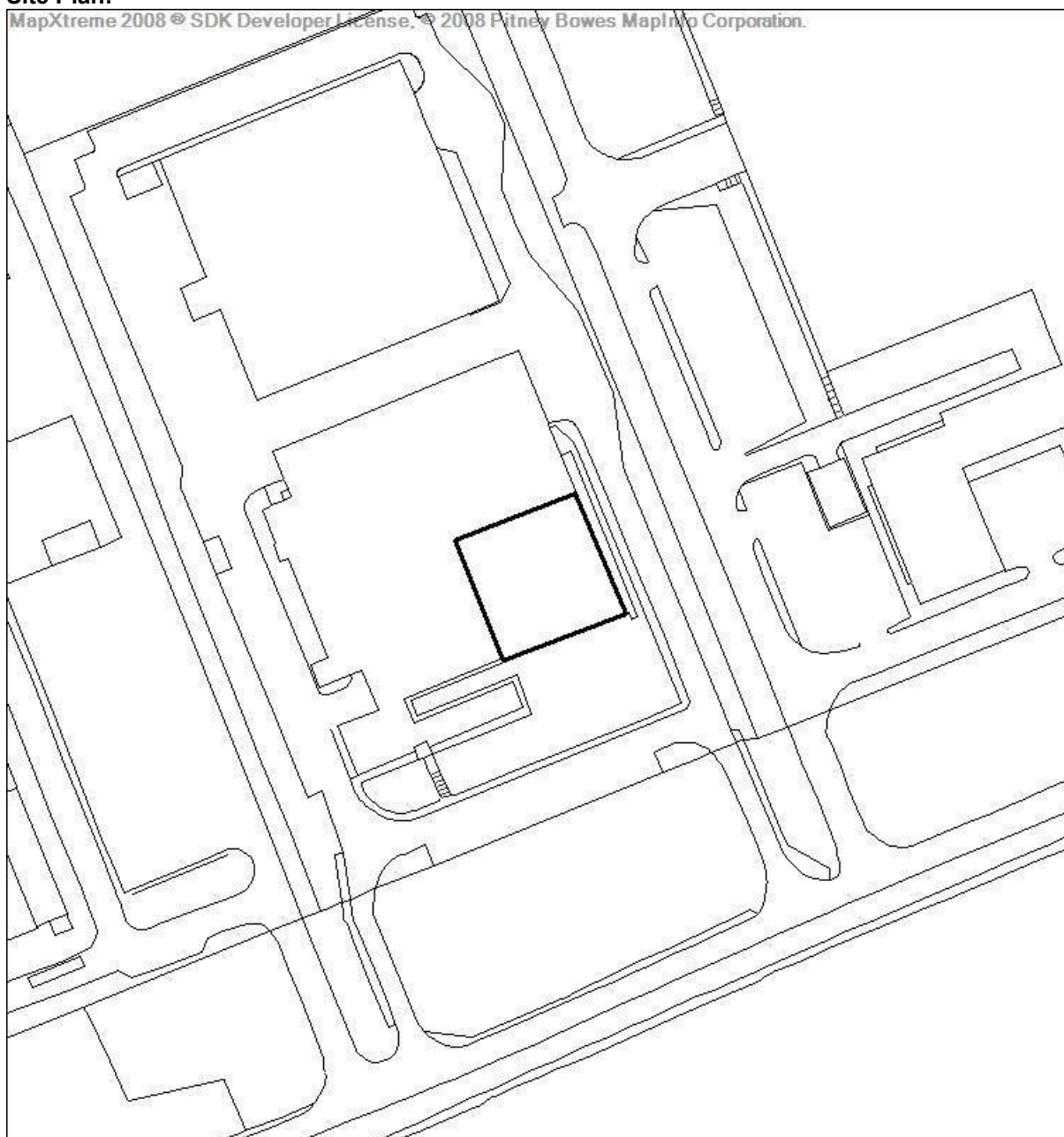
Location: Unit 1&2, Arrowe Commercial Park, ARROWE BROOK ROAD, UPTON,
CH49 1AB

Proposal: Proposed change of use from vacant Industrial unit to D2 Use - Gymnasium

Applicant: Mr Andrews

Agent : Bromilow Architects Ltd

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan Designation:

Primarily Industrial Area

Planning History:

- Location: Micropore Insulation, 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of a first floor extension.
Application No: APP/93/06023
Decision Date: 03/09/1993
Decision Type: Approve
- Location: Micropore Insulation, 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of a first floor extension to offices and an external fire escape.
Application No: APP/90/06569
Decision Date: 10/09/1990
Decision Type: Approve
- Location: Micropore Insulation, 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension for canteen.
Application No: APP/90/05154
Decision Date: 22/03/1990
Decision Type: Approve
- Location: Micropore 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: New Windows.
Application No: APP/85/05451
Decision Date: 09/04/1985
Decision Type: Approve
- Location: Vacant Factory, 1 Arrowe Brook Road, Upton, Wirral, CH49 1SX
Application Type: Full Planning Permission
Proposal: Recladding of elevations, new openings and infrastructure
Application No: APP/07/07011
Decision Date: 05/12/2007
Decision Type: Approve
- Location: Vacant Factory, 1 Arrowe Brook Road, Upton, Wirral, CH49 1SX
Application Type: Full Planning Permission
Proposal: Demolition of existing single storey structures and recladding of elevations to form additional openings
Application No: APP/07/07206
Decision Date: 10/01/2008
Decision Type: Approve
- Location: Micropore ,1 Arrowe Brook Road ,Upton ,L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of canteen and alterations to elevations
Application No: APP/82/20498
Decision Date: 18/06/1982
Decision Type: Approve
- Location: Unit 1 And 2 Wirral Business Park, Arrowe Brook Road, Upton, Wirral, CH49 1SX
Application Type: Full Planning Permission
Proposal: Change of use to leisure (for soft play based family entertainment centre)
Application No: APP/07/07077

Decision Date: 30/05/2008
Decision Type: Refuse

Location: Micropore International Ltd.,1 Arrowe Brook Road,Upton,L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of factory extension for storage and production.
Application No: APP/80/14696
Decision Date: 14/02/1980
Decision Type: Conditional Approval

Location: Insulation Factory ,1 Arrowe Brook Road ,Upton ,L49 1SX
Application Type: Full Planning Permission
Proposal: Construction of an office extension.
Application No: APP/84/25942
Decision Date: 30/11/1984
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 63 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 7 objections have been received, listing the following grounds:

1. impact onto existing businesses
2. existing gym in industrial areas without consent

CONSULTATIONS:

Highways - No Objections subject to conditions
Environmental Protection - No Objections

DIRECTORS COMMENTS:

REASON FOR REFERRAL

The proposed development is a departure from the development plan.

INTRODUCTION

The proposal is for the conversion of a vacant industrial unit into a D2 gym.

A planning application for a children's soft play centre (D1 Use) was refused, planning reference 07/07077 for the following reasons;

- *The proposal is contrary to Policy EM8 in the Wirral Unitary Development Plan, which only makes provision for general employment uses within Use Classes B1, B2 or B8 of the Town & Country Planning (Use Classes) Order 1987 and reconstruction of existing businesses. No material considerations have been identified sufficient to warrant overriding this designation*
- *Inadequate evidence has been provided to show that the proposed use cannot be located in existing centres or more sequentially preferable sites. This is contrary to the provisions of Policy EC8 of the Regional Spatial Strategy for the North West and National Planning Policy PPS 6 "Planning for Town Centres".*
- *The proposal contains excessive car parking provision, which conflicts with the aim of achieving sustainable development. This is contrary to RSS Policy T9, Policy TR9 in the Wirral Unitary Development Plan and Supplementary Planning Document SP4 'Parking Standards', which based on the proposed floorspace for the proposed use sets a maximum standard of 21 car parking spaces.*

PRINCIPLE OF DEVELOPMENT

The proposal is a departure from the development plan; as such the principle of development is unacceptable.

SITE AND SURROUNDINGS

The proposal relates to units 1 and 2 that are industrial buildings located within Arrowe Commercial Park, this is an industrial site in Greasby/Upton that is surrounded by residential properties to the north, east and west with open fields of Arrowe Park to the south. The site as a whole is well screened by mature trees and landscaping and the visual impact of the site as a whole is minimal to the character of the surrounding area.

There are 18 industrial units within this park, 7 of which are vacant. The premises are located approximately 790m from Upton Traditional Suburban Centre which is located to the north of the application site. There is also a small retail development consisting of a number of large A1 retailers approximately 340m to the north.

POLICY CONTEXT

As the proposal will introduce a non-industrial use in a designated Primarily Industrial Area, the proposal will be assessed against Wirral's UDP Policy EM8 and the National Planning Policy Framework.

Policy EM8 Development within Primarily Industrial Areas states: Within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 and proposals for the reconstruction, extension or expansion of existing businesses, including those involving the introduction of a notifiable hazardous substance above its controlled quantity subject to Policy PO8.

The proposed D2 use is therefore not in accordance with the UDP and is a departure from the development plan.

The National Planning Policy Framework (NPPF) states that 'health and fitness centres' are Main Town Centre Uses (Annex 2) and that Local Planning Authorities should 'ensure the vitality of town centres' and recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. Paragraph 24 goes on to state that; Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

In terms of building a strong competitive economy the Government wants the planning system to do all that it can to support sustainable economic growth, but expects planning policies to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. NPPF paragraphs 18-22 refer). This is taken into account in Plan Policy CS17, in the emerging Core Strategy Local, which enables alternative uses to be considered where:

- the site is not suitable for one of the priority sectors set in Policy CS14 such as greener growth industries, flexible business space for start ups and SME's ; and
- there has been continuous 12 month* marketing of the site for employment purposes at realistic prices and there is no reasonable prospect of the site being re-used for employment purposes;
- an ongoing supply of available, suitable, developable employment land would be retained; and

- the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses, contribute to more sustainable patterns of development and meet Development Management Policy CS42; or,
- the development is necessary to secure employment development that would not be otherwise viable.

(*amended in Proposed Modifications published in July 2013 to reduce the marketing period from 24 to 12 months).

Priority will be given to the protection of sites that score highly against the criteria set out in the Wirral Employment Land and Premises Study and are able to provide employment and training for people in areas of greatest need.

The viability of employment development is, however, an ongoing issue, particularly as significant new developments have in the past been subject to grant aid. Current economic conditions make grant aid less likely going forward and it is therefore considered prudent to accept that other employment-generating commercial and mixed uses may need to be accommodated in the short term, subject to the need to secure additional employment and maintain a suitable, attractive ongoing supply of employment land, in line with other policies in the Core Strategy.

Employment Land Viability and Town Centre Sequential Test

The application is supported by marketing evidence of the two units and a sequential test addressing vacant units within nearby retail centres to justify the proposed use in this location. Having regard to the NPPF the applicant has provided marketing information for 18 months at an asking rent of £5 per sq. ft., the units have been marketed by Roy Backhouse & Co Commercial property consultants and agents B8 Real estate, brochures have been prepared, site signage and adverts online on Rightmove and Zoopla Commercial. The proposal is of insufficient size to require an impact assessment as indicated in the National Planning Policy Framework.

The applicant has discounted 25 vacant units across the Wirral within retail areas, predominantly due to the size, ceiling height and lack of open plan layout. The retail area within closest proximity to the application site is Upton Traditional Suburban Centre, the site is not therefore considered well connected to a town centre however the character of the surrounding area is a mix of residential, retail and community services such as the police and fire station to the north along Arrowe Brook Road and Arrowe Park Hospital to the south.

To check the prospects of the industrial units attracting employment uses, the agent has contacted Wirral Chamber of Commerce regarding current financial support for industrial businesses, the contact transcript is on the file, the Wirral Chamber of Commerce has confirmed that there are no start up loans on offer or grants available, a regional growth fund was available to existing businesses however this fund has now come to an end with no planned replacement.

The applicant has provided evidence of available but unsuitable sites across the Wirral that they have discounted for the proposed use. Marketing evidence has also been provided from the current agents along with information on vacancy rates within the industrial area as well as research on what funding could be available to new and existing businesses suitable to the industrial area.

APPEARANCE AND AMENITY ISSUES

The proposal is to utilise units 1 and 2 within the site that will be linked by internal doorways, there is provision of 40 designated parking spaces to the front of both units.

There is no material change to the external appearance of the unit and that the conversion of these two units would have a limited impact onto the character of the industrial area. The proposal would bring into use two vacant units out of 7 currently vacant units which given the limited availability for retail units of this size within the borough would be a positive contribution to the surrounding area.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The site area is 0.145 hectare (1450m²) SPD4 states 1 space per 25m² = maximum of 58 spaces to be provided, the site has 40 designated spaces and is therefore considered to meet the Policy requirements of SPD4.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The application is contrary to UDP Policy EM8, there being no provision for gymnasiums which are identified as a town centre use in NPPF. Evidence of unsuccessful marketing over the past few years and the unavailability of grant funding in this particular case can be accepted as material considerations that indicate there is currently no reasonable prospect of a site being used for the allocated employment purposes in the near to medium term, The applicant has also demonstrated there are currently no other sequentially preferable sites for accommodating the proposed gymnasium in the locality.

Having regard to the sequential test set out in the NPPF and the evidence on the prospects of securing the employment uses for the site it is considered that the proposal would be acceptable on a temporary basis in this particular case as the proposed use of this building is unlikely to result in harm to neighbouring businesses or the viability of nearby retail centres.

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 application is contrary to UDP Policy EM8, there being no provision for gymnasiums which are identified as a town centre use in NPPF. Evidence of unsuccessful marketing over the past few years and the unavailability of grant funding for the application site can be accepted as material considerations that indicate there is currently no reasonable prospect of a site being used for the allocated employment purposes in the near to medium term, The applicant has also demonstrated there are currently no other sequentially preferable sites for accommodating the proposed gymnasium. It is, therefore, considered that the proposal would be acceptable on a temporary basis in this particular case.

Recommended Decision: **Approve**

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 26 July 2017.

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

3. The units 1 and 2 shall be used as a gym and for no other purpose (including any other purpose in D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: In order to protect the character of the area & residential amenities of nearby

occupants and to accord with the National Planning Policy Framework.

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. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

6. The use hereby permitted shall be discontinued and the building restored to its former condition on or before ten years of the approval date in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable an assessment of the effect(s) of the development on the amenities of the character of the area, having regard to Policy EM8 of the Wirral Unitary Development Plan.

Last Comments By: 11/09/2017 13:50:47
Expiry Date: 20/09/2017

Planning Committee

Planning Committee

16th November 2017

Reference:
APP/17/00925

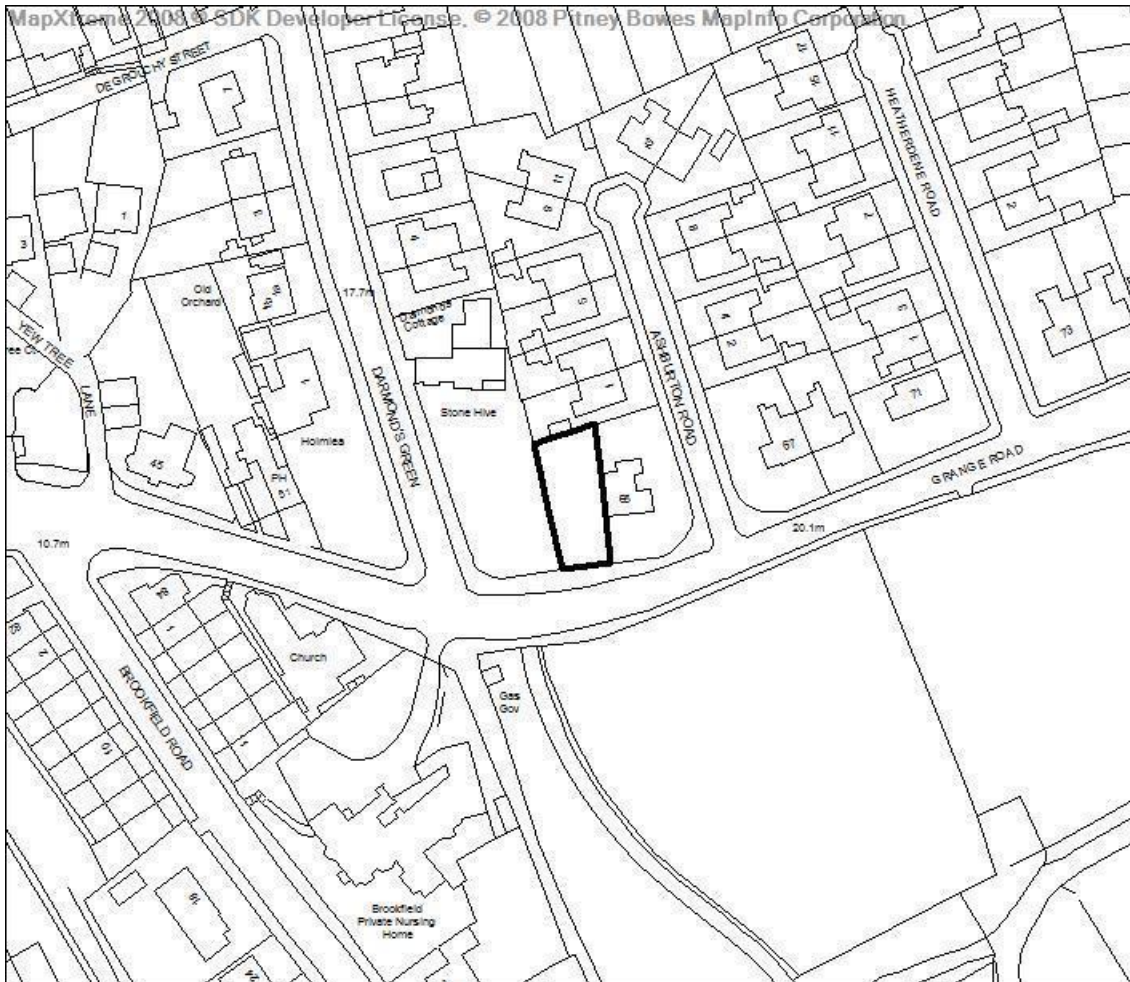
Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**West Kirby and
Thurstaston**

Location: 63 GRANGE ROAD, WEST KIRBY, CH48 4EE
Proposal: Conversion of existing dwelling into two self-contained apartments and erection of a two-storey side extension and rear dormers
Applicant: Mr & Mrs Jefferson
Agent : mb-at

Site Plan:



Development Plan designation and policies:

Primarily Residential Area

Planning History:

Location: 63 GRANGE ROAD, WEST KIRBY, CH48 4EE
Application Type: Full Planning Permission
Proposal: Erection of a two-storey side extension to include hip to gable and rear

dormer extensions
Application No: APP/16/01414
Decision Date: 01/02/2017
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 3 notifications were sent to adjoining neighbouring properties and a site notice was displayed near the site. At the time of writing this report 6 objections have been received along with 29 standardised letters and a petition containing 118 signatures against the proposal. Concerns can be summarised as:

1. Out of Keeping with the character of surrounding area
2. Introduce a form of development alien to the predominant two storey semi detached family house
3. Set a precedent
4. Increased parking and vehicular movements (using single highway access at a dangerous corner of the busy A540 that is blind to oncoming traffic)
5. Loss of privacy
6. Increased noise levels
7. Decrease of property value
8. Unwise to disturb the foundations (rests on a sandstone)
9. Downgrade the area of West Kirby
10. Cooking smells will pass to adjoining bedrooms
11. No site plan or location plan submitted

CONSULTATIONS:

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

Head of Environmental Services (Environmental Health) - Raised no objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL

A petition has been received containing 118 signatures, and in line with the Council's Scheme of Delegation the application must therefore be referred to Planning Committee.

INTRODUCTION

The proposal seeks planning permission for the conversion of an existing dwelling into two self-contained apartments and the erection of a two-storey side extension and rear dormers.

Planning permission has already been granted under planning application APP/16/01414 for the erection of a two-storey side extension and rear dormer extensions, which is the same as currently proposed.

SITE AND SURROUNDINGS

63 Grange Road is a two-storey semi-detached dwellinghouse, which is located within a Primarily Residential Area of varied styled properties. The property is screened by a sandstone wall, wooden fencing (to the front of Stone Hive Cottage) and mature vegetation.

The adjoining property, 65 Grange Road, remains original. The property to the rear, 1 Ashburton Road, contains ground and first-floor windows set within the southern wall. There appears to be one first-floor window on the rear elevation which is hard to establish whether or not the first-floor south facing window serves a habitable room. A detached garage is located within the rear garden of this neighbouring property, which projects alongside the northern boundary.

POLICY CONTEXT

The proposal shall be assessed against Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, HS13: Self Contained Flat Conversions, TR9: Requirements for Off-Street Parking, Supplementary Planning Document 2: Designing for Self Contained Flat Development and

Conversions, Supplementary Planning Document 4 Parking Standards and the National Planning Policy Framework (NPPF).

Policy HS4 requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

Policy HS13 permits the conversion of existing buildings subject to ensuring the privacy of neighbours and occupants including the layout of car parking areas and windows to prevent overlooking. Main living rooms should have reasonable outlook and not be lit solely by rooflights.

Policy TR9 sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Supplementary Planning Document 2 (SPD2) sets out that proposals should be of a scale relative to surrounding properties, all main habitable rooms should have a reasonable outlook, and one-third of the site should remain as amenity space, to be read alongside Policy HS4.

Supplementary Planning Document 4 (SPD4) sets out maximum parking standards of 1 space per self contained flat.

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 required development to provide measures for waste collection and recycling.

The NPPF was published on 27th March 2012 and 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 are expected to 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, reflecting local demand. Planning policies and decisions should optimise the potential of sites to accommodate development.

APPEARANCE AND AMENITY ISSUES

The principle of an additional residential unit on the site is acceptable, subject to complying with the policies referred to above. The site is located close to West Kirby town centre, which has a variety of shops, services and transport links. Therefore the proposed location is considered to be sustainable. The conversion of the existing property is considered to be acceptable in principle. The two proposed units will both be of an acceptable size and it is not considered that it would constitute an overdevelopment of the plot.

As stated previously, the proposed extensions already benefit from planning permission under APP/16/01414 and therefore the external appearance of extensions/windows of the proposal remains the same as what has been approved. The only external alteration that would be made under this current application (that was not included under the previous planning application) would be the removal of the existing garage door and the installation of two single doors to the front. The proposed two-storey extension would fill in the area towards the rear of the existing garage wall and the west facing wall. A first-floor window will be installed on the rear facing elevation of the proposed two-storey extension. A 10 metre separation distance is usually recommended from a habitable window to a rear boundary. However, as this window would remain inline with the original rear wall and other existing rear facing windows and looks out towards the detached garage at 1 Ashburton Road, it is considered that the 8.5 metre separation distance achieved is considered acceptable. Additionally, the proposed rear dormer that serves an en-suite (which will be conditioned to be obscurely glazed, as in the previous application) would achieve a 10.5 metre separation distance and the proposed dormer which would serve the additional bedroom would achieve a 11.5 metre separation distance (to the rear boundary) and a 14 metre separation distance to the southern wall of 1 Ashburton Road. It is deemed that these separation distances are considered acceptable and should not create any adverse overlooking to the occupiers at 1 Ashburton Road, given that the side facing windows on that property serve non-habitable rooms.

Following on from concerns raised relating to increased levels of noise, it is considered necessary to attach a condition for the agent/applicant to submit a scheme of sound insulation in order to protect the residential dwelling at 65 Grange Road from the proposed kitchen/dining area (shown on plan drawing number 63GR-11-021B). The soundproofing shall be carried out in accordance with the approved scheme before the proposed residential accommodation is brought into use.

With regards to parking issues, the site contains off-street parking which is provided to the front of property. There are no additional off-street parking spaces proposed - however, given the sustainable location of the premises this is considered to be acceptable.

The proposed development is acceptable in scale and design and complies with relevant policies. It is considered that the overall development would not cause any harm to the character of area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact on the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development is therefore considered acceptable and complies with all relevant policy.

SEPARATION DISTANCES

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.

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.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development represents the conversion of the upper floor of an existing building into a self contained flat. The site is situated in a sustainable location which accords with the advice set out in the National Planning Policy Framework. The design, scale and siting of the development is appropriate and is not considered to result in loss of amenity to surrounding properties. The development satisfies the relevant Wirral Unitary Development Plan policies HS4, HS13, TR9, WM9 and Supplementary Planning Guidance Documents 2 and 4.

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 conversion of the upper floor of an existing building into a self contained flat. The site is situated in a sustainable location which accords with the advice set out in the National Planning Policy Framework. The design, scale and siting of the development is appropriate and is not considered to result in loss of amenity to surrounding properties. The development satisfies the relevant Wirral Unitary Development Plan policies HS4, HS13, TR9, and Supplementary Planning Guidance Documents 2 and 4.

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 16th August 2017 and listed as follows: drawing numbers 63GR-11-001A, 63GR-11-010A, 63GR-11-011A, 63GR-11-012, 63GR-11-020B, 63GR-11-021B, 63GR-11-022B and 63GR-11-023B (dated March 2017).

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

3. The proposed dormer window which serves the en suite area (shown on plan 63GR-022A - proposed loft floor plan) shall be obscurely glazed and non-opening up to the height of 1.7 metres above finished floor level and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 and HS13 of the Wirral Unitary Development Plan.

4. A scheme of sound insulation to protect the existing residential dwelling at 65 Grange Road from the proposed kitchen/dining area shown on plan drawing number 63GR-11-021B shall be submitted to and approved in writing by the Local Planning Authority prior to the proposed change of use taking place/ development commencing. The soundproofing shall be carried out in accordance with the approved scheme before the proposed residential accommodation is brought into use.

Reason: To prevent unreasonable noise and disturbance to neighbouring occupants in the interests of residential amenity and to comply with Policy HS4 and HS13 in the Wirral Unitary Development Plan.

5. 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.

Last Comments By: 18/09/2017 16:12:24
Expiry Date: 11/10/2017

This page is intentionally left blank

Planning Committee

16 November 2017

Reference:
APP/17/00989

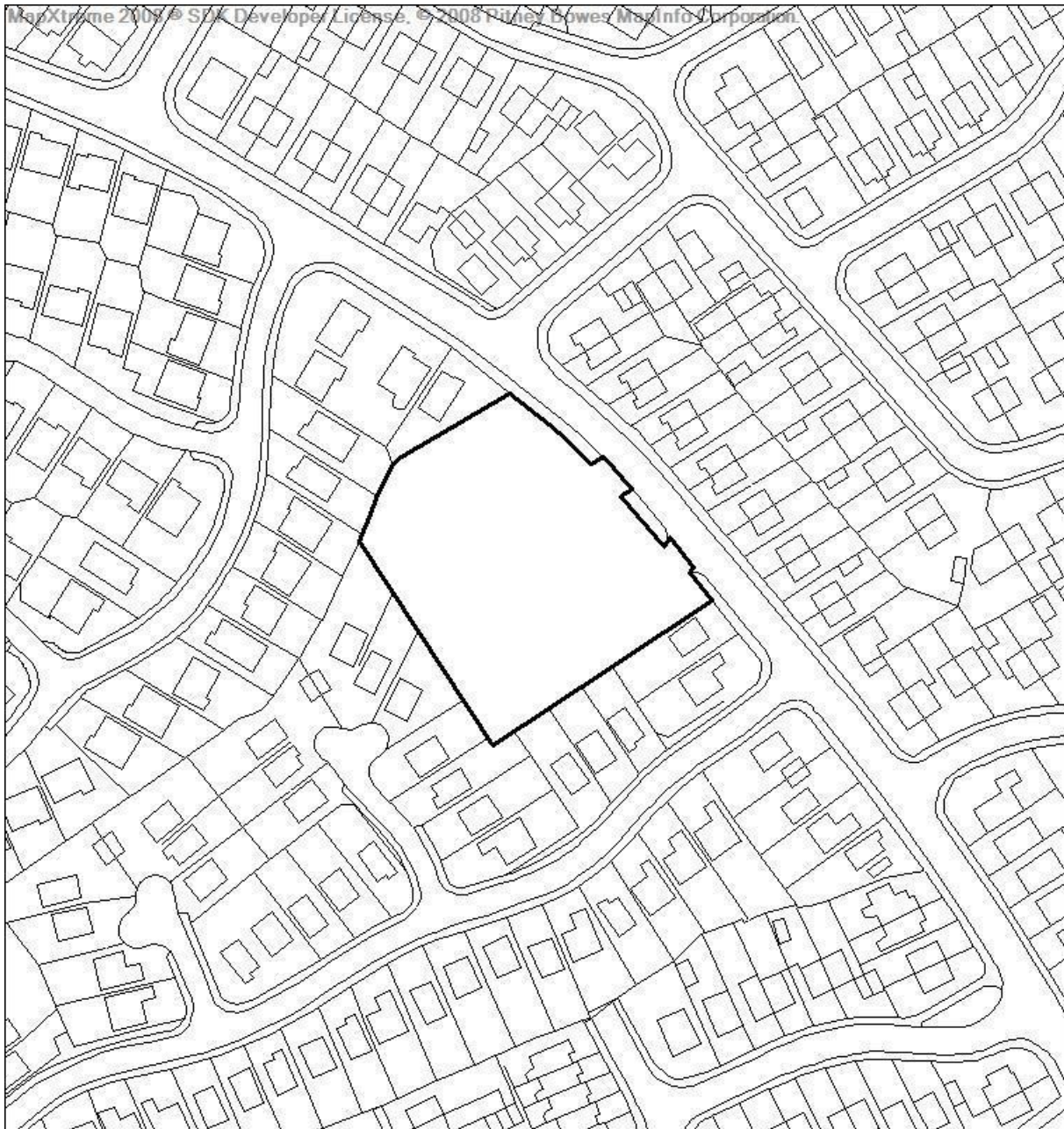
Area Team:
North Team

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:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

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 eaves, 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 be 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 Statemen, 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

This page is intentionally left blank

**Planning Committee
16 November 2017**

Reference:
APP/17/01098

Area Team:
North Team

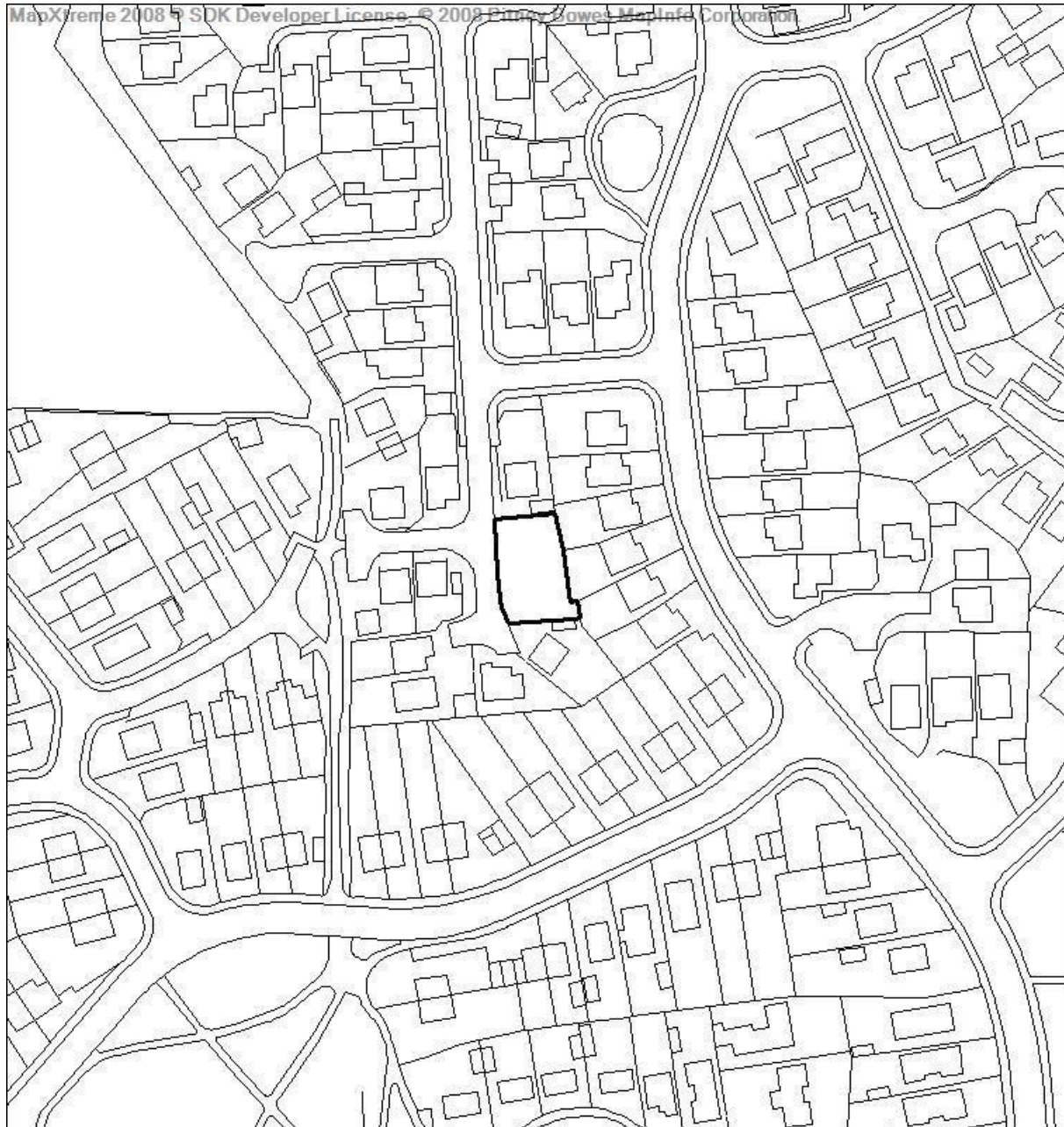
Case Officer:
Mr C Smith

Ward:
**Greasby Frankby
and Irby**

Location: 3 SHEPHERD CLOSE, GREASBY, CH49 2RB
Proposal: Two storey side and single storey rear extensions(amended).

Applicant: Mr & Mrs Waites
Agent : Paul Keegan Associates

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan designation:

Primarily Residential Area

Planning History:

Location: 3 SHEPHERD CLOSE, GREASBY, CH49 2RB
Application Type: Full Planning Permission
Proposal: Two storey side and single storey rear extensions(amended).
Application No: APP/17/01098
Decision Date:
Decision Type:

Location: 3 SHEPHERD CLOSE, GREASBY, CH49 2RB
Application Type: Planning Pre-Application Enquiry
Proposal: To erect a double storey extension
Application No: PRE/17/00085/ENQ
Decision Date: 07/04/2017
Decision Type: Pre-Application Reply

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

Having regard to the Council Guidance on Publicity for Applications 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one comment and four objections have been made.

Brief summary of objections and comments:

1. The scale and the proximity of the development would reduce natural light to neighbouring rear gardens and habitable windows. Given the orientation of the neighbouring dwellings this will be especially prominent in winter.
2. The development would have a significant impact on neighbouring dwellings privacy.
3. The development would be oppressive to surrounding properties in its density and reuse open space around it.
4. The development would be visually dominating and out of keeping with surrounding properties.
5. Would the development leave sufficient amenity space for occupiers?
6. The bedroom window is unacceptable.
7. The dwellings are already very close together and this would result in claustrophobia.
8. Shepherd Close has no pavements and the extension would result in parking difficulties for local residents.
9. The windows labelled "obscurely glazed" may be changed in the future.
10. "The 'Planning Portal' Government websites states that "overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room to the most private area of the garden, which is often the main sitting out area adjacent to the property of your neighbours house. As a general rule of thumb this area is the first 3-4 metres of a rear garden closet to the residential property".
11. Bolton's planning guidance states "main room windows are by simple definition the window to each principal room which provide the main aspect from that room are the largest. They will generally be the windows facing the front/rear of the dwelling in designing an extension it is wise to avoid placing main room windows in a side elevation as they will have a significant impact on the privacy of adjoining residents unless they can be screened" and guidance should be standard across the Country.
12. The development increases the size of the house by over 50% which is excessively large for this area, as the neighbouring dwellings are crammed in.
13. The extension would significantly impact the value and ability to sell neighbouring dwellings.
14. The occupiers of No. 57 Hambledon Drive bought their house because they are not overlooked and had a sunny private rear garden, which was reflected in the price they paid. The development will be at the loss of No. 57 and the gain of the proposal site.
15. The neighbouring residents of No. 57 Hambledon Drive will look out to a blank wall at first storey.

16. The extension may harm mature trees close to the site and if the tree is harmed or dies it would create overlooking.
17. Excess noise may be generated if the roof tiles are cut on site.
18. Numerous plans submitted for consideration.

Councillor Wendy Clements requested the application be taken out of delegation because of the concerns raised by local residents about the effect on their amenity and overdevelopment.

CONSULTATIONS:

None Required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Wendy Clements requested the application be taken out of delegation because of concerns raised by local residents about the effect on their amenity and overdevelopment.

INTRODUCTION

The proposal is seeking planning permission for a two storey side and single storey rear extension.

The developer sought pre-application advice from the Local Authority prior to submitting an application. The pre-application advice request provided no supporting documents or sketches of any proposals, and as such it was difficult for the Local Authority to give detailed advice to the developer. The developer was informed that the principal of a two storey side extension and small rear extension was acceptable, however the sensitive design of any proposal in relation to the constraints of the site would be key to the success of any subsequent application.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The detached dwelling is within a Primarily Residential Area. The majority of the garden is to the side of the dwelling and is a reasonably large plot compared to most of the neighbouring dwellings along Shepherd Close. There is a garage to the south side of the existing dwelling which is adjoined to the neighbouring garage at No. 5 Shepherd Close. The site has a small open plan front garden with grass lawn and a tarmac strip leading down the South side of the dwelling to the attached garage. The side garden is enclosed by a 1.8 metre high timber fence. The existing dwelling has a small side conservatory which will be demolished to allow the proposed extension.

The neighbouring dwellings along Shepherd Close are of similar scale and design. The majority of neighbouring dwellings have front drive parking and garages. The dwellings to the east of the site have a small number of mature and immature trees along the boundary.

POLICY CONTEXT

The application shall be assessed under policy HS11 House Extensions of the Wirral Unitary Development Plan, SPG11 House Extensions and the National Planning Policy Framework.

HS11 states that the scale of any proposed development should be appropriate to the size of the plot and not dominate the existing building, and not be so extensive as to be unneighbourly. Particular regard should be had to the effect on light to and the outlook from neighbours habitable rooms and development should not result in significant overlooking of neighbouring residential property. The design features and materials used should complement the existing building.

SPG11 states that it is always important to consider the specific character of the building being extended and to take account of the context of the property. Extensions built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not be so large as to create an effect of over-dominance or cause significant visual intrusion or significantly impact existing light levels (daylight and sunlight).

SPG11 states that rear extensions should not dominate nor significantly alter the existing levels of sunlight, privacy and daylight to adjoining properties. SPG11 states that two storey side extensions are not in the interest of maintaining the character of the street, in creating a terraced appearance. Two storey extensions should be set back from the front of the dwelling by 1 metre and should have a lower ridge height while maintaining a 1 metre distance from the side boundary.

SPG11 states that where two habitable rooms to principal elevations face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 21 metres apart. Where a sole window to a main habitable room faces a blank wall they must be a minimum of 14 metres apart.

SPG11 states that garages and carports should have a driveway at least 5 metres clear of the highway, if the garden is not deep enough to provide a 5 metre driveway the garage must be set back from the main front wall to provide this minimum driveway length.

National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposed development will demolish the existing side elevation conservatory and construct a two storey side extension and single storey rear extension. The existing dwelling currently has 4 bedrooms and the proposed plans indicate this will not change. The proposed single storey rear extension will convert the garage into habitable space providing a small store and gym.

The proposed single storey rear extension will in-fill the area between the existing garage and dwelling and wrap around the side of the existing dwelling. The existing garage has a small pitched roof that attached to the existing dwelling and this will be retained and joined by the proposed single storey section roof. The single storey rear extension will project 2.5 metres from the rear wall of the original dwelling and have a span of 4.8 metres, at which it will join the existing garage building. The single storey rear extension will have eaves at approximately 2.5 metres which will match the existing garage, and a mono pitched roof with a maximum height of 3.6 metres which is just slightly lower than the existing garage pitched roof. The single storey rear extension will be set at least 0.1 metres off the party boundary fence. As part of the garage redevelopment the existing roof of the garage will not be altered however a new garage door will replace the old.

The proposed two storey rear extension will project 4.0 metres from the side elevation of the existing dwelling. From the front elevation, the proposed side extension will be set back approximately 0.3 metres. From the rear elevation the ground floor of the extension will be flush with the existing rear elevation, giving the ground floor section of the side extension a depth of 7.7 metres total. The first floor of the proposed side extension will be set back from the rear elevation of the existing dwelling by 1.0 metres. This set back will result in a small mono pitched roof over the ground floor section, which will have eaves at approximately 2.3 metres and a maximum height of approximately 3.0 metres. The two storey side extensions will match the eaves of the original dwelling at approximately 5.0 metres and the roof will have a gable on the side elevation and will have a maximum height that is approximately 0.3 metres lower than the existing dwelling ridge. The side extension will be set at least 2.0 metres from the nearest party boundary which are residential rear gardens to the east of the site.

The side elevation of the extension will have a new UPVC window at ground floor and first floor, which will serve a kitchen and bedroom. The proposed side elevation will have UPVC French style doors and a UPVC window at ground floor and no first floor windows. The proposed rear elevation will have one new UPVC window which will be obscurely glazed and serve a dress room.

The proposal plans indicate that the extension and existing building will be externally finished with facing brickwork and half rendered on the first floor level. The proposed roof tiles will be interlocking concrete to match the existing and UPVC windows and doors will be used again to match the original dwelling. The proposed external materials are considered to be suitable to the existing dwelling and the half rendering of the first floor will have a positive impact on the character of the host dwelling and accord with HS11 and SPG11.

The proposed single storey extension connects the existing dwelling to the garage and is a scale that results in no overlooking or privacy issues to neighbouring dwelling. It is considered that the rear

extension as it is single storey and the orientation of the existing dwelling and party boundary fence, will not have any impact on existing light to neighbouring windows or property.

There will be a new window in the side elevation, which will serve a dress room. In the interest of maintaining neighbouring amenities in regard to privacy this window will be conditioned to be obscurely glazed and non-opening.

There will be no side facing windows at first floor in the side elevation and the proposal is approximately 15.0 metres from the front habitable windows of the neighbouring dwelling No. 1 Shepherd Close. There will be a new window at first floor and ground floor which will be approximately 17.0 metres from the blank side elevation of No. 10 Shepherd Close. When taking into account SPG11 guidance in regard to separation distances, the proposed development complies.

The proposed development is considered to be an appropriate scale to the size of the plot and adequate garden space remains. The proposed two-storey element maintains a set back from the front elevation and a lower ridge height. While the side extension is not set back very significantly from the front elevation, the design will give the side extension the appearance of being subservient to the original dwelling and will therefore not dominate the existing building.

The existing dwelling is approximately 2.0 metres from the party boundary with the neighbouring property at 55 Hambledon Drive. The rear extension follows the building line of the existing dwelling at ground floor, and is set in 1.0 metres on the rear elevation at first floor with a lower ridge height than the existing dwelling. This set in and reduced ridge height significantly reduces any overshadowing of the neighbouring rear gardens. Given that the rear elevation of the nearest neighbouring dwelling No. 55 Hambledon Drive is 12 metres from the proposed first storey of the side extension, the development is not considered to result in any significantly adverse overshadowing of their rear garden.

Guidance (SPG11) states that two-storey rear extensions should be at least 2.5 metres away from any party boundary. In this instance the first floor of the development is 3.0 metres from the party boundary, and is set considerably away from the rear elevations of the neighbouring dwellings. The proposed two storey side extension is therefore not anticipated to have any adverse impact on amenities neighbouring dwellings can reasonably expect to enjoy in regard to existing light and overshadowing.

Overall the extension sits well in the plot and does not detract at all from any of the neighbouring properties or the amenities neighbouring properties can reasonably expect to enjoy. The increase in floor space will not have any adverse impact on the street scene. The application is considered to comply with HS11, SPG11, NPPF, and is therefore acceptable.

Other matters

A number of objections stated that the development would reduce natural light into neighbouring rear gardens and habitable windows especially in winter months. When taking into account the design of the extensions, orientation of the proposal site dwelling and neighbouring dwellings and distances between dwellings and boundaries, the development is not thought to cause any detrimental impact on neighbouring amenities in regard to existing light and overshadowing.

A number of objections stated the development would result in privacy issues, however for the reasons previously stated the development is thought to comply with separation distances and the proposed rear facing window added on the two storey element will be conditioned to be obscurely glazed and non-opening to retain neighbouring amenity in regard to privacy and overlooking.

A number of objections stated that the development would be oppressive, visually dominating and out of keeping with surrounding properties. For reasons previously stated, the proposal site plot is somewhat larger than most neighbouring plots and thereby has more potential for development. While it is agreed the plots along Shepherd Close are somewhat cramped, the development is designed to be sufficiently subservient to the host dwelling and will therefore not have any adverse impact on the street scene along Shepherd Close. In regard to the percentage of the extension, the Local Authority does not have any specific percentage guidance for household extensions in Primarily Residential Areas. For reasons previously stated, the proposal is not considered to be excessive in scale or unneighbourly.

In regard to garden space, the development leaves approximately 11 metres of garden space for the occupiers of the proposal site which is acceptable.

In regard to the objection received for the proposed bedroom window on the West (front) elevation, the window complies with SPG11 separation distances and will not result in any overlooking.

A number of objections that the development would result in parking issues in the immediate and wider area. As previously stated, the proposal site has sufficient driveway length to allow off-street parking in accordance with SPG11, and therefore the loss of the garage parking space is not considered unacceptable in this instance.

In regard to obscurely glazed windows being changed, the Local Authority will condition any windows to be obscurely glazed to remain as such thereafter the development is completed.

Two objections quoted guidance on planning from the 'Planning Portal' and 'Bolton'. These extracts are not adopted by the Local Authority and therefore have no significant weight.

A number of objections stated the development would impact their property value, which is not a material planning concern.

No. 57 Hambledon Drive objected on grounds that they would be looking out at a blank wall, however given the orientation of the proposal and the dwelling of No. 57 Hambledon Drive, the development is thought to have no adverse impact on outlook of the neighbouring dwelling No. 57 Hambledon Drive as it is a reasonable distance from their rear windows and will be off set to these rear windows.

In regard to the concerns raised by No. 55 Hambledon Drive around the existing tree(s) in their site that may be damaged by the extension. The site or neighbouring sites have no Tree Protection Order and are not in a designated Conservation Area and therefore the Local Authority has no powers to stop any works to any parts of the tree that are in neighbouring plots.

In regard to excessive noise that may be generated by the cutting of roof tiles, the Local Authority would be able to handle statutory noise complaints through Environmental Health legislation. The Local Authority very rarely deems it necessary to impose conditions in regard to how a development would be constructed in regard to single household applications.

One objection stated that numerous plans were submitted. The developer submitted various proposals for the Local Authorities consideration, many of which were deemed unacceptable when taking into account the relevant policies and guidance. Once amended plans were submitted, neighbours and consultees were re-notified and given a further period to submit their comments in regard to the proposal.

SEPARATION DISTANCES

SPG11 states that main habitable windows should be 21 metres to any main habitable window and at least 14 metres to any blank gable. In this instance the existing dwellings rear windows does not meet SPG11 guidance, as the dwellings rear windows are approximately 12.0 metres from the rear habitable windows of the neighbouring dwelling No. 55 Hambledon Drive. Due to the orientation of the proposal site dwelling and neighbouring dwelling (No. 55 Hambledon Drive), any new development in line with the existing rear elevation of the dwelling would make the separation distances between the properties worse. The developer subsequently set back the first floor of the proposed side extension by 1.0 metres, to maintain the existing separation distance between the proposed dwelling and closest neighbouring habitable windows. Given that the developer has set back in the first floor and that the separation distances originally are not met between the site and the neighbouring dwelling, is it considered the development is acceptable and will not result in any overlooking.

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

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - Requiring Good Design, HS11 - House Extensions, SPG11 - House Extensions, and is therefore considered acceptable.

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).

1. The window(s) hereby permitted at first floor on the East (side) elevation shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7m above the internal floor level of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with policy HS11 of the Wirral Unitary Development Plan and SPG11.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 06/10/17 and listed as follows: Drawing No. A/552/01, A/552/04E.

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

Further Notes for Committee:

Last Comments By: 27/10/2017 09:33:18

Expiry Date: 19/10/2017

This page is intentionally left blank

Planning Committee

16 November 2017

Reference:
APP/17/01112

Area Team:
South Team

Case Officer:
Mrs S Lacey

Ward:
**Pensby and
Thingwall**

Location: Barnstondale Centre, STORETON LANE, BARNSTON, CH61 1BX
Proposal: Demolition of existing timber shed and erection of new portacabin style unit

Applicant: Mr Jones
Agent : Garry Usherwood Associates Limited

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan Designation:

Green Belt

Planning History:

- Location: Barnston Dale Centre, Storeton Lane, Barnston. L61 1BX
Application Type: Full Planning Permission
Proposal: Erection of floodlighting to play area and erection of 3m. high fencing.
Application No: APP/90/05054
Decision Date: 15/02/1990
Decision Type: Approve
- Location: Barnston Dale Camp ,Storeton Lane ,Barnston
Application Type: Full Planning Permission
Proposal: Toilet Block
Application No: APP/74/00754
Decision Date: 23/08/1974
Decision Type: Approve
- Location: Barnston Dale Camp M.Y.A.,Storeton Lane,Barnston
Application Type: Full Planning Permission
Proposal: Alterations and extensions to improve existing kitchen facilities.
Application No: APP/76/05825
Decision Date: 01/11/1976
Decision Type: Approve
- Location: Barnston Dale Centre, Storeton Lane, Barnston, Wirral, L60 1BX
Application Type: Full Planning Permission
Proposal: Erection of an accommodation Block
Application No: APP/99/05218
Decision Date: 31/03/1999
Decision Type: Approve
- Location: Merseyside Youth Association,Barnston Dale Camp,Storeton Lane ,Barnston ,L61 1BX
Application Type: Full Planning Permission
Proposal: Erection of storeroom
Application No: APP/77/08803
Decision Date: 06/02/1978
Decision Type: Approve
- Location: Barnston Dale Camp Barnston L611bx
Application Type: Full Planning Permission
Proposal: Alterations and improvements to frontage, conversion of toilet block to committee room, formation of new double car port, and garage, garden shed, alterations and improvements to existing kitchen.
Application No: APP/75/03542
Decision Date: 04/11/1975
Decision Type: Conditional Approval
- Location: Merseyside Youth Association,Barnston Dale Camp,Storeton Lane ,Barnston ,L61 1BX
Application Type: Full Planning Permission
Proposal: Erection of front porch to Dale Camp
Application No: APP/77/08804
Decision Date: 06/02/1978
Decision Type: Conditional Approval
- Location: Barnston Dale Camp, Storeton Lane,Barnston
Application Type: Full Planning Permission
Proposal: Covered play area

Application No: APP/74/00073
Decision Date: 11/03/1975
Decision Type: Conditional Approval

Location: Barnston Dale Camp,Storeton Lane,Barnston,L61 1BX
Application Type: Reserved Matters
Proposal: Erection of 3 chalets for accommodation of group leaders.
Application No: DLS/81/18409
Decision Date: 18/06/1981
Decision Type: Conditional Approval

Location: Barnston Dale Camp,Storeton Lane,Barnston,L61 1BX
Application Type: Full Planning Permission
Proposal: Erection of 3 chalets for accommodation of Group Leaders.
Application No: APP/80/16212
Decision Date: 22/09/1980
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 4 notifications were sent to adjoining properties. A site notice was also displayed. No objections have been received.

CONSULTATIONS:

None required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is a departure from the Unitary Development Plan

INTRODUCTION

The proposal is for a portacabin in the green belt, for the purpose of staff welfare in connection with the existing children's activity centre.

The main issues are whether the proposed development would be inappropriate development in the Green Belt and, if so, whether there are any very special circumstances that outweigh the harm from inappropriateness and any other harm.

Appropriate facilities for the outdoor recreational use of the site could be acceptable, but not the proposed structure in this particular case, and care must be taken to not approve development that would lead to an unacceptable proliferation to the detriment of the Green Belt. However, the container is sited close to an existing buildings and the appearance of the Green Belt has not been unduly affected, although the container is inappropriate as it does not directly related to outdoor recreational use. As such the proposal has been advertised as a departure from the statutory development plan and the development should not be approved unless very special circumstances can be demonstrated.

The applicant has submitted a statement with the application setting out the need and very special circumstances for the proposal. The demand for use at the centre has increased considerably in the past 5 years, which has resulted in an increase in staff on the site. Until now staff have used whatever areas are available for their breaks, but this is becoming impossible as the areas are being used for clients. There is a need for a designated canteen to meet current legislation for providing hygienic and welfare facilities required by Health and Safety Law Executive. The existing timber shed is no longer required as the equipment stored there has been absorbed into existing storage rooms. The extra area required to achieve the footprint of the canteen is 15 square metres, and will not encroach on the area used for activities.

Very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

PRINCIPLE OF DEVELOPMENT

The application site is within the adopted Green Belt in the Wirral Unitary Development Plan (UDP). The principle of outdoor recreational activities in the Green Belt is acceptable under terms of UDP Policy GB2 'Guidelines for Development in the Green Belt', and the National Planning Policy Framework (NPPF) or provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. The proposed development is not appropriate and the application has been advertised as a departure from the UDP. National guidance makes exceptions for appropriate facilities for outdoor recreation and limiting infilling of previously developed sites that have no greater impact on the Green Belt.

SITE AND SURROUNDINGS

The whole site is known as Barnstondale Activity Centre, the site provides overnight accommodation and activities within the grounds for outdoor sport and recreation predominantly for school children and as respite for children with disabilities.

The proposed building is to be located adjacent to the existing buildings and car park, and not on an area used for activities. The proposal will be well screened from the highway by existing vegetation.

The application site is designated as Green Belt, and is a developed site comprises of several buildings for the purpose of activities and overnight accommodation. There are residential properties located to the east, whilst open uses of land border the south of the site.

POLICY CONTEXT

The Government attaches great importance to green belt land. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts are their openness and their permanence. Design is also a key aspect in achieving sustainable development.

The proposal is for a new building located within Barnstondale Activity Centre, the site is a currently developed site within the Green Belt, as such the proposed development should be assessed in accordance with Wirral's UDP Policies GB2, & RE13; Development Management Policies CS3, CS42 & CS43 in the Core Strategy Proposed Submission Draft 2012 and the National Planning Policy Framework.

GB2 Guidelines for Development in the Green Belt

Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Planning permission will not be granted for development in the Green Belt unless it is for the purposes of:

- (i) agriculture and forestry;
- (ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (iii) the limited extension, alteration or replacement of existing dwellings, subject to Policy GB4 and Policy GB5;
- (iv) the limited infilling in existing villages, subject to Policy GB6, including limited affordable housing subject to local community needs;
- (v) the limited infilling or redevelopment of major existing developed sites identified under Proposal GB9;

Such appropriate development shall not damage the visual amenities of the Green Belt by virtue of its siting, materials or design.

RE13 Criteria for Sports Facilities in the Green Belt

Proposals for outdoor sport and outdoor recreation will be permitted in the Green Belt where:

- (i) adequate provision has been made for highway access, and on-site car parking and servicing requirements;

- (ii) the level of traffic generated can be accommodated without requiring major alterations to rural roads;
- (iii) the visual impact of the proposals would not be intrusive within the local landscape and the openness of the Green Belt would be preserved; and
- (iv) the proposals would not cause unacceptable noise or other disturbance to neighbouring land-uses, including wildlife.

With the exception of proposals involving the re-use of an existing building, associated buildings and structures will only be permitted where they are essential to the use proposed and where their siting, scale, design and external appearance are appropriate to the setting of the area.

When granting planning consent the Local Planning Authority will, where necessary, apply conditions on the time and duration of use of the playing area and associated club facilities and other measures required to minimise the impact of the proposals on the rural environment.

Inappropriate development as defined in national policy is not permitted under Policy CS3 – Green Belt in the Core Strategy Proposed Submission Draft except in very special circumstances and temporary buildings/structures where justified could only be permitted in unobtrusive locations for a period not exceeding three years under Policy CS43.

The NPPF states; A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- (i) buildings for agriculture and forestry;
- (ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- (iii) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (v) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- (vi) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

APPEARANCE AND AMENITY ISSUES

The applicant's design and access statement indicates that the proposed building is of a similar size and location of the existing shed that would replace, however, the portable building would have a larger footprint.

The applicant has also submitted a supporting statement outlining the provision of the facility at an established activity site and the sensitive siting of the building against the existing buildings. In summary, it is indicated that the demand for the use at the centre has increased considerably in the past 5 years, which has resulted in an increase in staff on the site who require a designated area available for their breaks that meets current legislation for providing hygienic and welfare facilities required by Health and Safety Executive.

Having regard to the scale and siting of the building and the overall established use of Barnstondale Centre, it can be concluded that the building would not have a detrimental visual impact on the appearance or character of the area, the proposed structure is not considered disproportionate in terms of the established buildings within Barnstondale.

SEPARATION DISTANCES

The proposal is not considered to result in overlooking or loss of privacy to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway safety implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

It is not considered the proposal will result in a significant noise nuisance to neighbouring residential properties.

CONCLUSION

Substantial weight must be given to any harm to the Green Belt that could arise from the proposed development. Harm would arise from the permanent loss of openness, however, there would be very limited visual impact and provision for staff facilities in line with HSE requirement can be considered as very special circumstances to justify the proposal in this particular case.

The scale, siting and appearance of the building is considered acceptable within the established use of the site and having regard to Wirral's UDP Policy RE13 and the National Planning Policy Framework. It is considered that the development would not be disproportionate in scale and would not have an adverse impact onto visual amenity or the objectives of protecting the openness of the Green Belt.

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:- Substantial weight must be given to any harm to the Green Belt that could arise from the proposed development. Harm would arise from the permanent loss of openness, however, there would be very limited visual impact and provision for staff facilities in line with HSE requirement can be considered as very special circumstances to justify the proposal in this particular case. The scale, siting and appearance of the building is considered acceptable within the established use of the site.

Recommended Decision: **Approve**

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 21 August 2017 and listed as follows: drawing number A100 Revision D (dated 24/03/2015)

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

Further Notes for Committee:

Last Comments By: 21/11/2017 16:50:52
Expiry Date: 16/10/2017

Planning Committee

16 November 2017

Reference:
APP/17/01125

Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
**West Kirby and
Thurstaston**

Location: 11 LANG LANE, WEST KIRBY, CH48 5BW
Proposal: Demolition of existing semi-detached property and development of nine apartments, including landscaping of site
Applicant: Mr P Grundy
Agent : SDA Architecture

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan designation and policies:

Primarily Residential Area

Planning History:

No related planning history

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

Having regard to the Council Guidance on Publicity for Applications, 77 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a Qualifying petition of objection and 68 objections have been received, listing the following grounds:

1. overdevelopment
2. increase in traffic
3. highway safety
4. loss of garden and habitat for wildlife
5. overlooking
6. out of character
7. should renovate the existing dwelling not demolish
8. urban greenspace should be protected
9. appearance of the building
10. loss of light
11. loss of sandstone wall
12. out of scale
13. density of the development

CONSULTATIONS:

Highways - No Objections

Wirral Wildlife - Conditions, request bat survey (bat survey came back with additional recommended conditions which have also been imposed)

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

A Qualifying petition of objection has been received containing 138 signatures and 68 objection letters.

INTRODUCTION

The proposal is for the demolition of an existing semi-detached house and the erection of a residential development containing 9 flats.

PRINCIPLE OF DEVELOPMENT

The proposal is for a residential development within the Primarily Residential Area, the principle of development is considered acceptable.

SITE AND SURROUNDINGS

The application site currently consists of a three-storey semi-detached dwelling located on the corner of Lang Lane and Birkett Road, the plot has a large garden to the south that mirrors the plot of 2 Lang Lane. The character of the area is however varied in terms of property types, there is a mix of detached, terraced, bungalows and three storey houses, the age of buildings also varies within the area along Lang Lane and the side roads.

POLICY CONTEXTHS4 Criteria for New Housing Development Policy

Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

SPD2 states:

High density development should be located in areas where residents have the choice of walking to a range of local services such as shops, schools, employment areas, health, leisure and entertainment facilities. This could be achieved by choosing sites that are close to Key Town Centres and Traditional Suburban Centres or above ground floor level in suitable commercial premises within existing centres as listed in UDP Policies SH1 and SH2

A successful project should, therefore, be expected to:

- relate well to the geography and history of the place and the lie of the land;
- sit happily in the pattern of existing development and routes through and around it;
- respect important views (from public vantage points);
- respect the scale of neighbouring buildings;
- use materials and building methods, which are as high or of higher quality as those used in existing buildings; and
- create new views and juxtapositions, which add to the variety and texture of the setting.

Unless it can be demonstrated that privacy would not be unduly affected, 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.

APPEARANCE AND AMENITY ISSUES

The proposal is for the demolition of the existing three-storey semi-detached house, the dwelling is currently vacant and would benefit from redevelopment in its current form, the proposal is for a three storey development containing 9 self contained flats.

The design of the building is a mix of types, the replacement building attached to 3 Birkett Road follows the design and scale of no.3 and has the appearance of a dwelling with the entrance to the ground floor flat to the front elevation, the third floor is located within the roof space of the building and has outlook to the front from the existing gable and dormer windows to the rear. This element of the building has a more traditional feel which continues the style of no.3.

The building then extends out into the existing garden, the design of the building slowly adapts from the more traditional style adjacent to no.3 to a building that incorporates more contemporary styling, however this is considered to be done sympathetically with the inclusion of gable fronts, box bays and defined windows sections. The corner section of the building projects forward of the existing building line which creates definition between the two styles whilst retaining a relationship throughout the block

itself.

The proposal is for 9 flats, three on each floor, with the exception of Flat 7 the flats are two bed (flat 7 is one bed) the third floor is location with the roof space of the building which reflects the character of the three storey buildings within the surrounding area.

Whilst there is a mix of building types, the development is a continuation of the scale and general appearance of 3 Birkett Road and 2 Birkett Road, the land levels rise to the south, the properties on the south side of Lang lane are higher than those on Birkett Road.

Given the land level differences and the type of neighbouring development, the layout of the building follows the established pattern of development in terms of building line and bulk/massing, the outlook and orientation of the building has been designed so that the outlook is to main frontage elevations.

The site layout includes off road parking to both Birkett Road and Lang Lane of which there are 9 spaces, with amenity space to the west elevation and landscaping to the south east corner. The development albeit a new build proposal will occupy the corner of Lang Lane and Birkett Road in a similar style to Marine Park which occupies the corner of Lang Lane and Marine Park.

Concerns have been raised with regards to the appearance of the flats, overdevelopment and parking concerns. The appearance of the flats largely reflects the original design of the 11 Lang Lane with the inclusion of gable roof design and dormer windows, the more contemporary corner section of the building incorporates window styles of the original building and has a Mansard roof style that, whilst not a characteristic of the area, given the variety of styles is not considered to be detrimental to the character of the area and would be an interesting addition to the building. The materials used in the final finish of the building will be important in terms of providing a relationship between the existing and proposed so that the building complements the character of the area.

The character of the existing site, although overgrown, is open and contains trees and shrubbery, however the site is within the residential area and will follow the pattern of established development in terms of building line and scale.

In terms of parking, the proposal provides 9 off road parking spaces which equates to one per flat, there are no parking restrictions along Birkett Road or Lang Lane and the site is location approximately 430m from West Kirby Commercial area and 540m from West Kirby Key Town Centre.

SEPARATION DISTANCES

The main additional bulk of the development faces south towards no.14 Lang Lane which is a dormer bungalow, the distance between the two properties is just over 25m, given the land level changes and the ridge height difference, the proposed ridge height is approximately 2m above the ridge of the dormer bungalow therefore the distance of 25m meets the Council interface distance set out in SPD2.

The replacement section of building faces 2 Birkett Road, the replacement section of the building follows the existing/established building line however the original interface distance between the properties on Birkett Road is 17m, whilst this does not meet the Councils advised interface distance of 21m the original pattern of development is retained and is not considered that the replacement building has any greater impact on outlook than the existing building in terms of interface distances.

To the rear of the proposed building are the flats on Marine Park, which are three storey, the distances between the two rear elevations is 25m to 30m which comfortably meets the interface distances, the west garden area of the application site also has a depth of 10m which is recommended to allow for a break in development between sites.

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

The replacement building and development is acceptable in terms of scale, siting, appearance and impact to neighbouring amenity. The development is considered to reflect the scale of existing buildings and the pattern of established development having regard to Wirrals UDP Policy HS4 and SPD2.

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 replacement building and development is acceptable in terms of scale, siting, appearance and impact to neighbouring amenity. The development is considered to reflect the scale of existing buildings and the pattern of established development having regard to Wirrals UDP Policy HS4 and SPD2.

Recommended Decision: **Approve**

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 29 September 2017 and listed as follows: 09_2017_03 Rev B, 09_2017_04 Rev B, 09_2017_05 Rev B, 09_2017_06 Rev B & 09_2017_07 Rev B.

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. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and that satisfactory gradients are achieved.

6. No development shall take place until a plan indicating the positions, design, heights, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed as agreed prior to first occupation. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. In order to protect habitats of special local importance for nature conservation:

- 1) Construction work shall only take place between 8am and 6pm.
- 2) Any holes or trenches left open overnight must have a means of escape provided.
- 3) All construction materials, especially those containing lime, must be stored so that badgers cannot access them, and to the front of the house, not the rear.
- 4) When fencing to the garden is installed, access shall be left for the badgers to move around between gardens.

Reason: To protect the presence of Badgers on the site having regards to policy NC5 of Wirral's UDP

8. Any works to remove ivy vines, tall vegetation or the east facing soffit box of the existing building should be carried out, outside of the breeding bird season (March to August inclusive).

Reason: To protect breeding birds

9. Prior to first occupation two sparrow nesting boxes below the eaves of the building and an integral bat box such as Habitat model 003 or 005 shall be installed and maintained as such thereafter.

Reason: Having regard to protected species and habitats

10. Prior to commencement of development, details of any lighting proposed including levels of illumination, light spill and location shall be submitted to and approved in writing by the Local Planning Authority, any lighting shall be installed as agreed and maintained as such thereafter.

Reason: Having regard to impact on protected species

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 policies WM8 and WM9 of the Waste Local Plan.

Last Comments By: 27/10/2017 15:16:14
Expiry Date: 24/11/2017

Planning Committee

16 November 2017

Reference:
APP/17/01158

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location: Land adjacent to 15 HERON ROAD, MEOLS, CH47 9RU
Proposal: Proposed new dwelling with associated landscaping, access and single-storey garage to the rear of the site

Applicant: Mr Reed
Agent : ArchitectFolk

Site Plan:



© Crown copyright and database rights 2017 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan Designation:

Primarily Residential Area

Planning History:

Location: 14 HERON ROAD, MEOLS, CH47 9RU
Application Type: Outline Planning Permission
Proposal: Proposed new dwelling on land adjacent to 14 Heron Road, Meols.
Application No: OUT/16/01538
Decision Date: 19/01/2017
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 objection received, objecting on the grounds of:

- Proposed house closer to side boundaries than existing properties;
- Garage is too close to neighbouring property

CONSULTATIONS

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

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

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

Councilor Gerry Ellis requested that the application be taken out of delegation.

INTRODUCTION

The application is for the erection of a new dwelling on land between 14 and 15 Heron Road. The proposal includes associated landscaping, access onto Heron Road and a single-storey garage to the rear of the site.

The site currently benefits from an extant outline planning permission (OUT/16/01538) for a new dwelling.

SITE AND SURROUNDINGS

The application site consists of a plot of land located between 14 and 15 Heron Road. The site is designated as a Primarily Residential Area and predominantly consists of two-storey, semi-detached properties along Heron Road. There is an access track running along the rear of the site with open fields opposite the site.

POLICY CONTEXT

The site is designated as a Primarily Residential Area within the Wirral Unitary Development Plan and as such the principle of residential development is acceptable. The proposal is primarily subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development. UDP Policy TR9 and Joint Waste Local Plan Policies WM8 and WM9 are also applicable.

The National Planning Policy Framework (NPPF) is also relevant. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. The development site is considered to be in a sustainable location close to public transport links and local shops on Meols Parade. Good design is a key aspect of sustainable development and should be used to contribute positively to make places

better. NPPF paragraph 64 makes it clear that development of poor design which fails to take the opportunities for improving the character and quality of an area and the way it functions should be refused.

APPEARANCE AND AMENITY ISSUES

This is a full application for the erection of a dwelling house. As noted, the site already benefits from outline planning permission, although that was with all matters reserved. A site plan was submitted with the outline permission which showed a dwelling with an extremely similar footprint to this current proposal, but this was only indicative. Therefore, it is only the principle of a new dwelling on this site which has been approved.

The application site is similar in width and depth to the other properties which front onto this part of Heron Road and will include off-street parking and a small garden to the front of the site and a larger private garden to the rear, and it is therefore considered that the proposal will not be an overdevelopment of the site. Whilst the proposed dwelling may be sited slightly closer to the side boundaries than surrounding properties, there is no risk of terracing, with a distance of approximately 1 metre either side of the dwelling, and the spacious character will therefore be retained.

Whilst all the other dwellings along this part of Heron Road are semi-detached properties it is not considered that a detached property will appear particularly out of character. The proposed dwelling has been designed with the same ridge and eaves height as the properties either side and will also be similar in appearance, with a front gable element, brick to the ground-floor and render to the first-floor, and these are features which replicate the existing dwellings. The proposed dwelling will therefore appear in keeping with the surrounding properties and will not harm the character of the area.

There are no primary habitable windows on the side elevation of the properties either side and it is considered that the proposal will not result in a loss of light or outlook to neighbouring properties. The main outlook from the properties either side are to the front and rear elevations and this will be undisturbed, with only a proposed single-storey element projecting further to the rear than the main two-storey part of the neighbouring dwellings. The only windows on either of the main side elevations of the proposed dwelling is a high-level ground-floor window and a first-floor window for the stairwell, both to the north elevation. The high-level window will not allow for any significant outlook and a condition has been attached to obscurely glaze the first-floor window, ensuring that there will be no loss of privacy to the neighbouring property.

There will be a single-storey garage to the rear of the site, accessed from an unadopted track that runs along the rear of the Heron Road properties. There are a number of other, similar structures along this unadopted track and the proposed garage will therefore not be out of keeping with this. The proposed garage is of a suitable scale and is located to the very rear of the site, away from existing dwellings, and will therefore not harm any residential amenity.

Overall, the proposed dwelling is considered to be suitable in design and scale within this location and will not harm the character or appearance of the street scene, nor will it have an unacceptable adverse impact upon the amenities of neighbouring properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

SEPARATION DISTANCES

All required separation distances are met in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The addition of one new dwelling in this location will not have a detrimental impact upon highway safety. There is off-street parking provided to the front of the site on Heron Road, together with off-street parking and a garage to the rear and this is therefore considered to be acceptable.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is considered to be acceptable in design and scale and will not harm the character or appearance of the street scene, nor will it have an unacceptable adverse impact upon the amenities of neighbouring properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 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 is considered to be acceptable in design and scale and will not harm the character or appearance of the street scene, nor will it have an unacceptable adverse impact upon the amenities of neighbouring properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

Recommended Decision: **Approve**

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 12th September 2017 and listed as follows: AF109 B100; AF109 B101

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. The first-floor window in the side (north) elevation of the dwelling hereby permitted shall be obscurely glazed and retained as such thereafter.

Reason: In the interest of residential amenity

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works shall be undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. The submission of a Section 50 Highway Opening Notice is required prior to the commencement of any works on the adopted highway. You should contact the Council's Highway Management Team via www.wirral.gov.uk prior to the commencement of development for further information.

Last Comments By: 17/10/2017 11:52:05
Expiry Date: 07/11/2017

This page is intentionally left blank

WIRRAL COUNCIL

PLANNING COMMITTEE

16 November 2017

SUBJECT:	Tree Preservation Order No WR0379 14 WOODHEY ROAD, HIGHER BEBINGTON, CH63 8PD
WARD/S AFFECTED:	Bebington
REPORT OF:	Assistant Director Environmental Services
KEY DECISION	NO

1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to inform the Committee of an objection to Wirral Borough Council Tree Preservation Order No WR0379 and to recommend that the order shall be confirmed.

2.0 BACKGROUND

- 2.1 The trees are a prominent Sycamore and Pine in the side garden of 14 Woodhey Road. The trees are clearly visible from a public highway. The owner was concerned that neighbours would prune the trees in a way that would be detrimental to the trees.

3.0 THE OBJECTION

- 3.1 Objections were received to this TPO. The objections were on the grounds of
- The size of the trees in a modest garden, and that the trees are dangerous due to their size and proximity to the houses.
 - Lack of light and leaves and debris falling into adjacent gardens and gutters. There were also objections on the grounds of
 - Pigeons in the trees fouling adjacent gardens and causing a health hazard
 - The fact that the trees can now not be touched.

4.0 COMMENTS ON THE OBJECTION

- 4.1 The issues raised would exist with or without a preservation order.

The trees, belong to, and are the responsibility of, the person on whose land the tree is growing.

As with owners of unprotected trees, they are responsible for maintaining their trees, with no statutory rules setting out how often or to what standard. The local planning authority cannot require maintenance work to be done to a tree just because it is protected. However, the authority can encourage good tree management, particularly when determining applications for consent under a Tree Preservation Order. This will help to maintain and enhance the amenity provided by protected trees.

There is no evidence to suggest that the trees are dangerous. Height and size is not an indicator of a tree being dangerous and the risk trees pose is considered to be low. The Health and Safety Executive (HSE) recognises that the risk of "being struck and killed by a tree falling" is "extremely low", and is firmly in its "broadly acceptable" category of risks. The National Tree safety Council states,

'Disproportionate media attention, especially after storms when trees fall, creates a general public misconception of danger. When asked individually, most people do not have this perception. However, because trees so rarely kill or seriously injure people, when they do, it is headline news. The number of people killed by trees, being 500 times greater, is so

common that the deaths barely get a mention. Sadly, these headline stories about deaths from trees have made landowners increasingly more concerned than they should be about the risks from trees and their liabilities if something does go wrong.'

Every autumn people complain about the annoyance caused by falling leaves. Although the leaves may be annoying or cause an inconvenience, they are rarely, if ever, a nuisance in the legal sense. Courts will be unlikely to find nuisance because the general rule is that the neighbour must prove substantial interference with his comfort and convenience.

A reasonable person could be expected to accept that the fall of leaves from a tree is a seasonal occurrence over which the tree owner has no control (other than to remove the tree), neither could he stop the wind blowing them over a boundary. Therefore, leaves, flowers or fruit covering a neighbour's lawn or filling up his gutters may be an inconvenience, but would not normally be considered to be a nuisance (i.e. causing damage). The reasonable person would clear them from his property at intervals. Likewise a tree owner has no control over the movement or behaviour of birds which are just as likely to perch on buildings as trees.

People generally enjoy sunlight and as a result expect to have light to their property. However, in simple terms there is generally no absolute right to light from across a neighbour's land with regards to trees. Shading of a garden is unlikely to constitute an infringement of a right to light.

A preservation order means that an application needs to be made to the council to carry out any tree work, not that they cannot be managed.

The tree owner is not obliged to cut back the overhanging branches, but the nuisance can be removed by cutting back the branches to the boundary, however an application would be necessary if the tree is protected.

5.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

5.1 There are no direct impacts for voluntary, community and faith groups.

6.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

6.1 There are no direct Resource Implications arising out of this report.

7.0 LEGAL IMPLICATIONS

7.1 The principal effect of a TPO is to prohibit the, cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPA's consent.

8.0 EQUALITIES IMPLICATIONS

8.1 There are no direct implications arising from these proposals which adversely affect equality and diversity.

9.0 CARBON REDUCTION IMPLICATIONS

9.1 Trees store carbon within their tissues and continually absorb carbon, helping to offset carbon emissions produced by other urban activities.

10.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

10.1 The planning implications arising from this report are outlined above and there are no direct Community Safety implications arising from this report.

11.0 RECOMMENDATION/S

11.1 That the Planning Committee Confirm The Tree preservation Order WR0379 despite objections

12.0 REASON/S FOR RECOMMENDATION/S

12.1 Trees form a prominent part of the Wirral landscape and comprise an essential feature in the special character of many of Wirrals residential areas. Indeed, even where tree cover is not a distinctive characteristic of a neighbourhood, a single large tree or group of trees can have a significant visual impact within the surrounding area.

It has been the policy to protect many of the important trees in Higher Bebington with Tree Preservation Orders. It is proposed to extend this policy by making the Wirral Borough Council Tree Preservation Order No.WR0379 to protect the trees at 14 Woodhey Road.

Urban trees are a valuable source of ecosystem services in towns and cities. They help us alleviate problems associated with densely packed populations by improving local air quality, capturing carbon and reducing flooding.

Urban trees provide a number of health benefits including improving local air and water quality by absorbing and filtering pollutants (Bolund and Hunhammar, 1999) and by reducing the urban heat island effect (Akbari et al., 2001), decreasing illnesses associated with poor air quality and heat. There is also evidence that urban greenery can help reduce stress levels and improve recovery time from illness (Ulrich, 1979).

Trees also provide a valuable habitat for much of the UK's urban wildlife, including bats (Entwistle et al., 2001) and bees (RHS, 2012).

The Council has a duty to make provision for the preservation of trees and woodlands in the interests of amenity. It does this by making Tree Preservation Orders (TPO). The purpose of a Tree Preservation Order is to protect trees which make a significant impact on their local surroundings. This is particularly important where trees are in immediate danger.

Government guidance states that, 'Authorities can also consider other sources of risks to trees with significant amenity value. For example, changes in property ownership and intentions to fell trees are not always known in advance, so it may sometimes be appropriate to pro-actively make Orders as a precaution

In this case it was felt that as the trees do indeed have a significant amenity value, it would be expedient to pro-actively serve a TPO as a precaution.

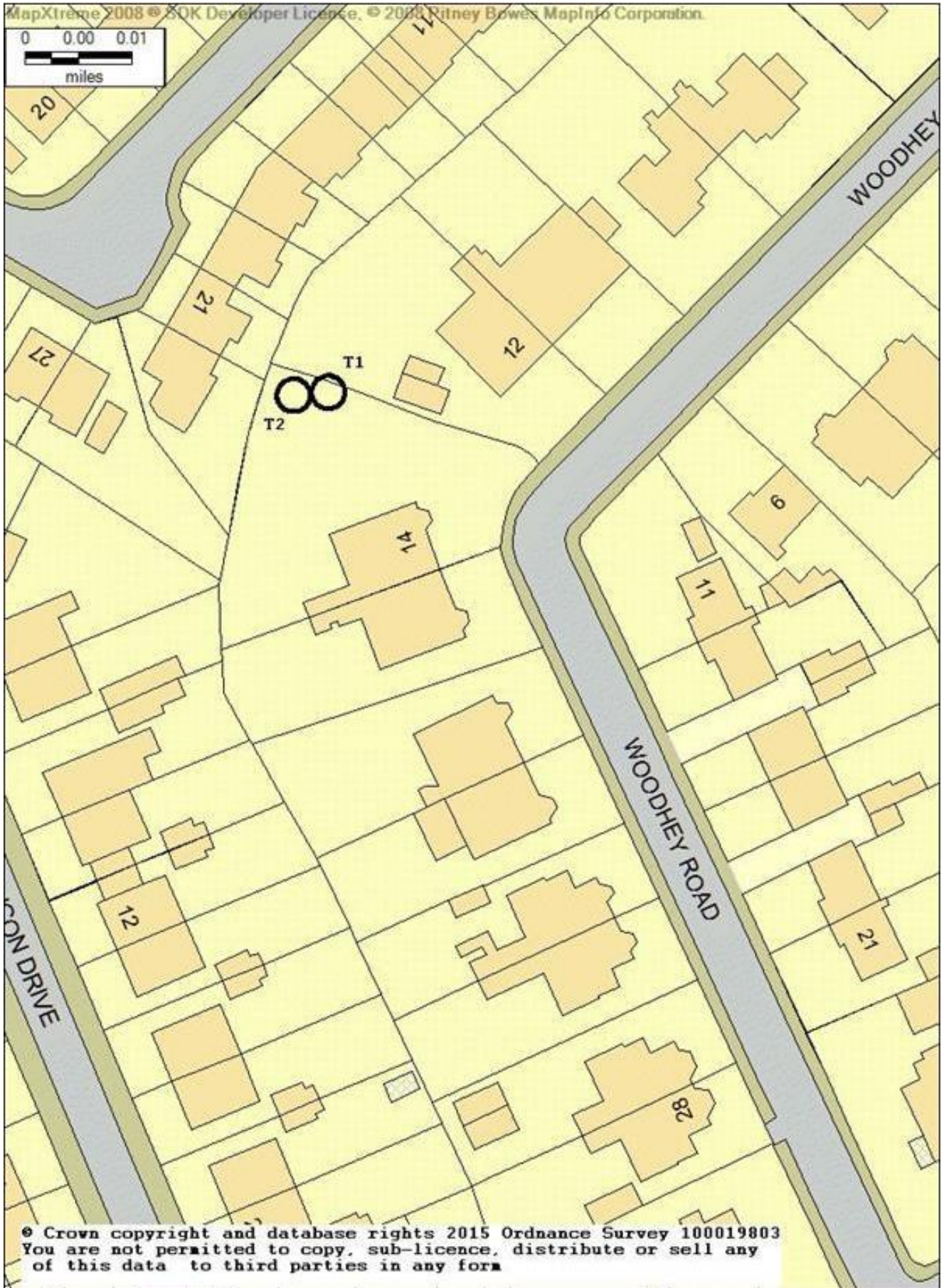
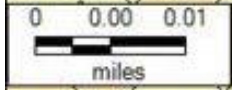
REPORT AUTHOR: Erik Bowman
telephone: (0151) 691 8193
email: erikbowman@wirral.gov.uk

REFERENCE MATERIAL

The following background papers have been used in the preparation of this report:
Wirral Borough Council Tree Preservation Order No.WR0379

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
-----------------	------



© Crown copyright and database rights 2015 Ordnance Survey 100019803
You are not permitted to copy, sub-licence, distribute or sell any
of this data to third parties in any form



<p>COUNCILLOR GEORGE DAVIES</p> <p>CABINET MEMBER FOR HOUSING AND COMMUNITY SAFETY AND DEPUTY LEADER OF THE COUNCIL</p>	<p>DELEGATED REPORT</p> <p>STATUTORY REGISTER OF BROWNFIELD LAND</p>
--	--

REPORT SUMMARY

The Town & Country Planning (Brownfield Land Register) Regulations 2017 require the Local Planning Authority to prepare and maintain a statutory register of previously developed land within Wirral in two parts.

Part 1 of the Register is to include land with an area of at least 0.25 hectares or capable of supporting 5 or more dwellings, which is suitable, available and achievable for new housing development.

Part 2 of the Register is to include sites taken from Part 1 where permission in principle would be granted by the Town & Country Planning (Permission in Principle) Order 2017 for a range of dwellings to be specified by the Local Planning Authority, subject to the further submission and approval of technical details consent.

Details of the potential sites for inclusion in Part 1 of the Register are appended to this report for approval for public consultation. Following the approval of the list of sites to be included in Part 1, Planning Committee will need to decide whether to allocate land for residential development in Part 2 of the Register, after statutory procedures and consultation have been carried out.

The Register must, this year, be published by no later than Friday 22 December 2017 and must thereafter be subject to at least annual review.

Identification of sites on the Brownfield Land Register could help to support the delivery of good quality housing in line with the Wirral Plan, which sets the objective of building 3,500 new homes by 2020.

The decision is a key decision as it could affect all Wards within the Borough.

RECOMMENDATION/S

1. **That the Assistant Director of Environmental Services is authorised to prepare, maintain and publish a statutory Brownfield Land Register of previously developed land suitable for housing development in accordance with the relevant national legislation.**
2. **That the sites listed in Appendix 1 and shown in Appendix 2 to this report are published for public consultation and that any responses are taken into account by the Assistant Director of Environmental Services before formally entering the land in Part 1 of the Brownfield Land Register for Wirral and making the Register**

available for public inspection on the Council's website and at the principal office of the Local Planning Authority.

3. That following the inclusion of sites in Part 1 of the Brownfield Land Register, Planning Committee determines which sites should be allocated for residential development, subject to the procedures set out in national legislation, before entering land in Part 2 of the Brownfield Land Register.
4. That the Brownfield Land Register be reviewed by Planning Committee at least every 12 months, in line with the requirements set out in national legislation and that during this review, any additional sites which meet the criteria for inclusion in Part 1 and where relevant Part 2 are added and sites that have been developed or which are no longer suitable are removed.
5. That this report is referred to Planning Committee for noting.
6. That Council is recommended to make the necessary amendments to the delegated powers for Planning Committee and the Assistant Director of Environmental Services in the Council's Constitution to reflect the new requirements set out in recommendations 1, 3 and 4 above.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 To comply with the legal and procedural requirements in the Town & Country Planning (Brownfield Land Register) Regulations 2017.
- 1.2 The Brownfield Land Register will also demonstrate the Council's ongoing commitment to support regeneration and contribute to meeting the Borough's housing needs on previously developed sites.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 Not preparing an up-to-date Brownfield Land Register would contravene a legal duty introduced by section 151 of the Housing and Planning Act 2016 and enacted through the Town & Country Planning (Brownfield Land Register) Regulations 2017.

3.0 BACKGROUND INFORMATION

- 3.1 National regulations introduced under Section 151 of the Housing and Planning Act 2016 now require each local planning authority to prepare, maintain and publish a statutory Brownfield Land Register by 31 December 2017, to provide information on previously developed land that would be suitable, available and achievable for new housing development as defined in national regulations.
- 3.2 The definition of 'previously developed land' is currently as set out in Annex 2: Glossary of the National Planning Policy Framework (March 2012).
- 3.3 'Suitable' means the land has been allocated in a development plan, has obtained planning permission or permission in principle for residential development or is "in the opinion of the local planning authority, appropriate for residential development", having regard to any adverse impact on the natural environment, the local built environment and local amenity (Regulation 4(2) refers).
- 3.4 'Available' means that the relevant owner has expressed an intention to sell or develop the land; a developer has expressed an interest to develop the land; and there is no evidence indicating a change to those intentions or "in the opinion of the local authority there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development of the land taking place" (Regulation 4(2) refers).
- 3.5 'Achievable' means that "in the opinion of the local planning authority, the development is likely to take place within 15 years" of the date the site was entered on the Register (Regulation 4(2) refers).
- 3.6 Decisions must be made having regard to publicly available information and any relevant representations received (Regulation 4(2) refers).
- 3.7 The Register must have two parts (Regulation 3(4) refers). Part 1 of the Register must contain suitable, available and achievable sites with an area of at least 0.25 hectares or which are capable of supporting at least 5 dwellings (Regulation 4(1) refers). There

is no requirement for public consultation before entering land in Part 1 of the Register (Regulation 5(6) refers), but it is recommended that consultation is undertaken on the sites which are proposed for inclusion in the first publication of the Brownfield Land Register (paragraphs 8.1 and 8.2 later in this report refer).

- 3.8 Part 2 of the Register must contain the sites from Part 1 that the local planning authority has decided to allocate for residential development, where permission in principle would be granted by virtue of Article 4 in the Town & Country Planning (Permission in Principle) Order 2017, subject to a further application for technical details consent being determined within 5 years.
- 3.9 Sites can only be entered in Part 2 having followed the procedures for publicity, consultation and notification set out in Regulations 6 to 13, subject to the exemptions for certain types of land set out in Regulation 14, which include development which may be subject to Environmental Impact Assessment and Habitats Regulations Assessment.
- 3.10 Planning conditions and obligations can only be applied at the technical details stage, when matters of detailed design and infrastructure requirements can be considered. The Local Planning Authority can, however, choose to provide additional information on what they expect to see as part of an application for technical details consent when deciding to enter a site in Part 2 of the Register.
- 3.11 Cabinet initially considered a proposal to establish a brownfield register on 10 September 2015 ([Minute 48 refers](#)) and resolved that the register and any related development consents should be reviewed and determined by Planning Committee. That report predated the issuing of the 2017 Regulations. It is however, still considered appropriate that following public consultation on the initial list of sites now proposed to be included in Part 1 of the new statutory Register (attached at Appendix 1 and Appendix 2 to this report), that the Brownfield Land Register for Wirral becomes the formal responsibility of Planning Committee.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The Council received a new burdens grant payment of £14,645 in March 2017. Further grant payments are planned for 2017/18, 2018/19 and 2019/20 but the amount of funding will be kept under review from 2016/17 onwards.
- 4.2 No fee is payable to the Council for entering a site in either Part of the Register. There could therefore be a consequential reduction in the income from planning fees for sites included in Part 2 of the Register, if fewer outline planning applications are submitted.
- 4.3 Additional funding may be required for the Council to resolve any unexpected environmental constraints, including statutory screening appraisals for Environmental Impact Assessment and Habitats Regulations Assessment, if required, before a particular site could be entered into Part 2 of the Register.
- 4.4 The land value of sites in Part 2 of the Register could increase, as the risk to developers would be reduced through the grant of permission in principle for a fixed range in the number of dwellings.

4.5 The fee payable to the Council for an application for technical details consent for sites granted permission in principle through Part 2 of the Register is still to be defined through future legislation, which has not yet been published.

5.0 LEGAL

5.1 There is a statutory requirement to prepare, maintain and publish a Brownfield Land Register by 31 December 2017 under Regulation 3 of Town & Country Planning (Brownfield Land Register) Regulations 2017. In order to meet this requirement the Register must be published no later than Friday 22 December 2017, due to the closure of Council offices over Christmas

5.2 The Register must contain the information specified in Schedule 2 of the Regulations and must be kept available for public inspection at the principal office of the local planning authority.

5.3 The entries in the Register must be reviewed at least every 12 months, in accordance with the requirements of Regulation 17.

5.4 Sites can be included in Part 1 if suitable, available and achievable for new housing development (within the terms of Regulation 4)

5.5 Sites can, however, only be included in Part 2 if identified in Part 1 and representations following statutory publicity and consultation have been taken into account (within the terms of Regulation 5).

5.6 The decision to enter a site in Part 2 of the Register must be made in accordance with the local Development Plan unless material considerations indicate otherwise. Sites where development is likely to have a significant environmental impact or significant effect on a qualifying European nature conservation site must not be included (within the terms of Regulation 14).

5.7 Any permission in principle granted by virtue of inclusion in Part 2 will remain valid for 5 years during which development will only be permitted subject to the additional submission and approval of technical details consent.

5.8 Applications for technical details consent must be determined in accordance with the permission in principle.

5.9 Proposals outside the range of development specified in Part 2 of the Register will require a planning application to be submitted, determined in the normal way.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

6.1 Entering a site in Part 2 of the Brownfield Land Register could require the Council to undertake work up front that would previously have been done by landowners and their agents as part of a planning application.

6.2 The preparation, maintenance and review of the Brownfield Land Register can be undertaken by existing staff resources within Forward Planning and IT, subject to the receipt of new burdens grant payments.

6.3 Future applications for technical details consent will need to be processed by existing Development Management staff resources, subject to a fee to be set through national regulations.

7.0 RELEVANT RISKS

7.1 Although permission in principle may help to reduce uncertainty for developers, the inability to access finance and generate sufficient development surpluses may still not be addressed. There is therefore a risk that development will still not be delivered, particularly on challenging sites.

7.2 Not consulting on the sites to be included in Part 1 of the Brownfield Land Register could lead to the public not being aware of the initial process that could lead to potential development proposals on sites which could affect the amenity and the character of their area.

8.0 ENGAGEMENT / CONSULTATION

8.1 Before including land in Part 1 of the Brownfield Land Register the Regulations allow for procedures, including consultation to be carried out as the Local Planning Authority sees fit and any representations received within such period as the Authority may specify must be taken into account (Regulation 5(6) refers).

8.2 It is therefore recommended, in line with the Council's existing requirements for emerging site-specific proposals set out in the Council's Statement of Community Involvement adopted in March 2014 (SCI, paragraph 3.52, page 16 refers), that the first set of sites set out in Appendix 1 and shown in Appendix 2 are published for public consultation for a period of no less than six weeks and that any representations will be taken into account before entering any of the sites in Part 1 of Brownfield Land Register.

8.3 Consultation will include publication on the Council's website, deposit in public libraries, notification to those on the Council's Local Plan database; public notices in the Wirral Globe and Wirral View and notification letters to neighbours immediately adjacent to the specific sites identified in Appendix 1 .

8.4 Before the Local Planning Authority includes land in Part 2 of the Brownfield Land Register they must follow the statutory procedures for publicity and notification set out in Regulations 6 to 12, including notification by site notice and publication on the Council's website.

9.0 EQUALITY IMPLICATIONS

9.1 The inclusion of land in Part 1 of the Brownfield Land Register is unlikely to have any significant equality implications as it will not grant development consent.

9.2 Inclusion of land in Part 2 of the Register could have equality implications depending on the nature, scale and potential impact of any future development. Potential impacts would be considered on a case by case basis and decisions must be taken in

accordance with the Council's adopted Development Plan unless material considerations indicate otherwise following statutory consultation.

9.3 Brownfield sites are more likely to be located in deprived areas but the Brownfield Land Register may contribute towards stimulating their development and beneficial use.

9.4 The relevant Equality Impact Assessment can be viewed at <https://www.wirral.gov.uk/communities-and-neighbourhoods/equality-impact-assessments/equality-impact-assessments-2017/delivery>

REPORT AUTHOR: Eddie Fleming, Principal Planning Officer
telephone: (0151) 691 8129
email: eddiefleming@wirral.gov.uk

APPENDICES

Appendix 1 – List of Sites Proposed to be Included in Part 1 of the Brownfield Land Register.

Appendix 2 – Map of Sites Proposed to be Included in Part 1 of the Brownfield Land Register

REFERENCE MATERIAL

Housing and Planning Act 2016 (Section 151) can be viewed at <http://www.legislation.gov.uk/ukpga/2016/22/section/151/enacted>

The Town and Country Planning (Brownfield Land Register) Regulations 2017 can be viewed at <http://www.legislation.gov.uk/uksi/2017/403/made/data.pdf>

The Town and Country Planning (Permission in Principle) Order 2017 can be viewed at <http://www.legislation.gov.uk/uksi/2017/402/made/data.pdf>

Brownfield Land Registers Data Standards (July 2017) can be viewed at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf

National Planning Practice Guidance (July 2017) can be viewed at <https://www.gov.uk/guidance/brownfield-land-registers>

Definition of Previously Developed Land (NPPF, March 2012) can be viewed at https://www.planningportal.co.uk/directory_record/444/previously_developed_land_or_brownfield_land

The Council's existing adopted Statement of Community Involvement (March 2014) can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/community-involvement-local-planning/statement>

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet: Building More Housing on Brownfield Land	10 September 2015 (Minute 48)
Planning Committee: Building More Housing on Brownfield Land (referral from Cabinet)	21 October 2015 (Minute 99)

Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
0545	Former Housing , 1 to 53 Bluewood Drive, Bidston	328890	390409	0.41	11	No	Bidston and St James	Primarily Residential Area	N/A	N/A
0546	Former Housing , 2 to 104 Bluewood Drive, Bidston	328900	390434	0.49	13	No	Bidston and St James	Primarily Residential Area	N/A	N/A
0557	Former Housing, Buccleuch Street, Birkenhead	330092	390177	3.57	150	No	Bidston and St James	Primarily Residential Area	N/A	95/05842
0572	Former Gas Holder, Patten Street, Birkenhead	330428	389718	0.73	20	No	Bidston and St James	Housing Development Site	N/A	14/01593
1691	Brooklands, 20-99, Brook Street, Birkenhead	331846	389373	0.17	14	No	Bidston and St James	Primarily Residential Area	N/A	N/A
586000	Vacant Land , Adj 115 Livingstone Street & 145 St Anne Street, Birkenhead	331423	389371	0.09	16	Yes	Bidston and St James	Permissioned	Full	15/01520
634700	Invogue Design, 837-839 Corporation Road, Birkenhead	329919	389931	0.22	33	Yes	Bidston and St James	Permissioned	Full	15/01099
649500	Cleared Site, Adj 36 Patten Street, Birkenhead	330499	389822	0.03	5	Yes	Bidston and St James	Permissioned	Full	15/00451
655500	Former Corsair, Bidston Village Road, Bidston	328150	390240	0.24	26	Yes	Bidston and St James	Permissioned	Full	15/00814
0478	Rose Brae, Church Street, Birkenhead	332913	388947	1.98	130	No	Birkenhead and Tranmere	Housing Development Site	N/A	N/A
0758	Five Oceans Removal, 93 Chester Street, Birkenhead	332720	388814	0.15	28	No	Birkenhead and Tranmere	Expired	N/A	11/00964
1280	Warehouse, Dial Road, Tranmere (095600)	331847	387155	0.17	5	No	Birkenhead and Tranmere	Primarily Residential Area	N/A	N/A

Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
1358	Land at, Pearson Road, Tranmere (586400)	332096	388003	0.24	11	No	Birkenhead and Tranmere	Expired	N/A	07/06068
1878	Cleared Land, Church Road (Phase 2), Tranmere (579000)	332025	387823	0.88	34	No	Birkenhead and Tranmere	Pending	N/A	17/00897
2048	Former Whitfield Court, Whitfield Street, Tranmere (610500)	331831	387754	0.33	8	No	Birkenhead and Tranmere	Expired	N/A	12/00174
540500	Atlantic House, 18-22 Hamilton Square, Birkenhead	332653	389106	0.10	18	Yes	Birkenhead and Tranmere	Permissioned	COMX Full	17/00529 17/00343
549700	Former Rockys Gymnasium, Henry Street, Birkenhead	332366	388726	0.05	38	Yes	Birkenhead and Tranmere	Permissioned	Outline	13/01426
635200	33 Hamilton Square, Birkenhead	332424	389011	0.03	5	Yes	Birkenhead and Tranmere	Permissioned	Full	14/00343
646600	Birchen House, 1 Canning Street, Birkenhead	332696	389168	0.19	62	Yes	Birkenhead and Tranmere	Permissioned	COMX	14/01604
659400	59 Hamilton Square, Birkenhead	332645	389005	0.02	5	Yes	Birkenhead and Tranmere	Permissioned	Full	15/0113
666200	76 Hamilton Street, Birkenhead	332481	388777	0.17	72	Yes	Birkenhead and Tranmere	Permissioned	COMX	16/00712
673900	40 Hamilton Square, Birkenhead	332481	388928	0.02	5	Yes	Birkenhead and Tranmere	Permissioned	Full	16/01574
677000	27-29 Grange Road West, Birkenhead	331412	388500	0.02	5	Yes	Birkenhead and Tranmere	Permissioned	Full	17/00158
1500	Meadowcroft, Stanhope Drive, Bromborough	334931	382416	0.43	12	No	Bromborough	Primarily Residential Area	N/A	N/A

Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
587100	Former Dell Primary School, The Dell, Tranmere	333676	386038	1.20	36	Yes	Bromborough	Stalled	Full	08/05589
645500	Cleared Site, 15 New Chester Road, New Ferry	333621	385634	0.02	6	Yes	Bromborough	Permissioned	Full	16/01627
667800	Land Adj 16 The Esplanade, New Ferry	333949	385905	0.31	21	Yes	Bromborough	Permissioned	Outline	15/01376
672100	Croda Listed building Pool Lane, Bromborough Pool	334524	384406	0.36	23	Yes	Bromborough	Permissioned	Full	15/01254
675800	217 Spital Road, Bromborough	334670	382851	0.08	5	Yes	Bromborough	Permissioned	Full	17/00446
676600	Rear of White Bridge, New Chester Road, Bromborough	334376	384532	3.09	101	Yes	Bromborough	Permissioned	Reserved Matters	16/01601
557000	Trafalgar Service Station, Gardens Road, Bebington	333586	384010	0.24	26	Yes	Clatterbridge	Permissioned	Outline	15/00278
1870	Former Social Club, Park Road South, Birkenhead	330962	388685	0.10	11	No	Clughton	Permissioned	N/A	16/00732
660900	Fomer Cole Street Primary, Cole Street, Birkenhead	331250	388600	0.27	47	Yes	Clughton	Permissioned	Full	15/00701
671300	The Open Arms, Bidston Avenue, Clughton	330157	389496	0.15	42	Yes	Clughton	Permissioned	Full	16/01248
1666	Former Acre Lane Resource Centre , Acre Lane, Bromborough	334585	381303	2.85	76	No	Eastham	Primarily Residential Area	N/A	14/00562
632800	1 Rocky Lane, Heswall	327073	381680	0.06	5	Yes	Heswall	Permissioned	Full	14/01130

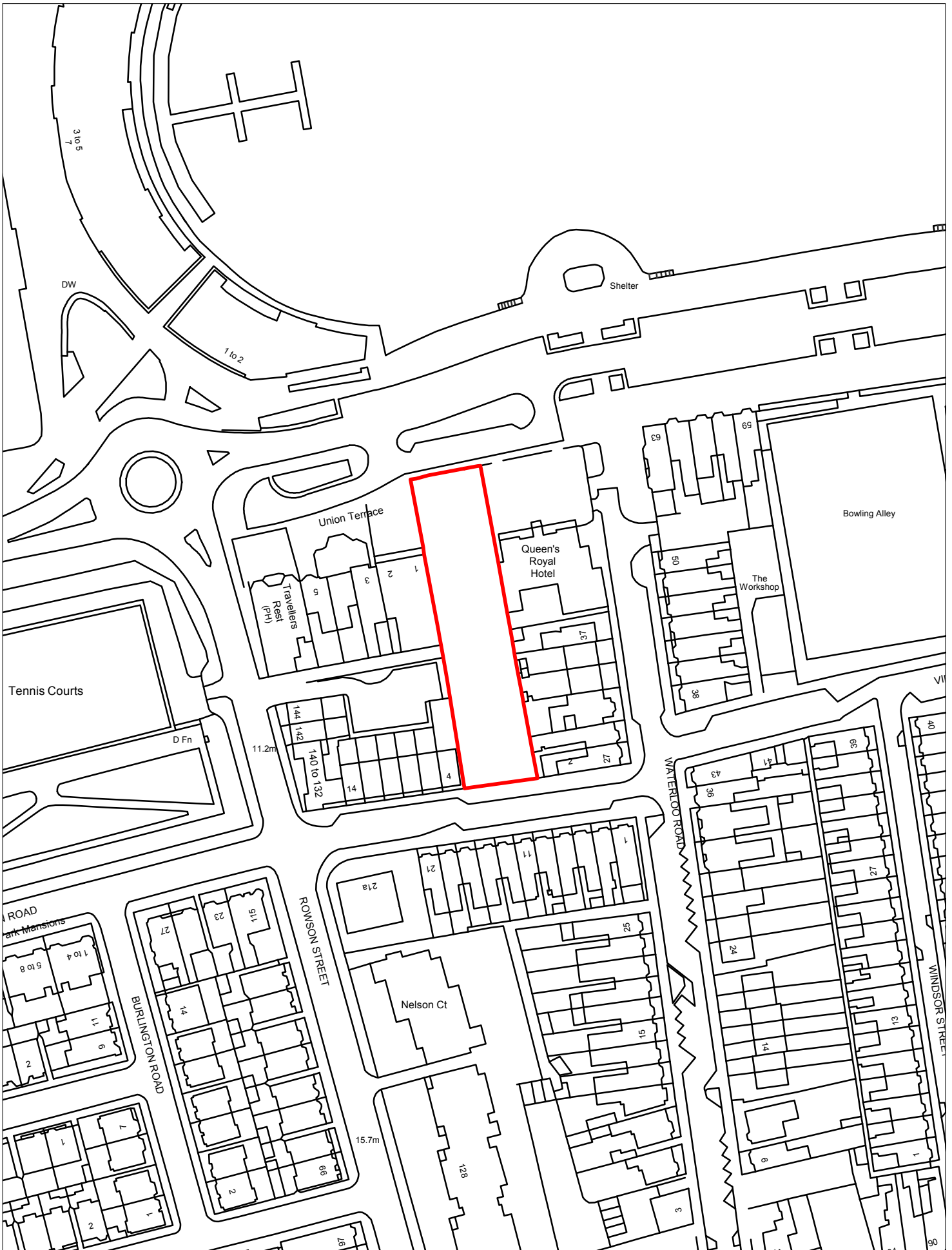
Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
676500	Axholme, 76 Thurstaston Road, Heswall	326575	381482	0.20	6	Yes	Heswall	Permissioned	Full	17/00173
1891	Former Police Station, Queens Road, Hoylake	321581	388944	0.09	12	No	Hoylake and Meols	Primarily Residential Area	N/A	16/01560
2042	1 to 11 Ashton Court, West Kirby	321358	386518	0.10	7	No	Hoylake and Meols	Primarily Residential Area	N/A	16/00823
2043	12 to 22 Ashton Court, West Kirby	321381	386472	0.11	7	No	Hoylake and Meols	Primarily Residential Area	N/A	16/00823
672900	Westways, 16 Lingdale Road, West Kirby	321036	387087	0.16	5	Yes	Hoylake and Meols	Permissioned	Full	16/00967
0410	Former Burtons, Pasture Road, Moreton	326032	390912	10.05	230	Sec 106	Leasowe and Moreton East	Pending Sec 106	N/A	16/00108
1472	Former Fernleigh Resource Centre, Twickenham Drive, Leasowe	327490	391501	0.45	48	No	Leasowe and Moreton East	Primarily Residential Area	N/A	N/A
0044	Adj Wallasey Fire Station, Liscard (565600)	330571	391557	0.19	6	No	Liscard	Expired	N/A	06/06564
1350	Gibson House, Seabank Road, Egremont (578210)	331650	392340	0.74	22	No	Liscard	Expired	N/A	11/00018
1503	Former 19 to 27 Trafalgar Road, Egremont (includes 0457 fmr 19-21)	331538	392132	0.09	5	No	Liscard	Primarily Residential Area	N/A	N/A
563500	45-49 King Street, Egremont	331766	391926	0.04	8	Yes	Liscard	Permissioned	Full	17/00590
661200	Rear 23-56 Marymount Close, Love Lane, Liscard	330603	391425	0.56	18	Yes	Liscard	Permissioned	Full	15/01259

Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
662300	Garage, Rear of 18 Rullerton Road, Liscard	330532	391734	0.17	13	Yes	Liscard	Permissioned	Full	14/01333
676200	Mariners Park, Ismay Drive, Egremont	331601	392408	0.20	12	Yes	Liscard	Permissioned	Full	16/01628
1827	Former Foxfield School Complex, Douglas Drive, Moreton	325513	389677	0.91	25	No	Moreton West and Saughall Massi	Primarily Residential Area	N/A	N/A
656800	Former Millhouse, 79 Millhouse Lane, Moreton	324962	389843	0.37	38	Yes	Moreton West and Saughall Massi	Permissioned	Full	14/00706
0020	Former Grand Hotel, Marine Promenade, New Brighton (567600)	330770	394168	0.15	12	No	New Brighton	Expired	N/A	06/06897
2046	Old Tavern Club, 18 Magazine Lane, New Brighton	330912	393291	0.14	5	No	New Brighton	Primarily Residential Area	N/A	17/00265
644400	15-25 Field Road, New Brighton	330719	393450	0.05	13	Yes	New Brighton	Permissioned	Full	14/01232
647500	Motor Services, Enfield Terrace, Claughton	330857	388044	0.11	7	Yes	Oxton	Permissioned	Outline	14/00086
665400	31 - 33 Palm Grove, Oxton	330611	388287	0.14	10	Yes	Oxton	Permissioned	Outline	15/01491
673400	Cleared Site, 2 Singleton Avenue, Prenton	331299	387324	0.05	6	Yes	Oxton	Permissioned	Full	16/01406
1901	Former Pensby Park Primary Complex, Fishers Lane, Pensby	326299	383561	0.63	17	No	Pensby and Thingwall	Primarily Residential Area	N/A	N/A
655400	1 Mellor Road, Prenton	331122	386815	0.01	5	Yes	Prenton	Permissioned	Full	15/00662

Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
679000	Fmr Dave Pluck, 343 Woodchurch Road, Prenton	330634	386806	0.05	6	Yes	Prenton	Permissioned	Full	17/00479
0255	South of 706 New Chester Road, New Ferry	333451	385834	0.19	6	No	Rock Ferry	Expired	N/A	06/07461
0268	Service Station, 26 Old Chester Road, Higher Bebington (558600)	333163	385259	0.17	6	No	Rock Ferry	Expired	N/A	05/07309
0776	Former 89 to 91 Old Chester Road, Tranmere (594600)	332476	387607	0.06	5	No	Rock Ferry	Expired	N/A	12/00117
1334	Former Social Club, Downham Road, Tranmere	332460	389334	0.19	6	No	Rock Ferry	Primarily Residential Area	Pending	17/00946
1665	Former Rock Ferry High School Complex, Highfield South, Rock Ferry	332875	385739	3.17	69	No	Rock Ferry	Primarily Residential Area	N/A	14/00563
1890	Former Police Station, Well Lane, Tranmere	332351	386918	0.07	12	No	Rock Ferry	Primarily Residential Area	N/A	16/01585
1922	42-44, Egerton Park, Rock Ferry (615500)	332226	386408	0.21	5	No	Rock Ferry	Expired	N/A	12/01118
570700	Bromborough Car Sales, 576-578 New Chester Road, Rock Ferry	333250	386292	0.09	7	Yes	Rock Ferry	Permissioned	Full	12/01334
643300	Unused Land, Lees Avenue, Rock Ferry	332898	386667	0.10	10	Yes	Rock Ferry	Permissioned	Full	15/00023
654300	143 Highfield Road, Rock Ferry	332976	386169	0.14	17	Yes	Rock Ferry	Permissioned	Full	15/00401
667700	Corner of Holt Road and Old Chester Road, Tranmere	332432	387684	0.15	18	Yes	Rock Ferry	Permissioned	Full	16/00685

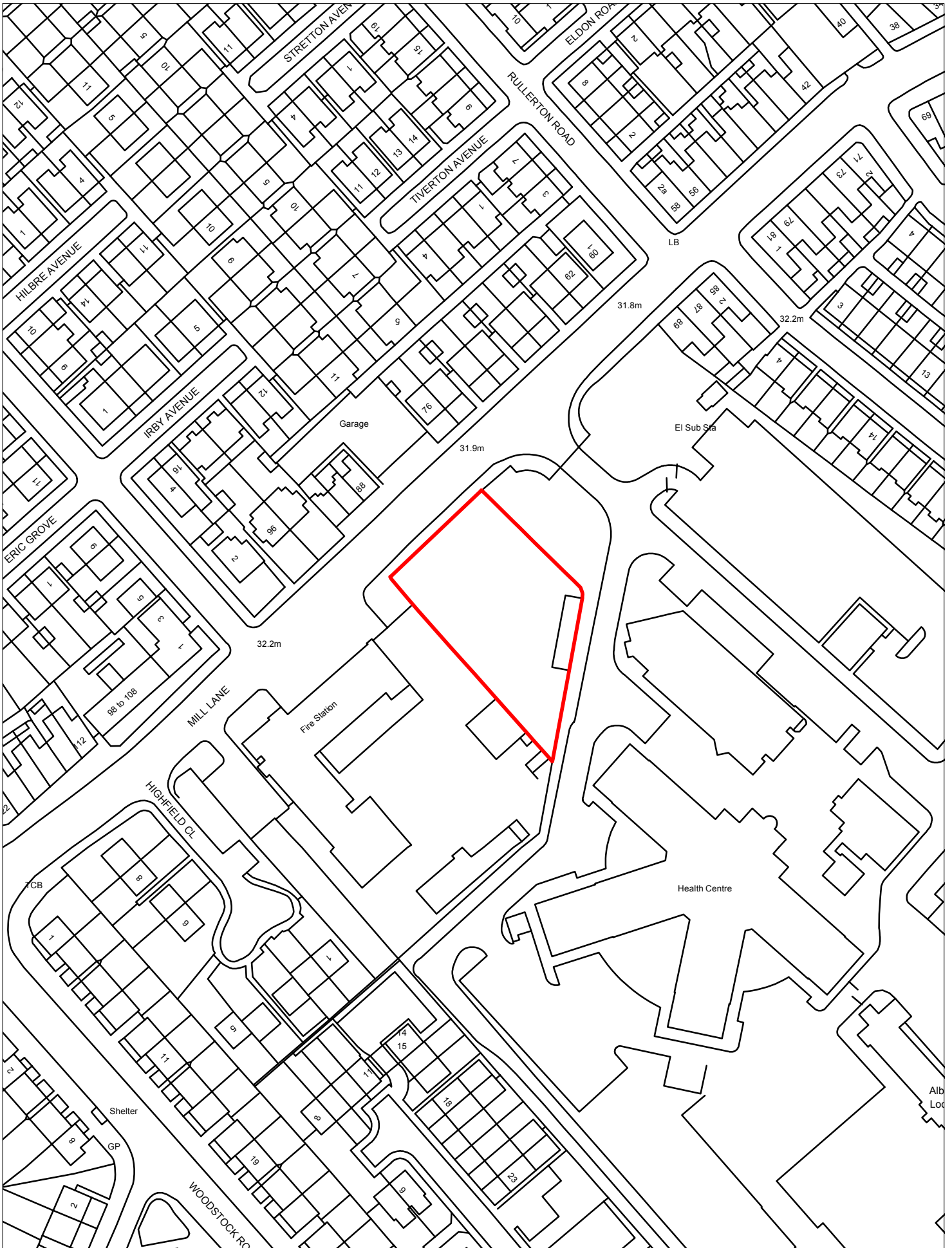
Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
0468	Former 22 to 40 Borough Way, Seacombe	336300	390990	0.39	12	No	Seacombe	Primarily Residential Area	N/A	N/A
0475	Cleared Site, Wheatland Lane, Seacombe	332195	390564	0.54	15	No	Seacombe	Primarily Residential Area	N/A	N/A
0476	Former 1 to 17 Montrose Avenue, Seacombe	332273	390441	0.07	5	No	Seacombe	Primarily Residential Area	N/A	N/A
1127	Former St Johns Church, Liscard Road, Liscard (564800)	331412	391532	0.58	28	No	Seacombe	Expired	N/A	06/06002
1518	Former Seacombe Ferry Hotel, Seacombe View, Seacombe (612000)	332517	390857	0.19	20	No	Seacombe	Expired	N/A	11/01528
2044	Wirral Waters - Northbank 2, Dock Road, Seacombe	331831	390221	0.76	141	Sec 106	Seacombe	Pending Sec 106	N/A	09/05109
2045	Wirral Waters - North Bank 1, Dock Road, Seacombe	331996	390188	1.81	1531	Sec 106	Seacombe	Pending Sec 106	N/A	09/05110
103100	Former La Banque 58 Borough Road, Seacombe	332220	391023	0.15	28	Yes	Seacombe	Renewal Pending	Outline	17/01035
663100	Norton Court, 160, Borough Road, Seacombe	332011	391093	0.07	22	Yes	Seacombe	Permissioned	Full	15/01512
671400	156 Falkland Road, Egremont	331602	391502	0.02	5	Yes	Seacombe	Permissioned	Full	16/01246
650800	Unused Land, Kenilworth Gardens, Upton	326434	388838	0.44	13	Yes	Upton	Permissioned	Full	14/00951
678700	The Overchurch, 129 Royden Road, Upton	326342	388605	0.11	6	Yes	Upton	Permissioned	Full	17/00592

Site Ref	Site Name	Easting	Northing	Area (ha)	Minimum Net Dwellings	Planning Permission	Electoral Ward	Planning Status	Permission Type	Planning History
2047	Former Car Sales, 215 Wallasey Village, Wallasey	329200	392645	0.10	5	No	Wallasey	Primarily Commercial Area	N/A	12/00612
668600	The Sundial, 61 Caldys Road, Caldys	322225	385606	0.28	6	Yes	West Kirby and Thurstaston	Permissioned	Full	16/01144
672200	Newhall Motors, Caldys Road, West Kirby	321935	386070	0.13	6	Yes	West Kirby and Thurstaston	Permissioned	Full	16/00008
				45.40	3,672					



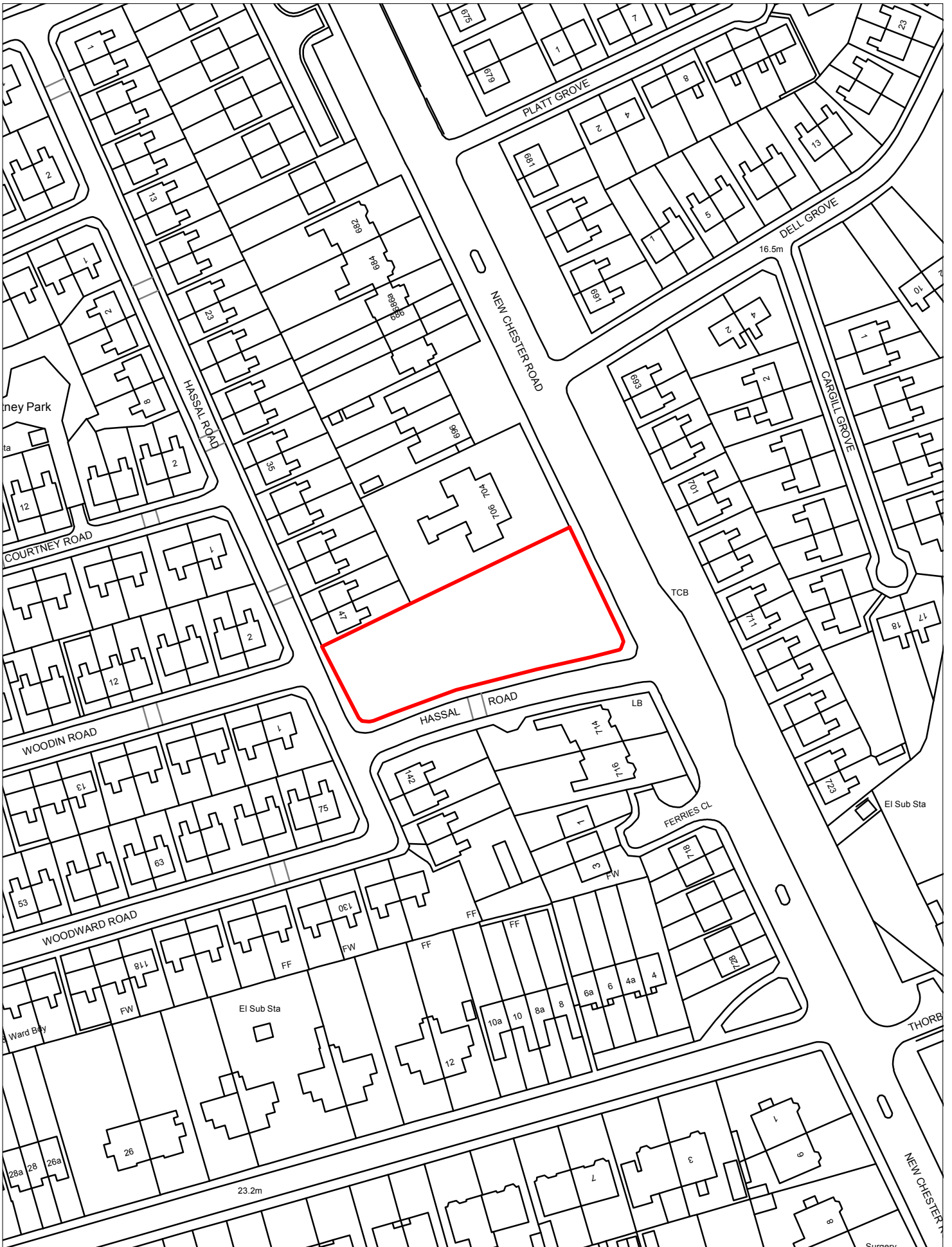
0020 Former Grand Hotel, Marine Promenade

Scale 1:1250



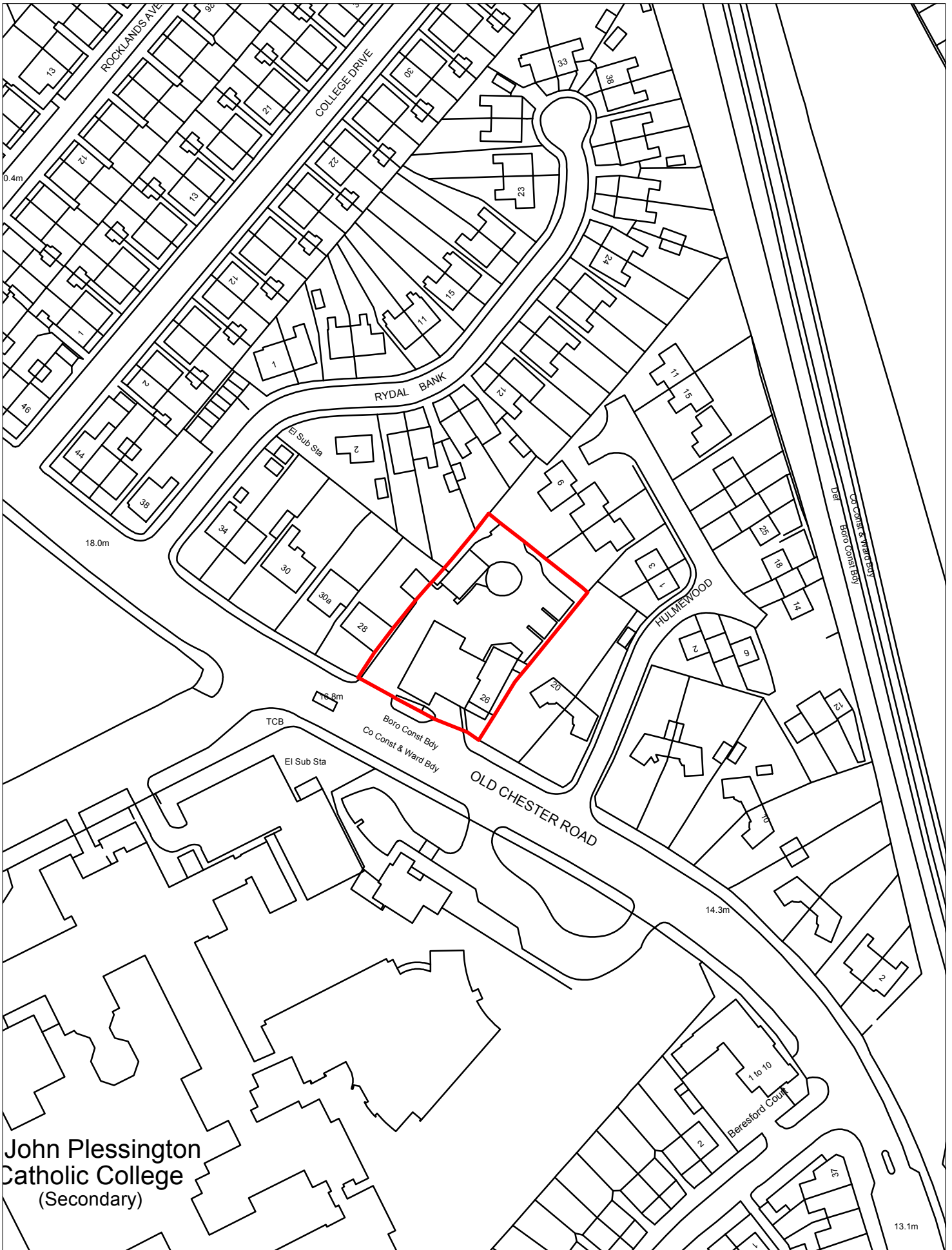
0044 Adjacent Wallasey Fire Station, Liscard

Scale 1:1250



0255 South of 706 New Chester Road, New Ferry

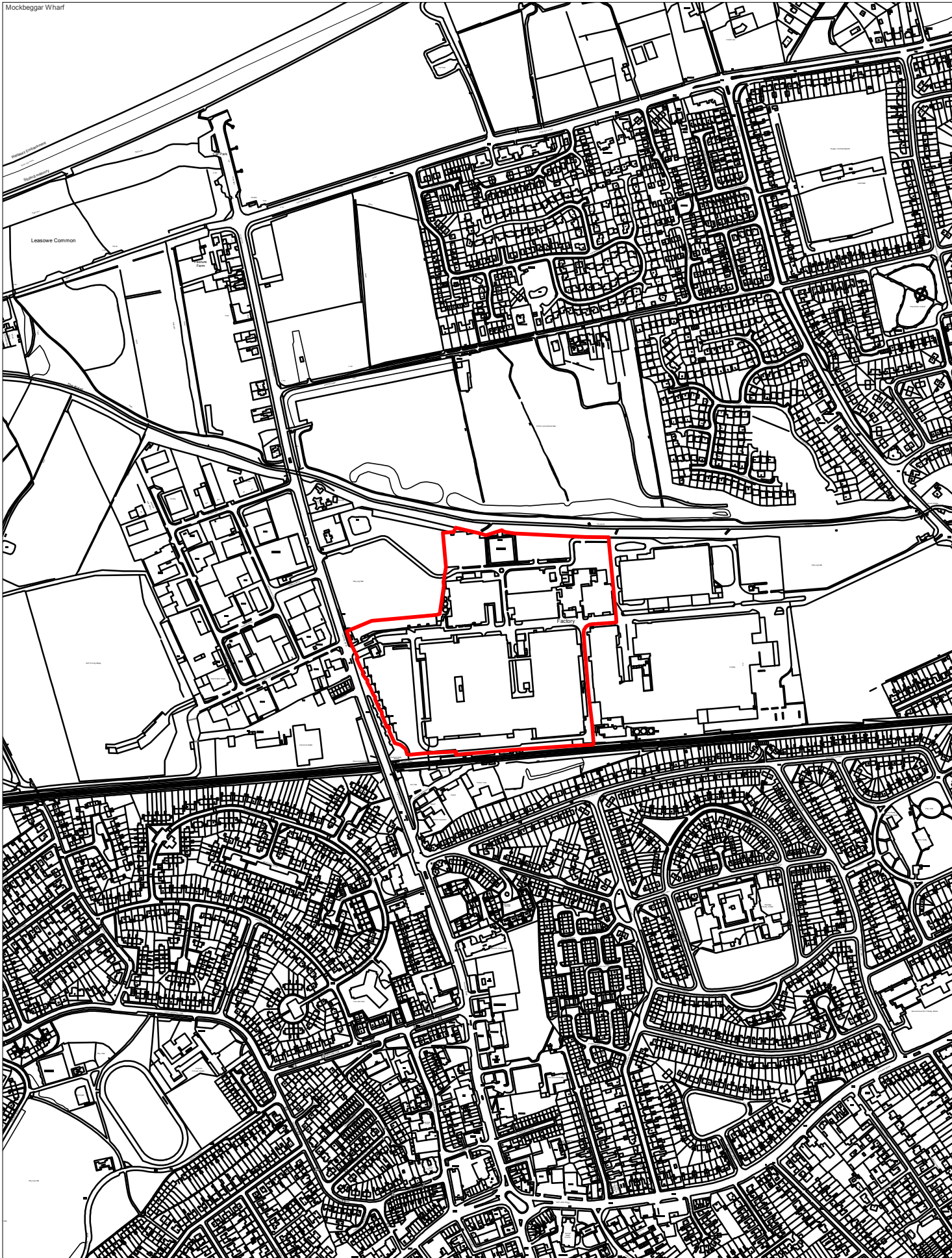
Scale 1:1250



John Plessington
Catholic College
(Secondary)

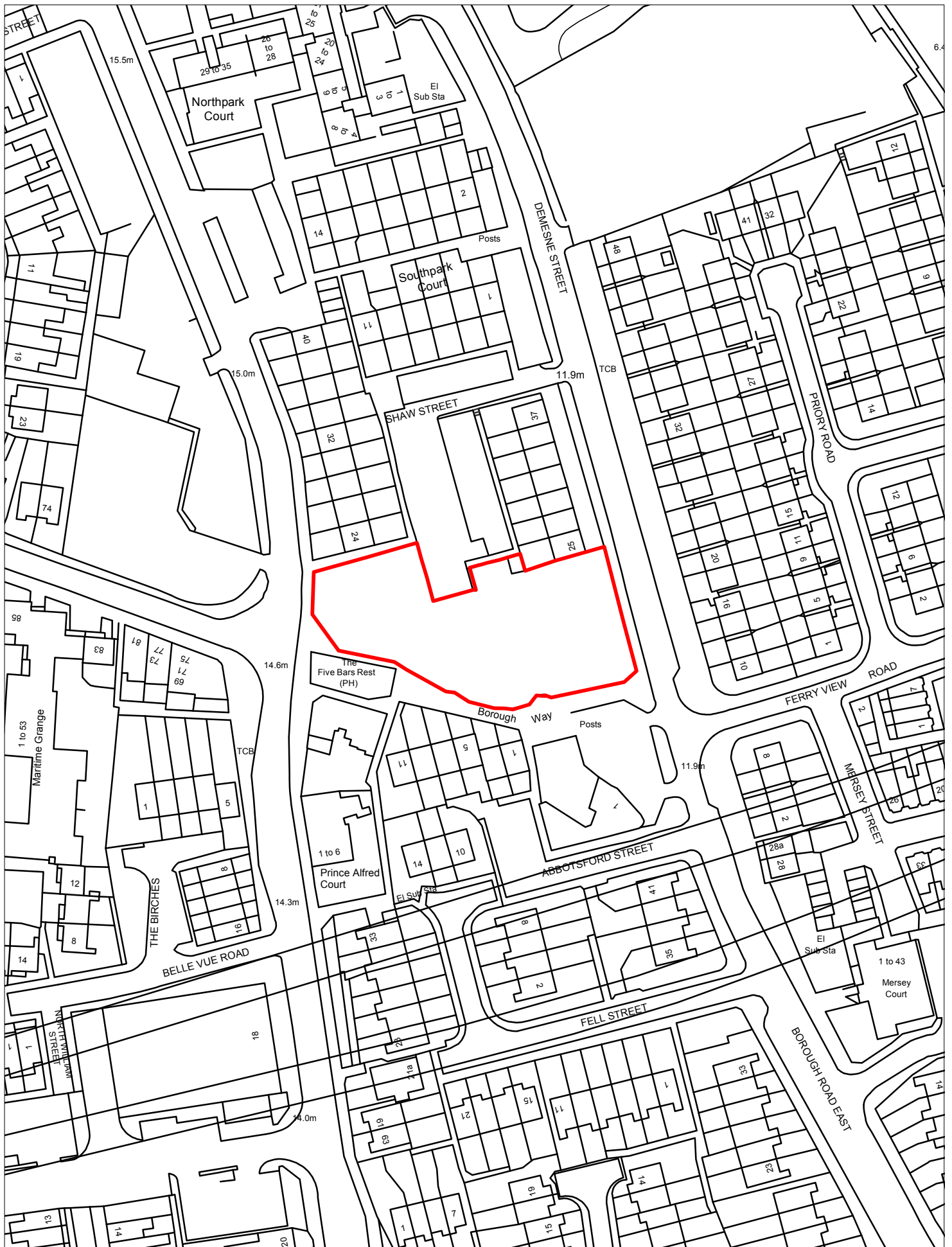
0268 Service Station, 26 Old Chester Road

Scale 1:1250



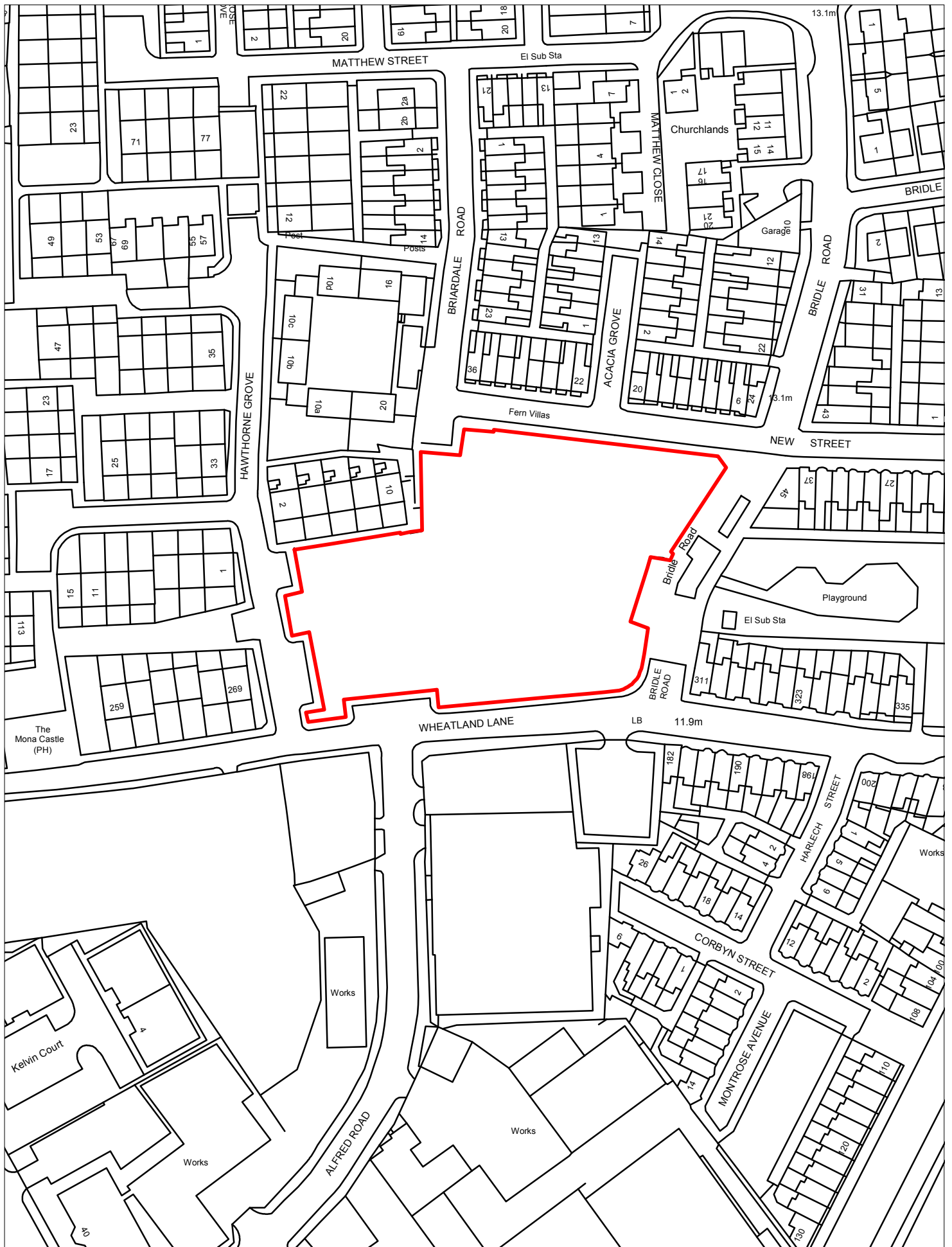
0410 Former Burtons, Pasture Road, Moreton

Scale 1:7500



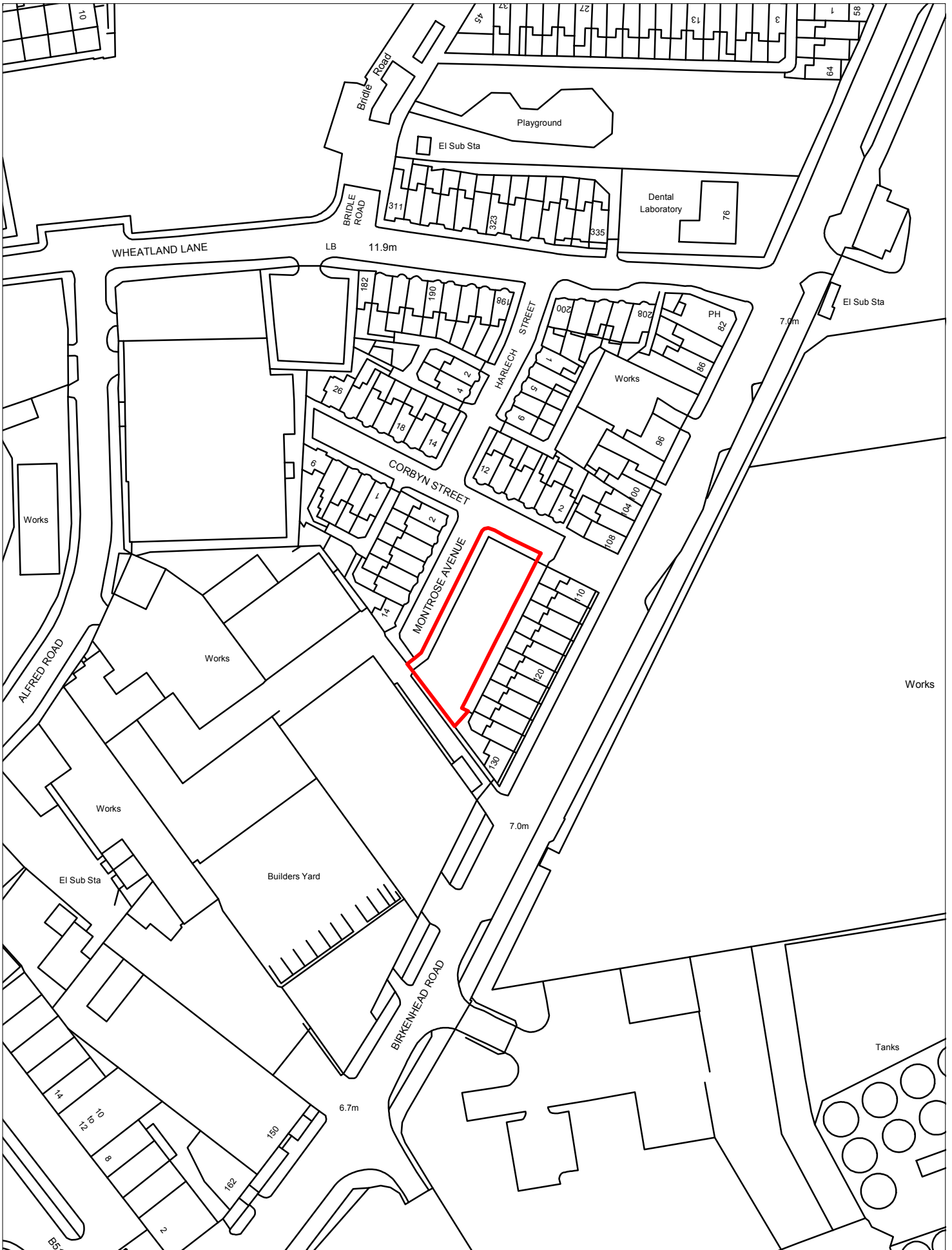
0468 Former 22 to 40, Borough Way, Seacombe

Scale 1:1250



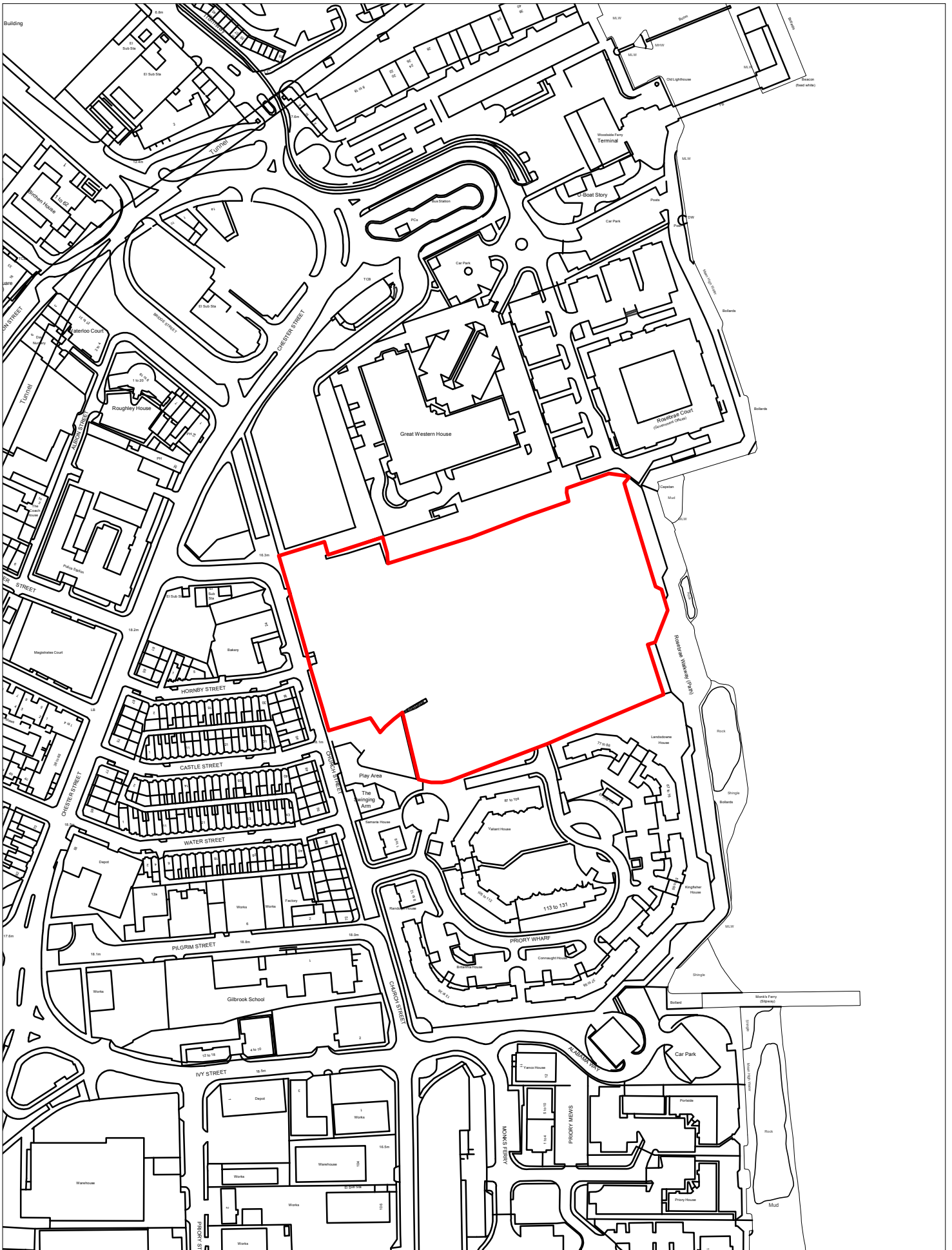
0475 Cleared Site, Wheatland Lane, Seacombe

Scale 1:1250



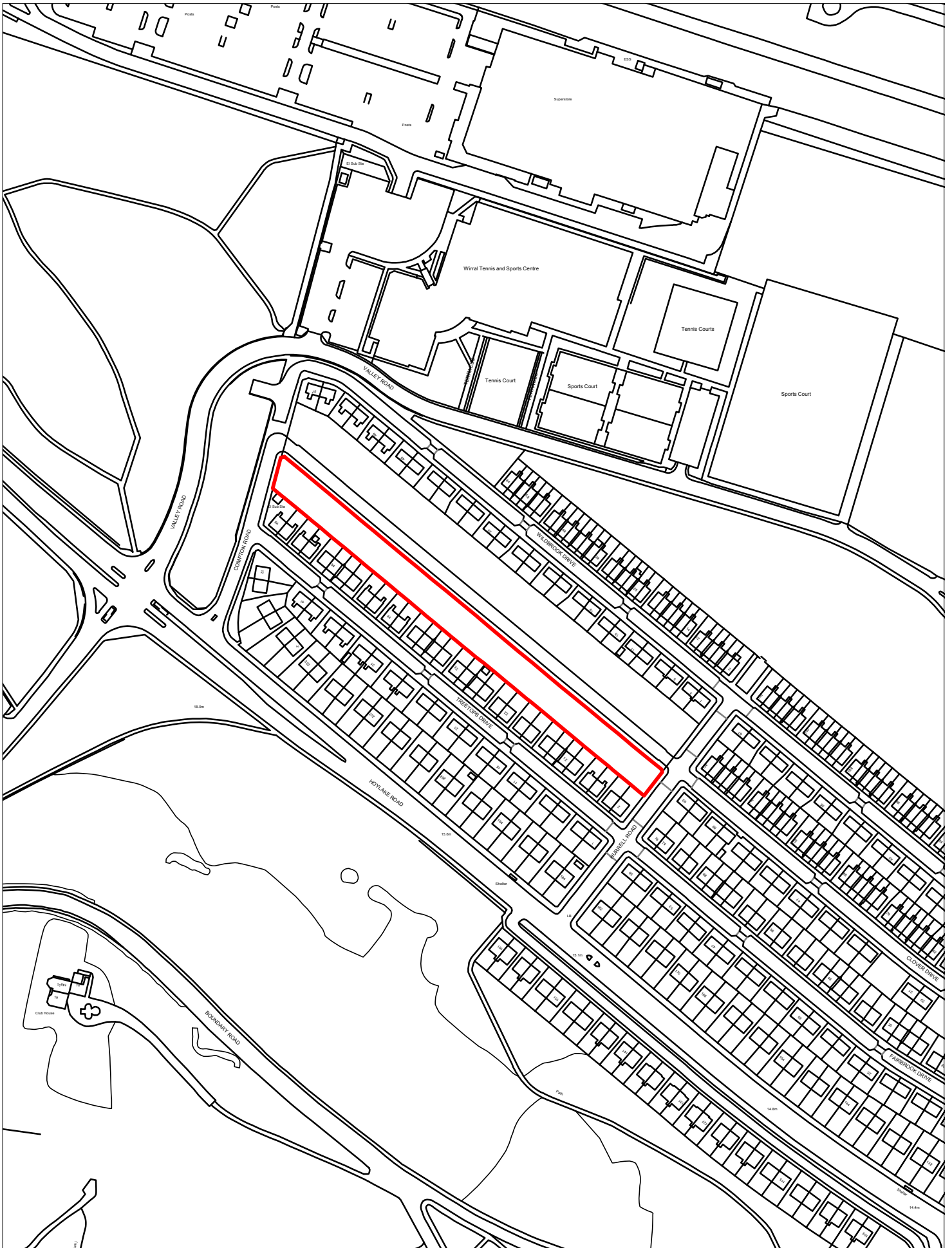
0476 Former 1-17, Montrose Avenue, Seacombe

Scale 1:1250



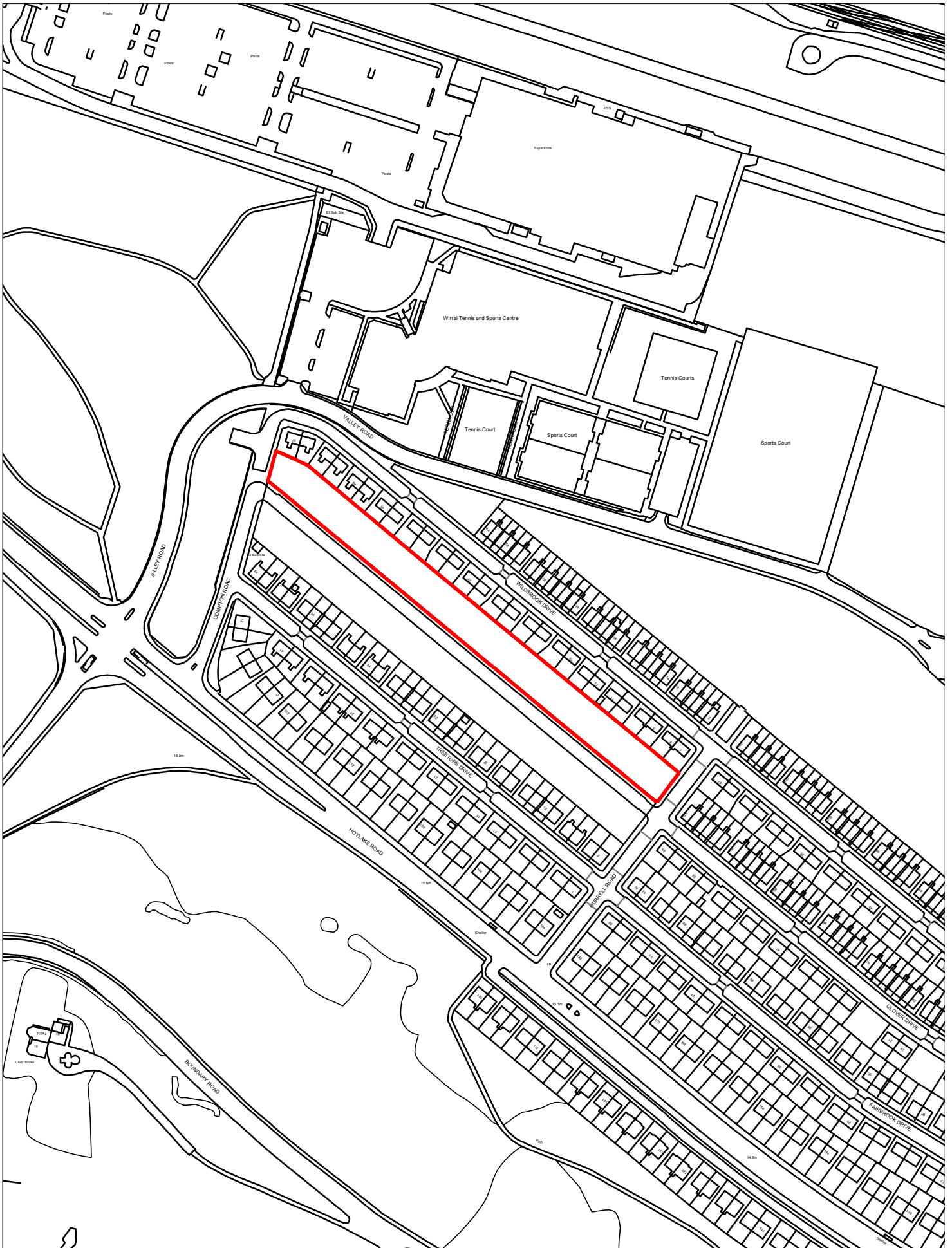
0478 Rose Brae, Church Street, Woodside

Scale 1:2500



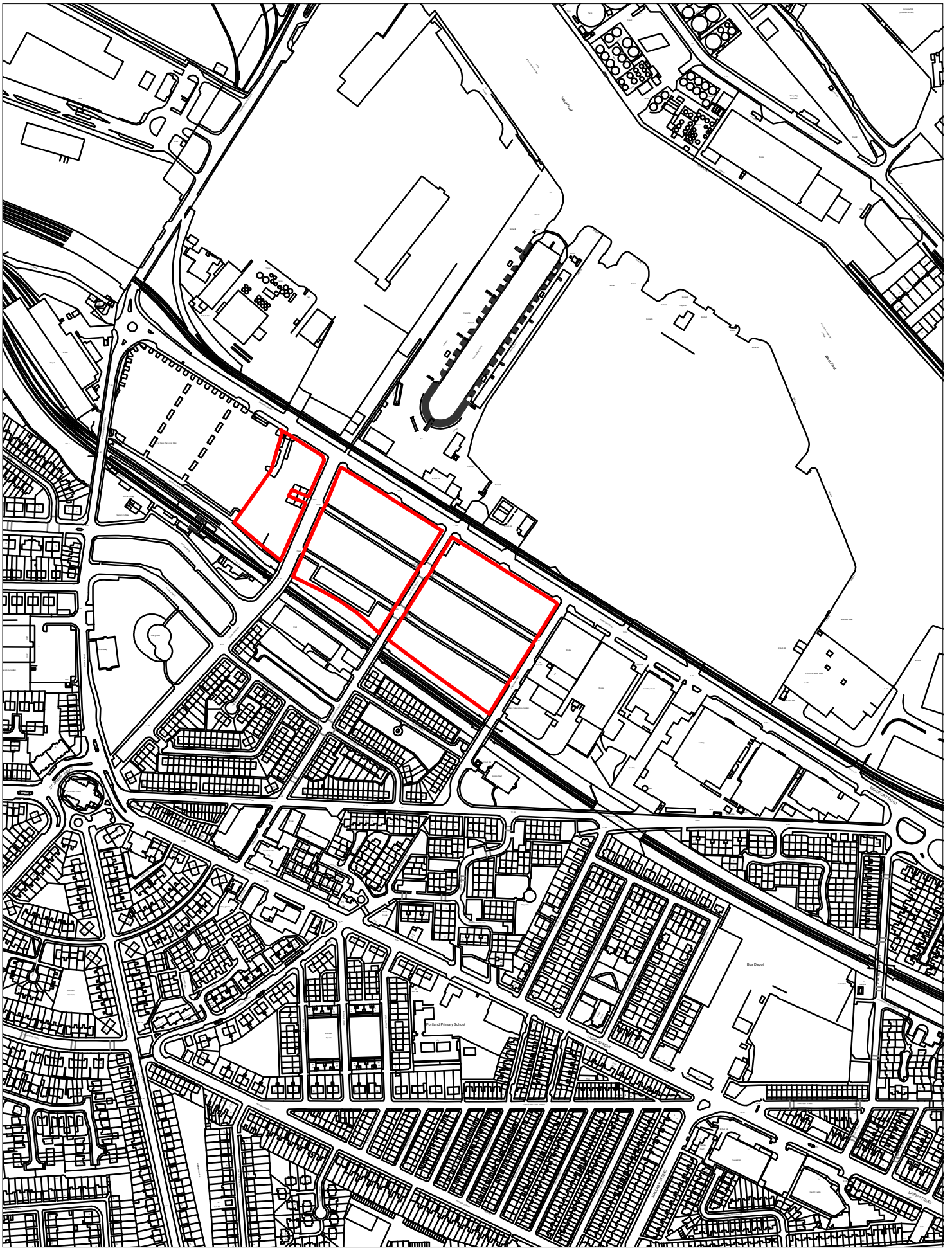
0545 Former 1 to 53 Bluewood Drive, Bidston Rise

Scale 1:2500



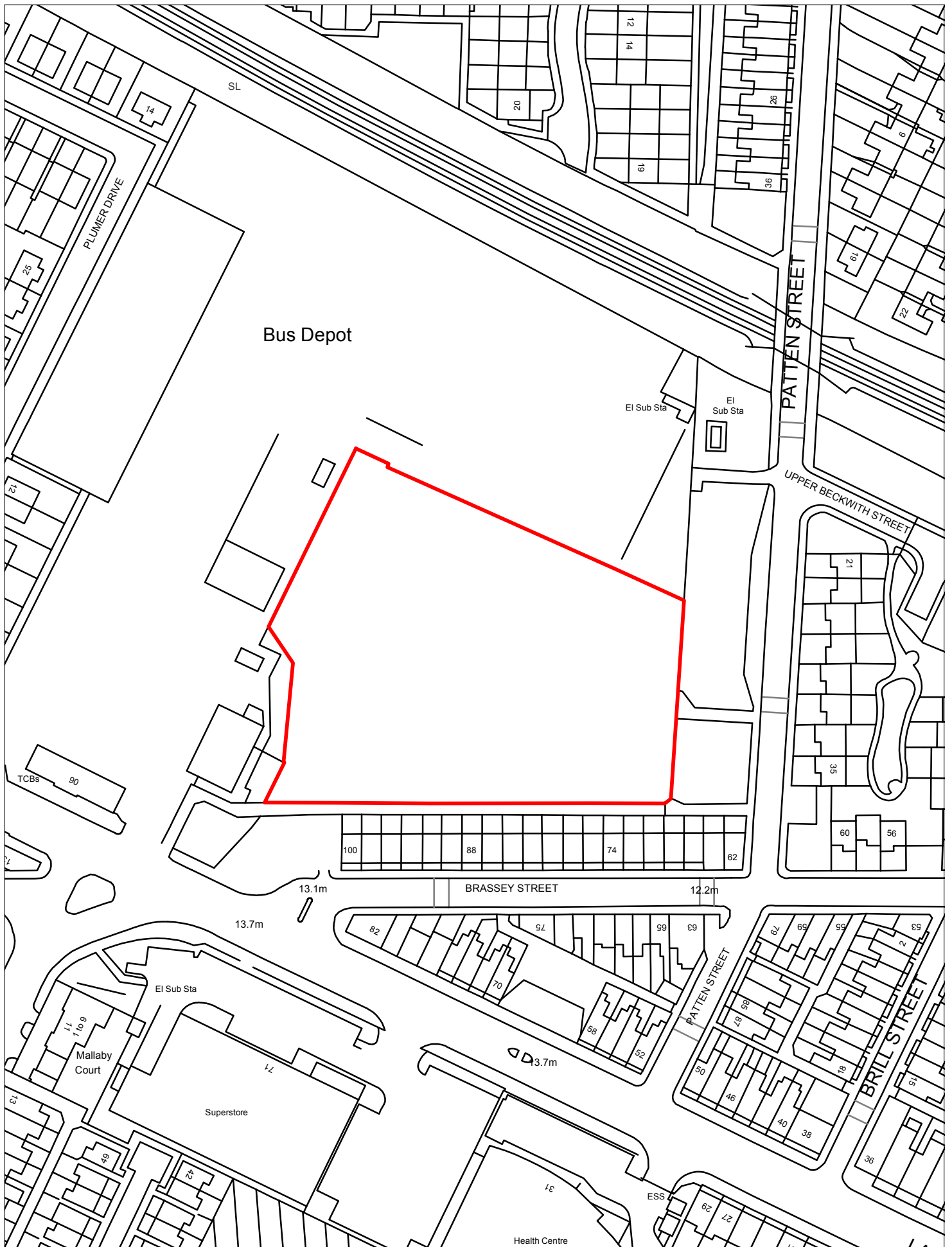
0546 Former 2 to 104 Bluewood Drive, Bidston Rise

Scale 1:2500



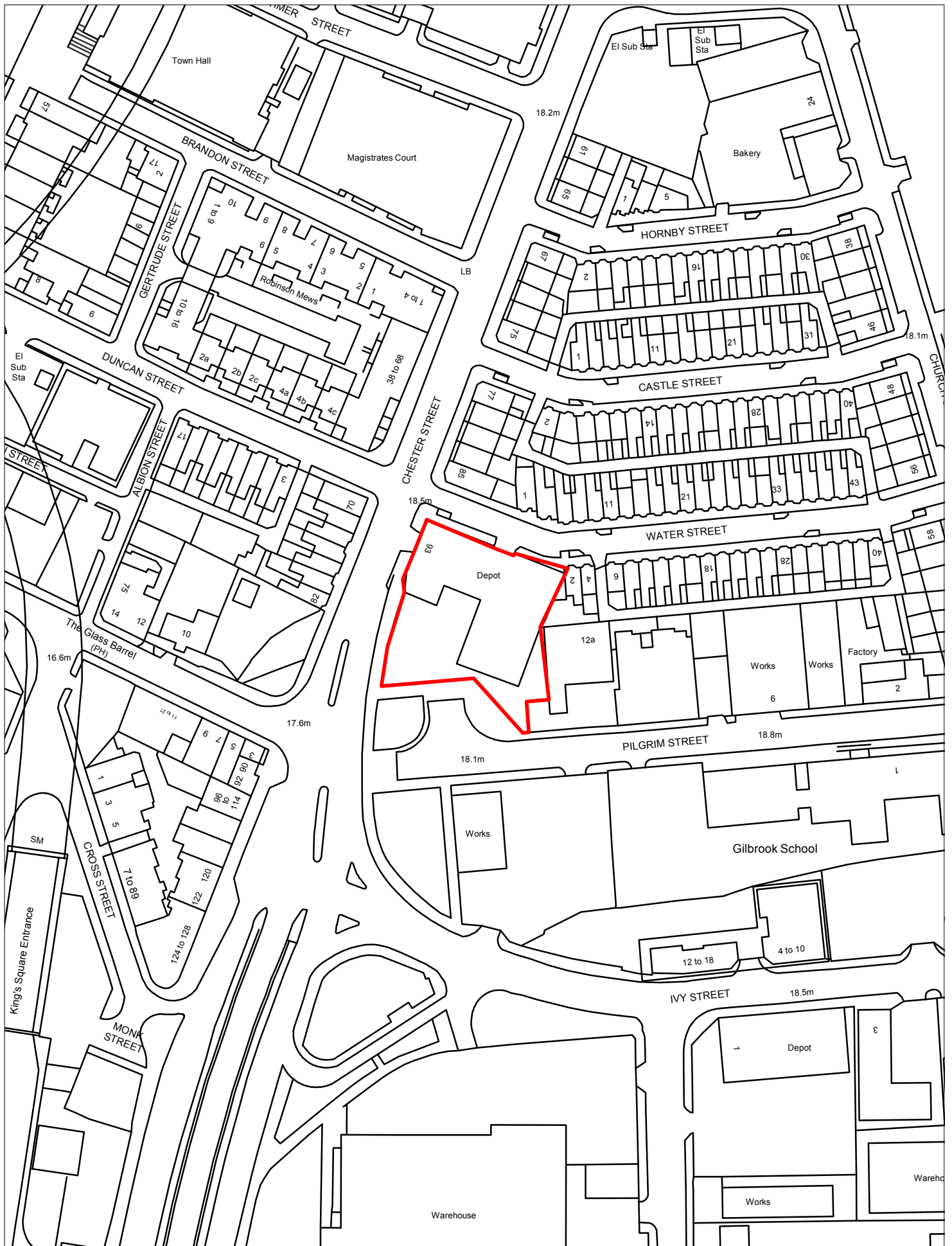
0557 Former River Streets, Birkenhead

Scale 1:5000



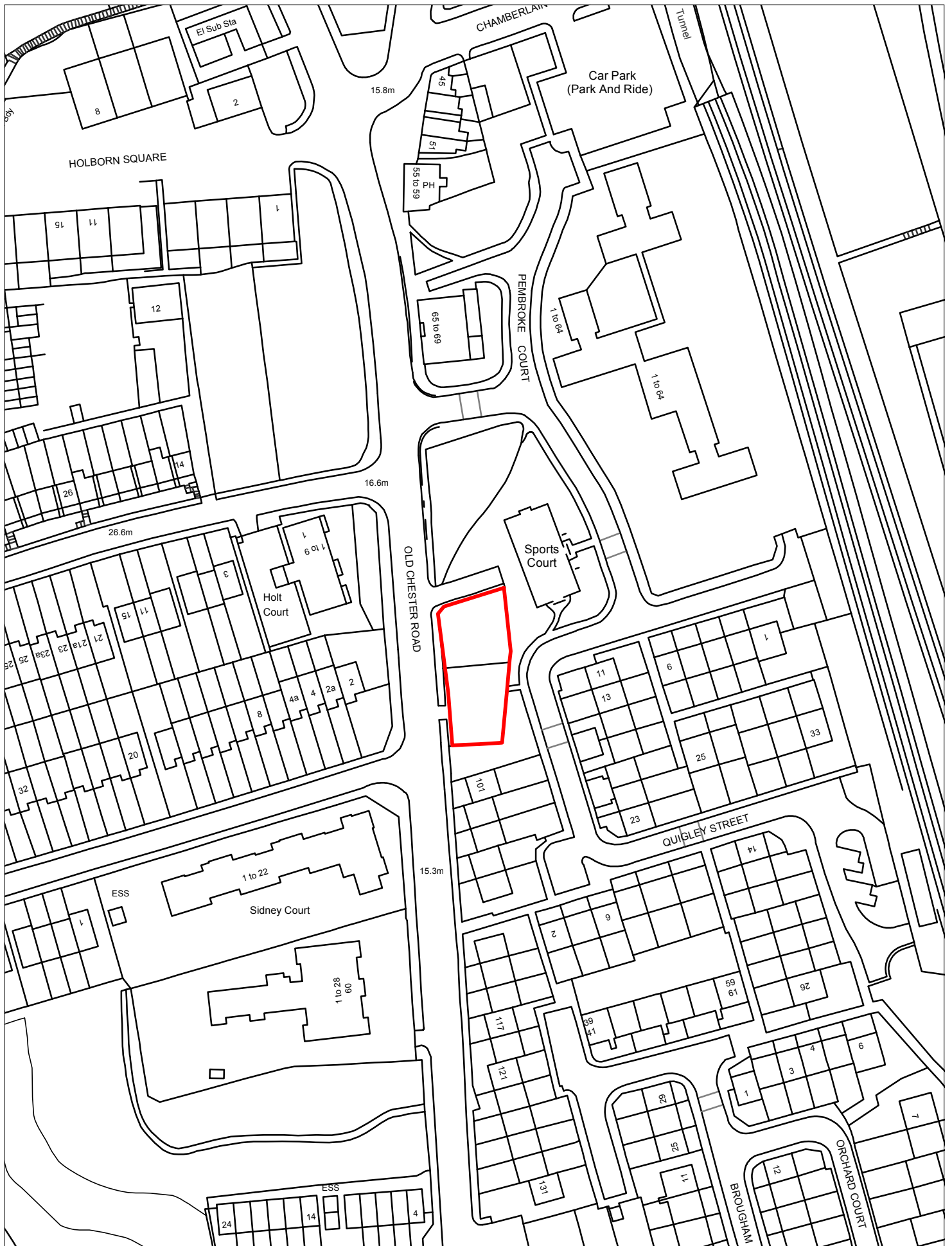
0572 Former Gasholder, Patten Street, Birkenhead

Scale 1:1250



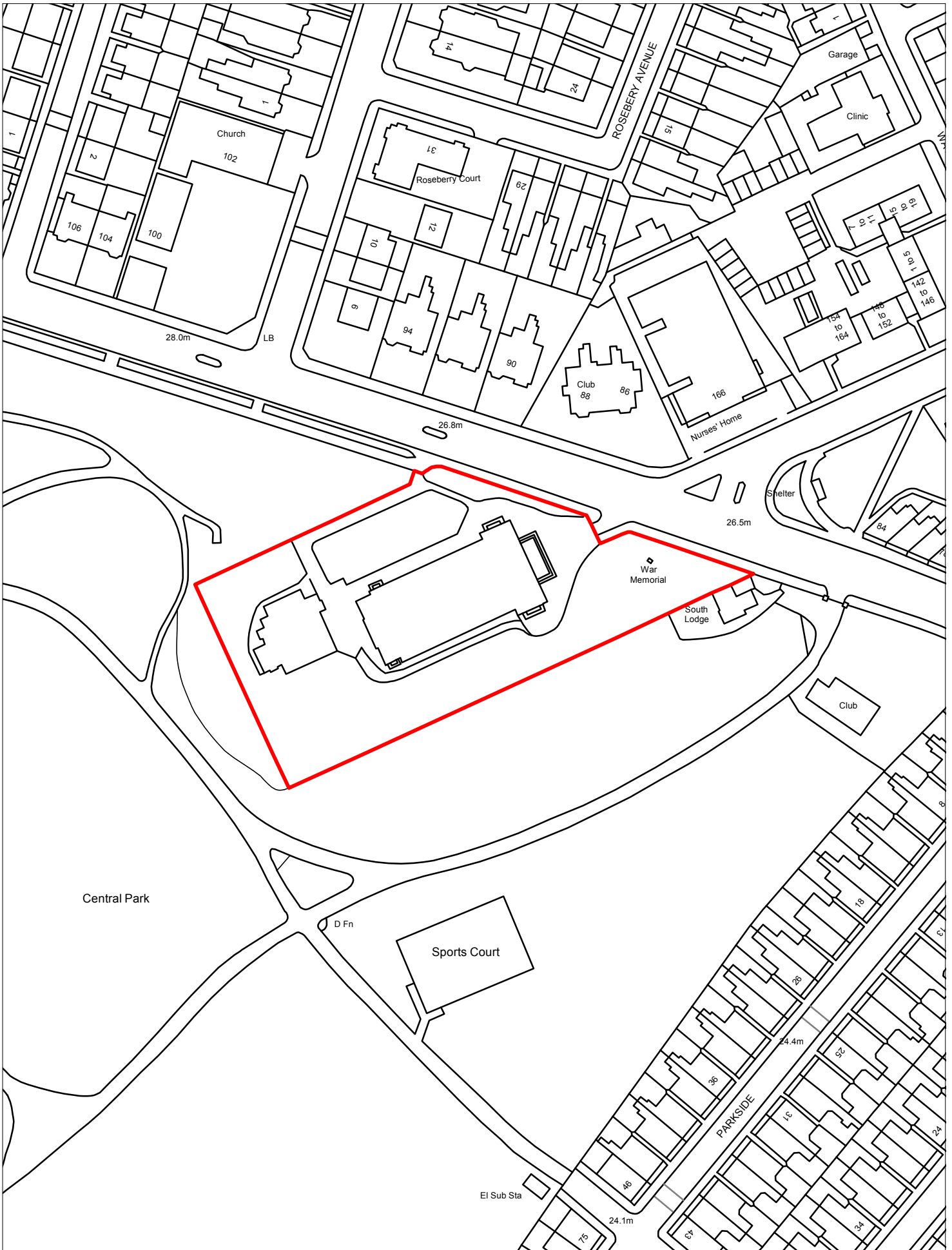
0758 Five Oceans Removal, Chester Road, Birkenhead

Scale 1:1250



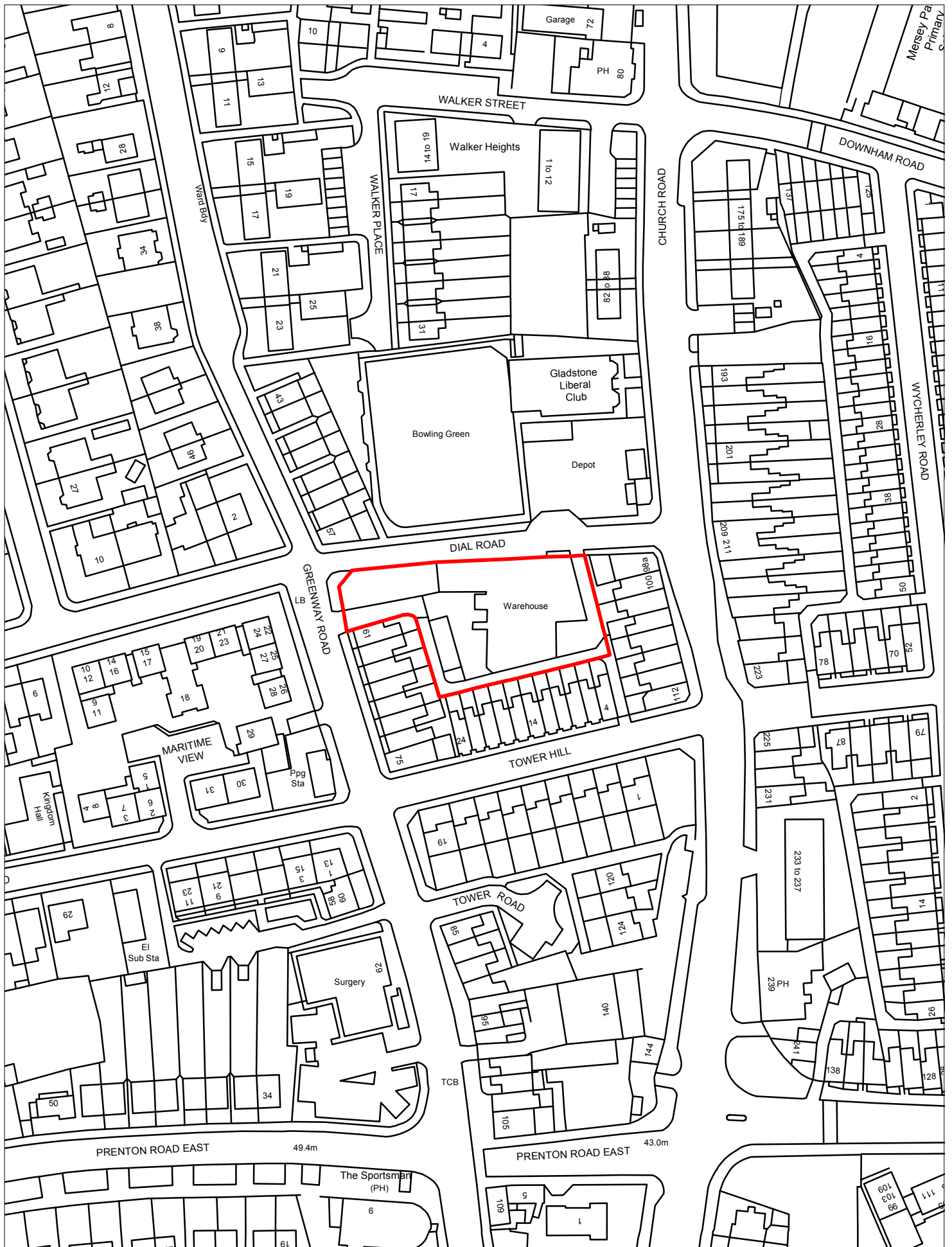
0776 Former 89 to 91 Old Chester Road, Tranmere

Scale 1:1250



1127 Former St John's Church, Liscard Road

Scale 1:1250



1280 Warehouse, Dial Road, Tranmere

Scale 1:1250



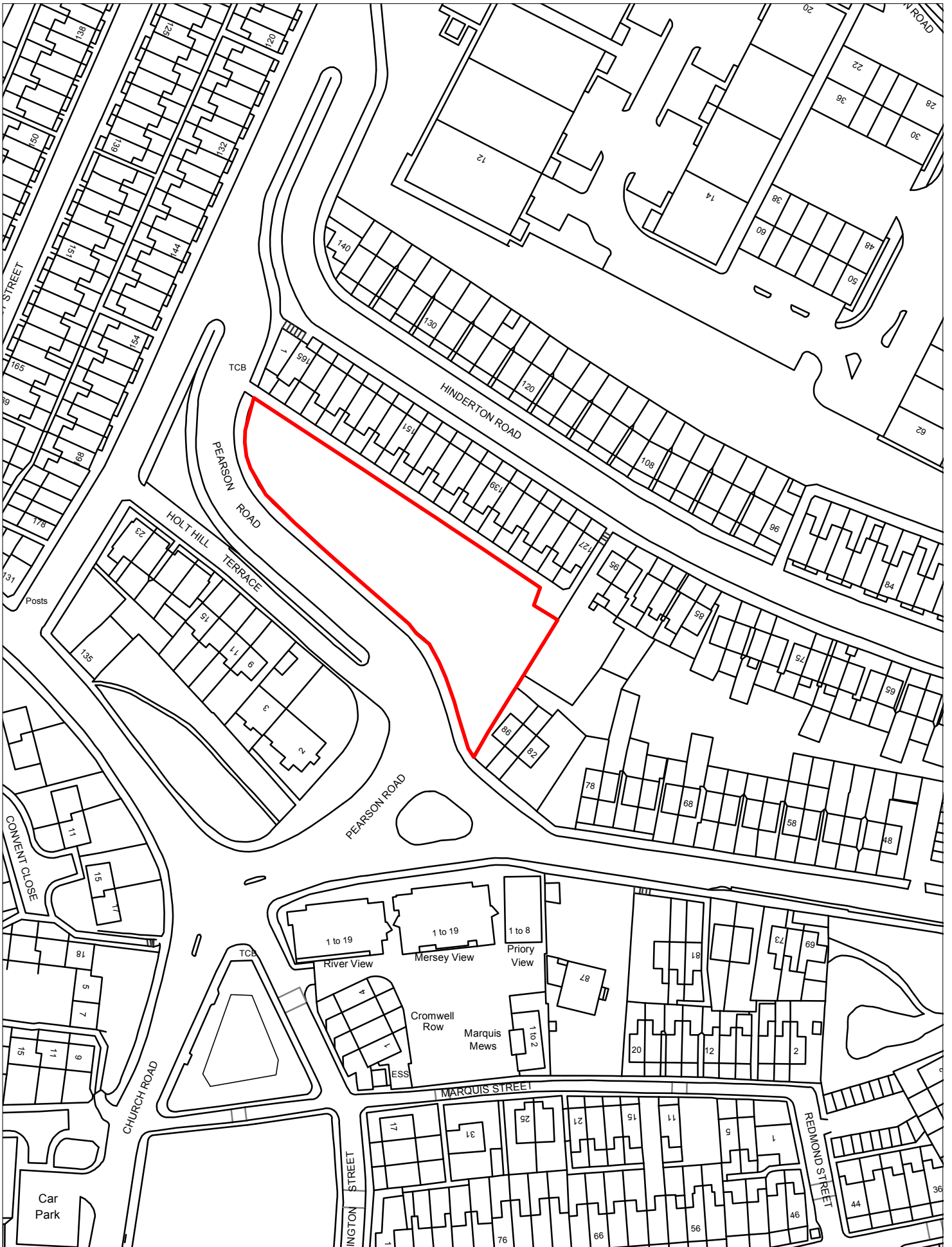
1334 Former Social Club, Downham Road, Tranmere

Scale 1:1250



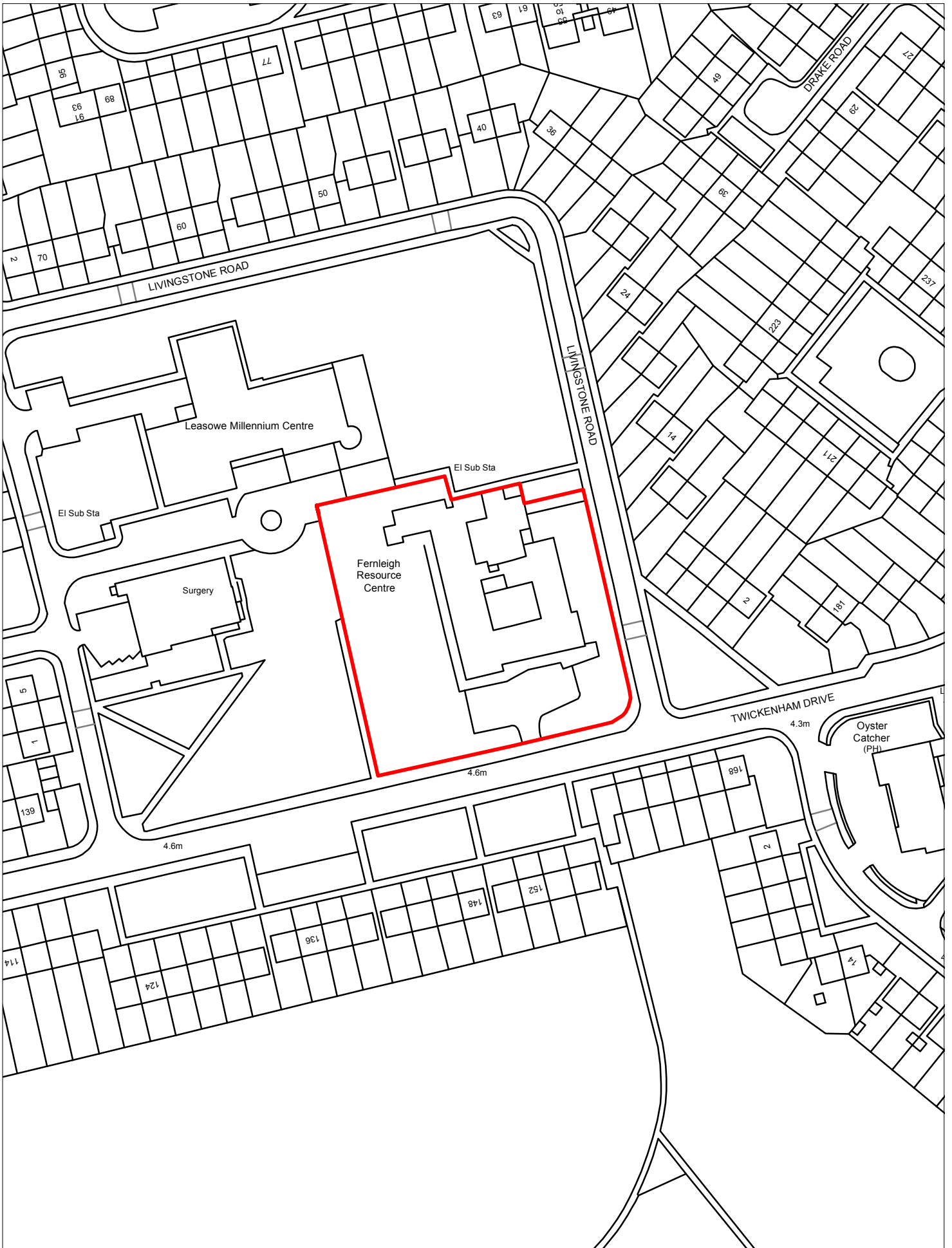
1350 Gibson House, Seabank Road, Egremont

Scale 1:1250



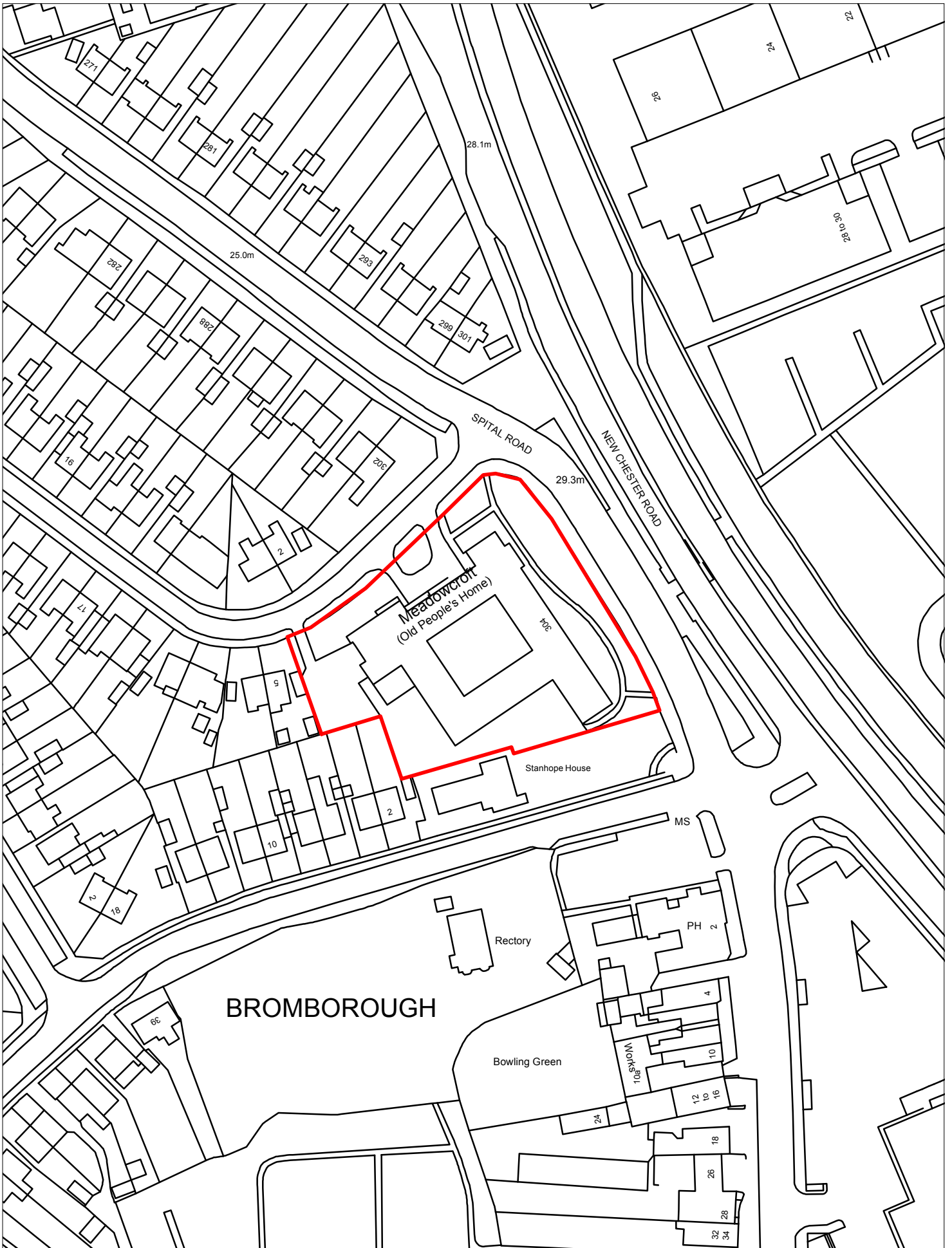
1358 Land at Pearson Road, Tranmere

Scale 1:1250



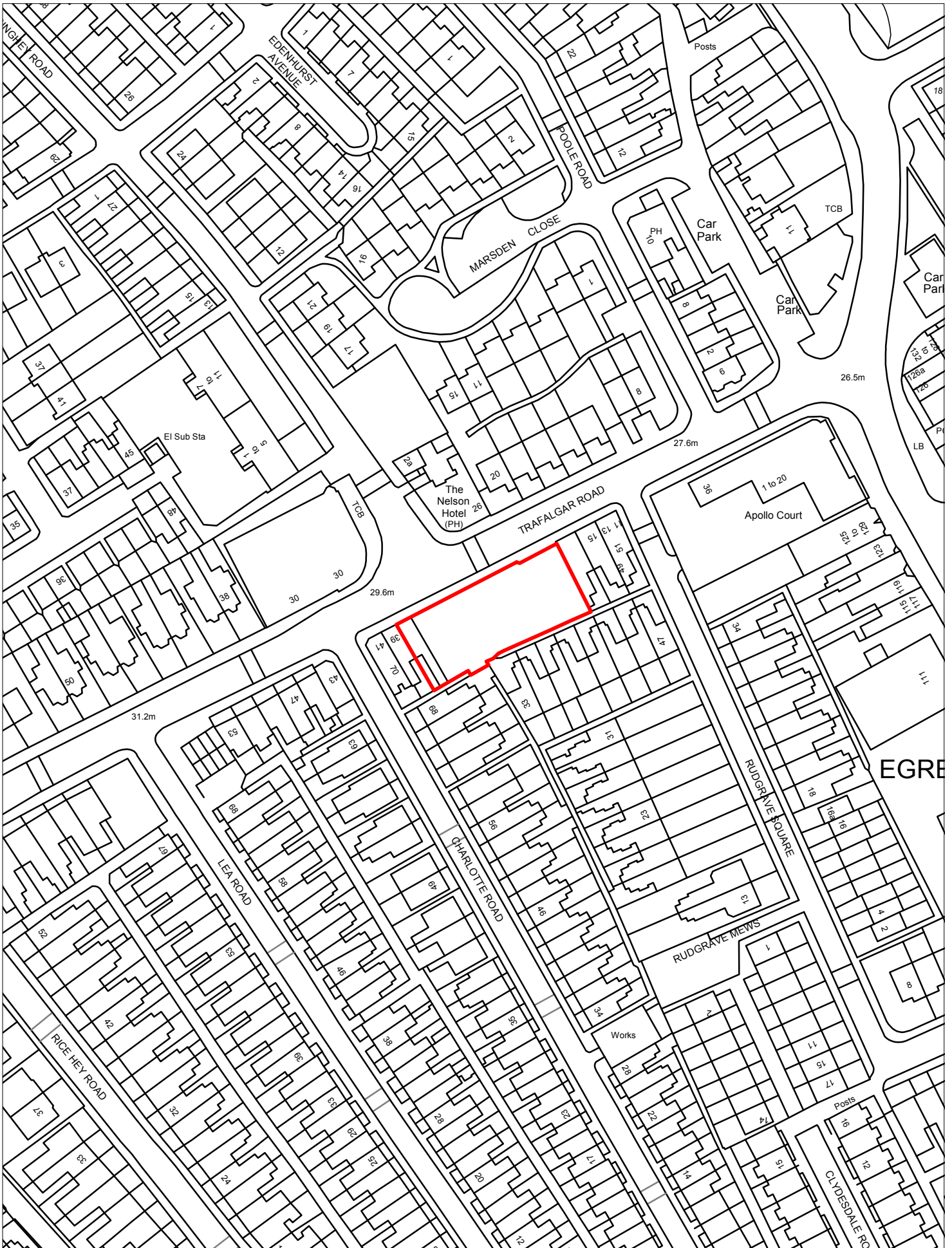
1472 Former Fernleigh, Twickenham Drive, Leasowe

Scale 1:1250



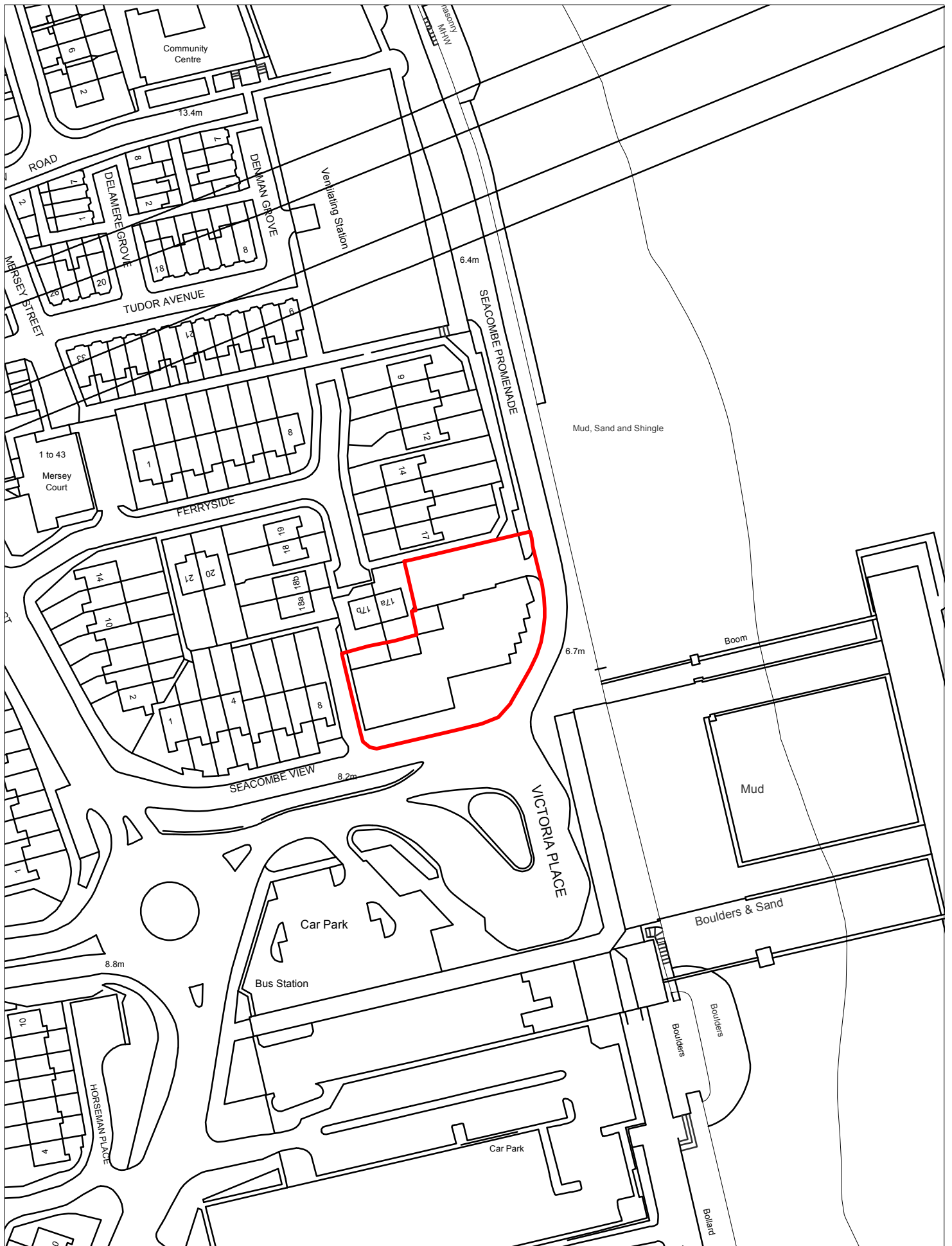
1500 Meadowcroft, Stanhope Drive, Bromborough

Scale 1:1250



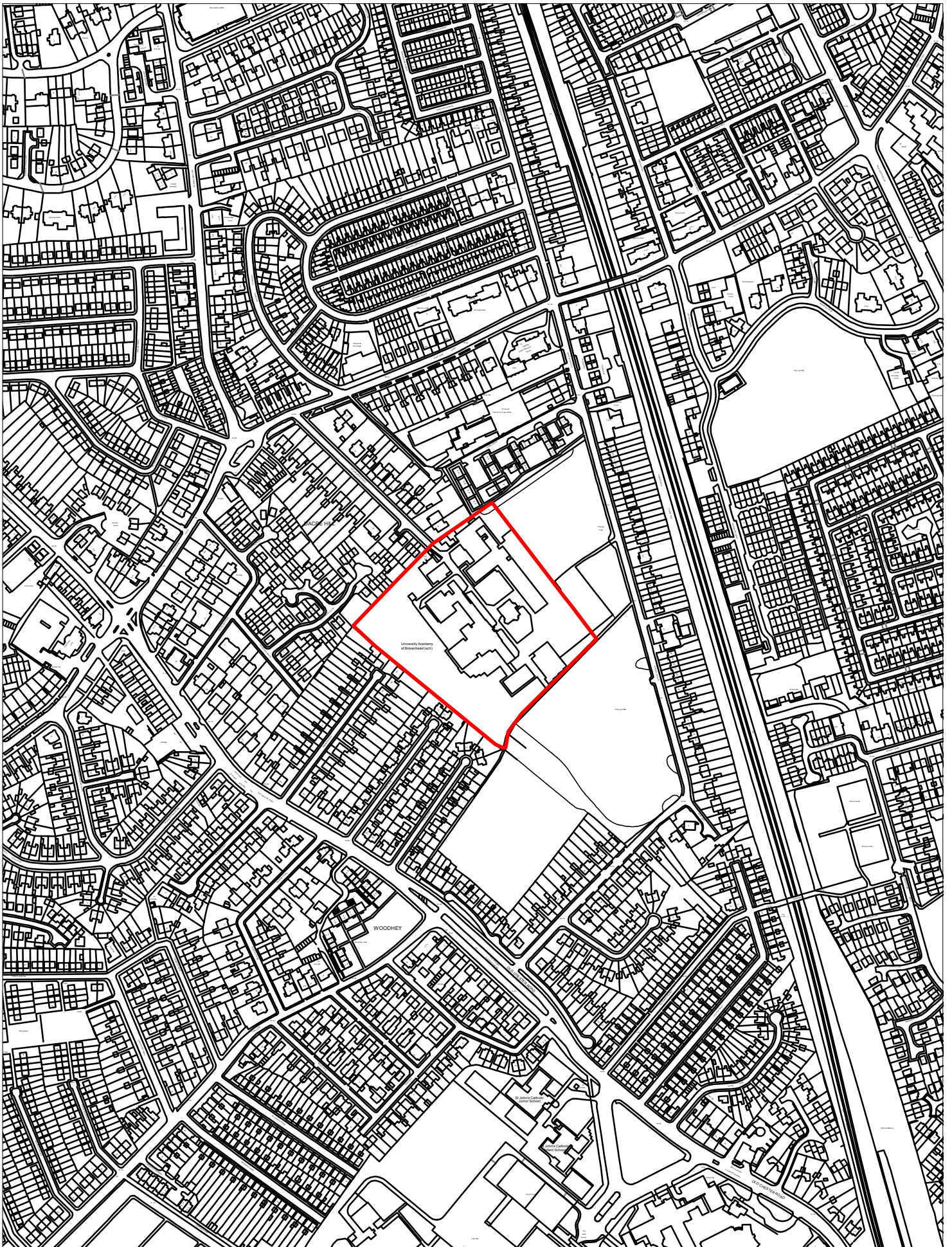
1503 Former 23 to 27 Trafalgar Road, Egremont

Scale 1:1250



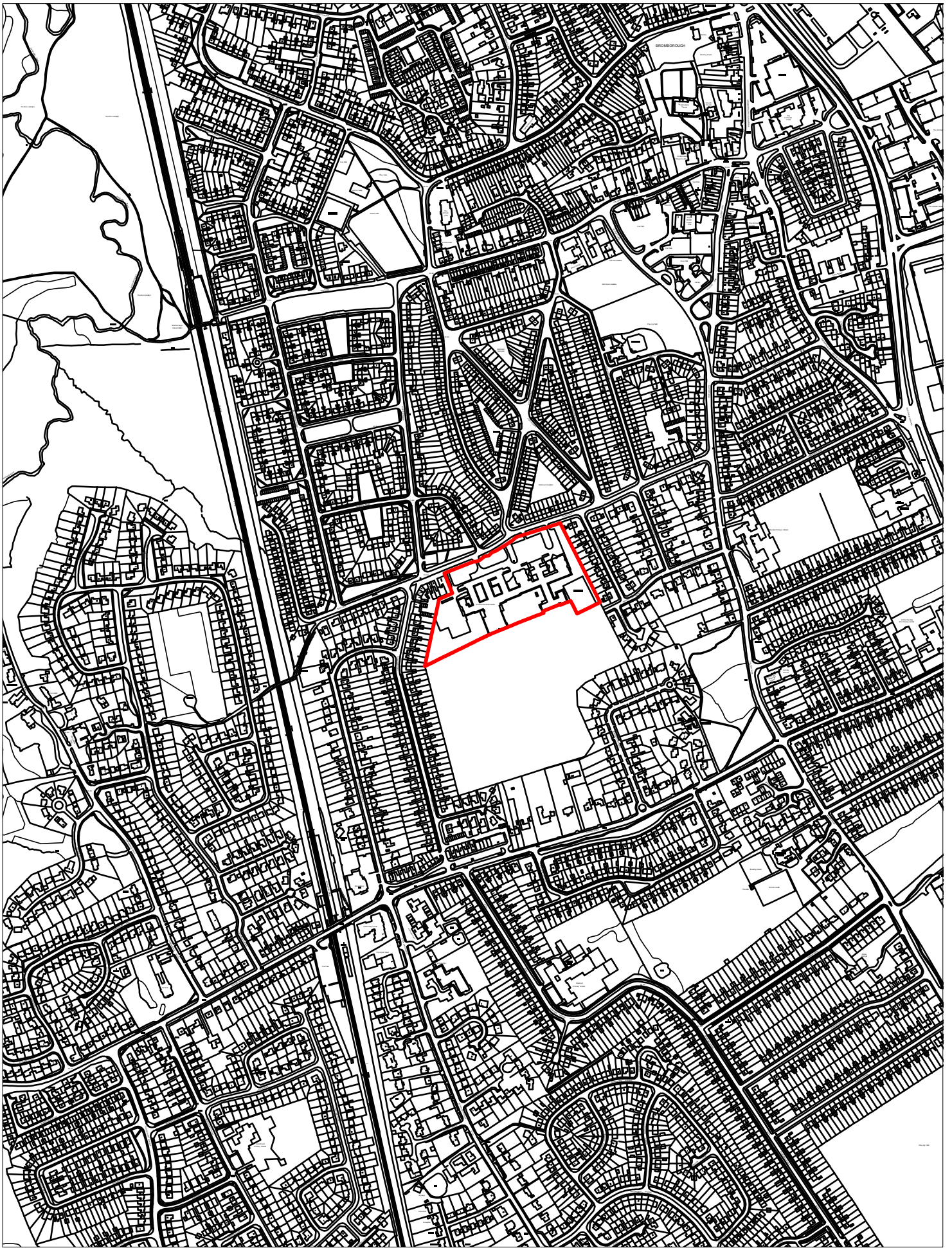
1518 Former Ferry Hotel, Seacombe View

Scale 1:1250



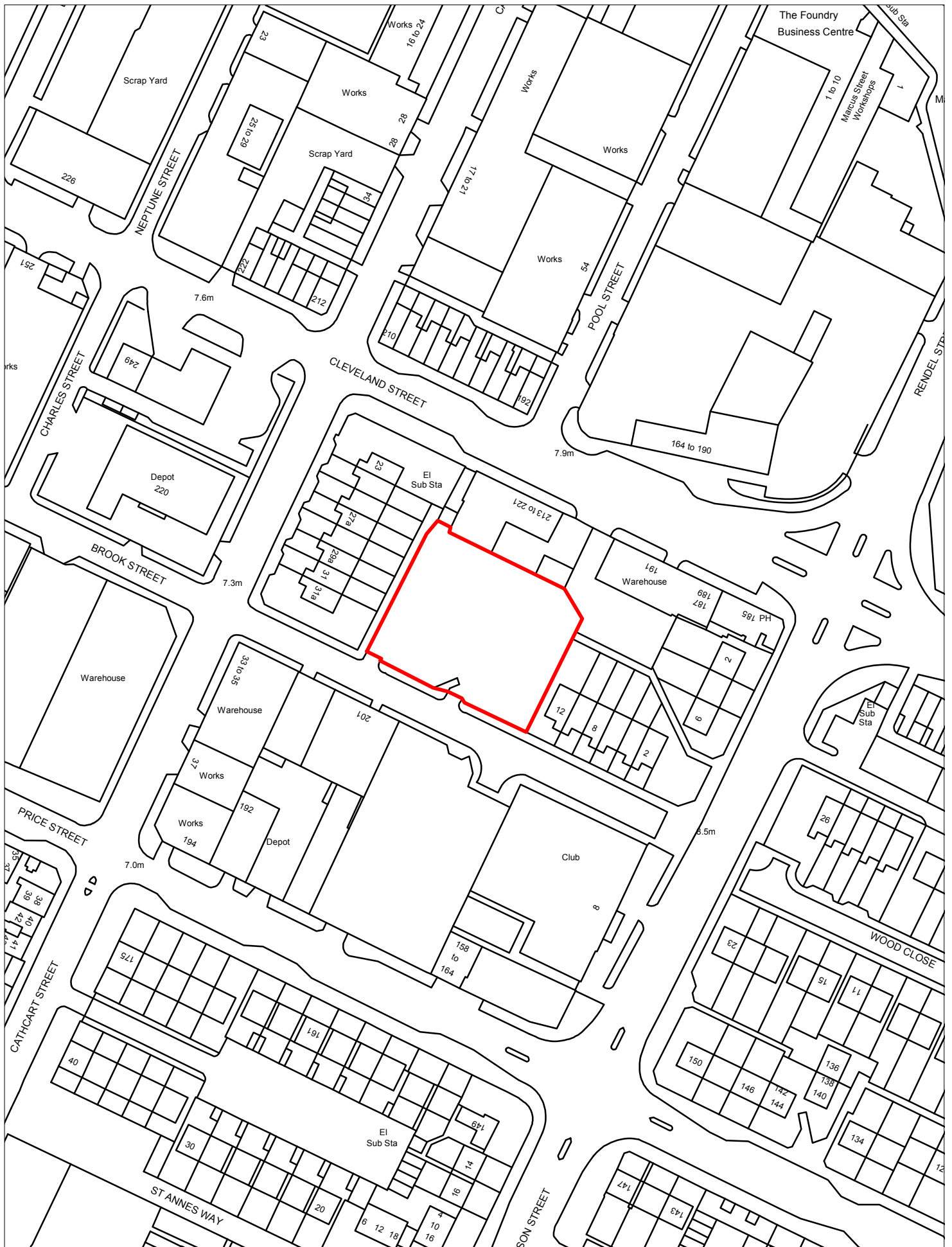
1665 Former High School, Highfield South, Rock Ferry

Scale 1:5000



1666 Former Education Centre, Acre Lane, Bromborough

Scale 1:7500



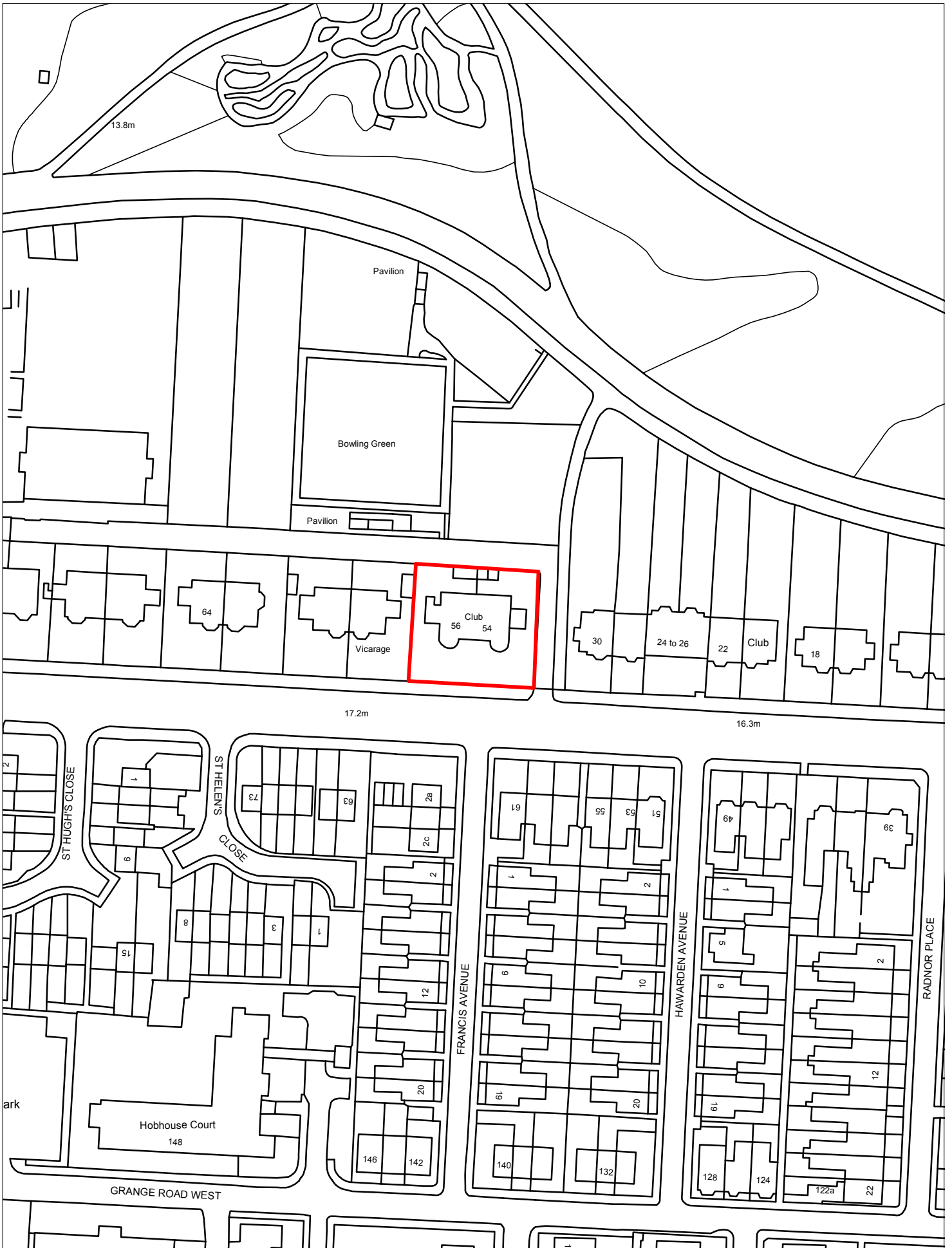
1691 Brooklands, 20-99 Brook Street, Birkenhead

Scale 1:1250



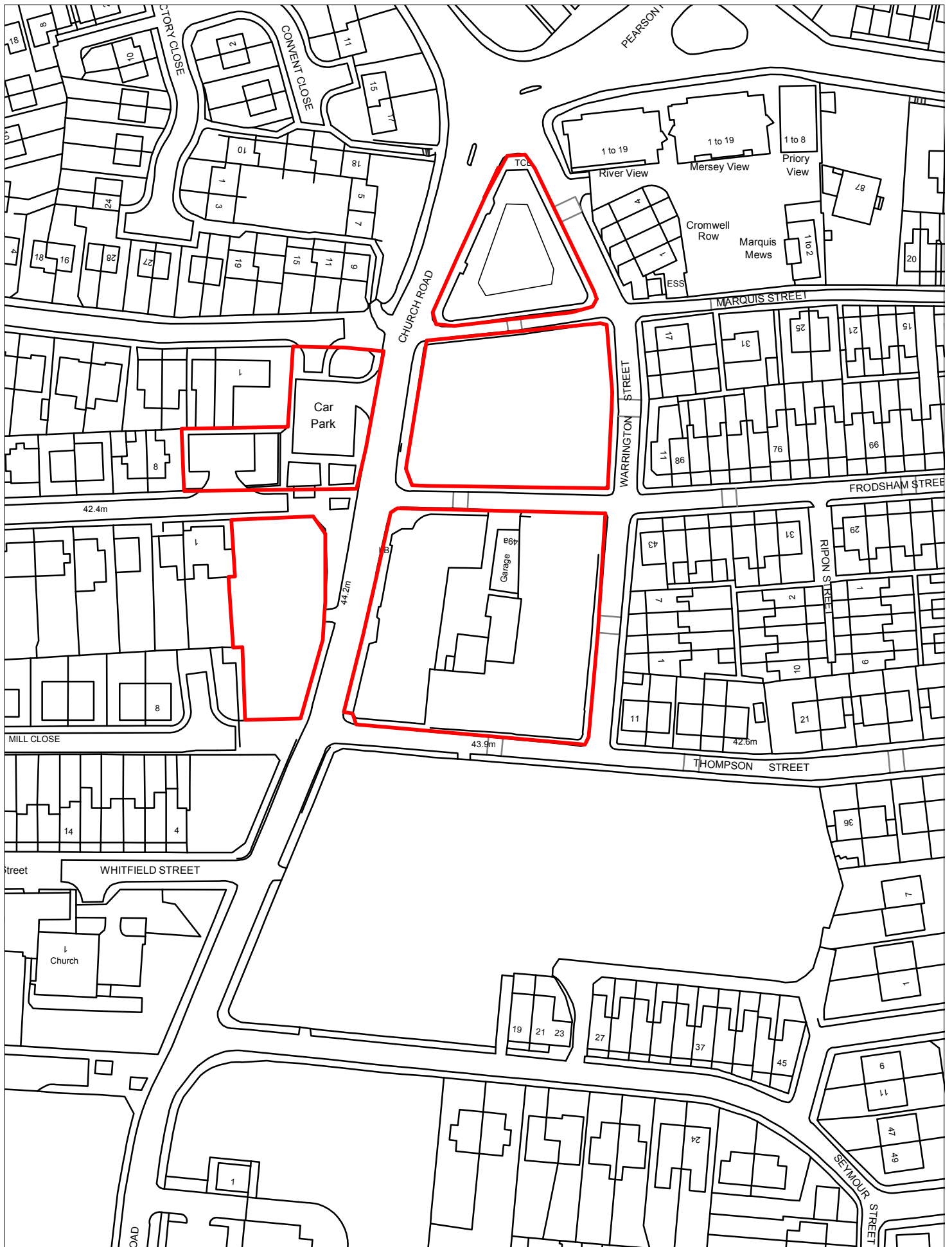
1827 Former School, Douglas Drive, Moreton

Scale 1:2500



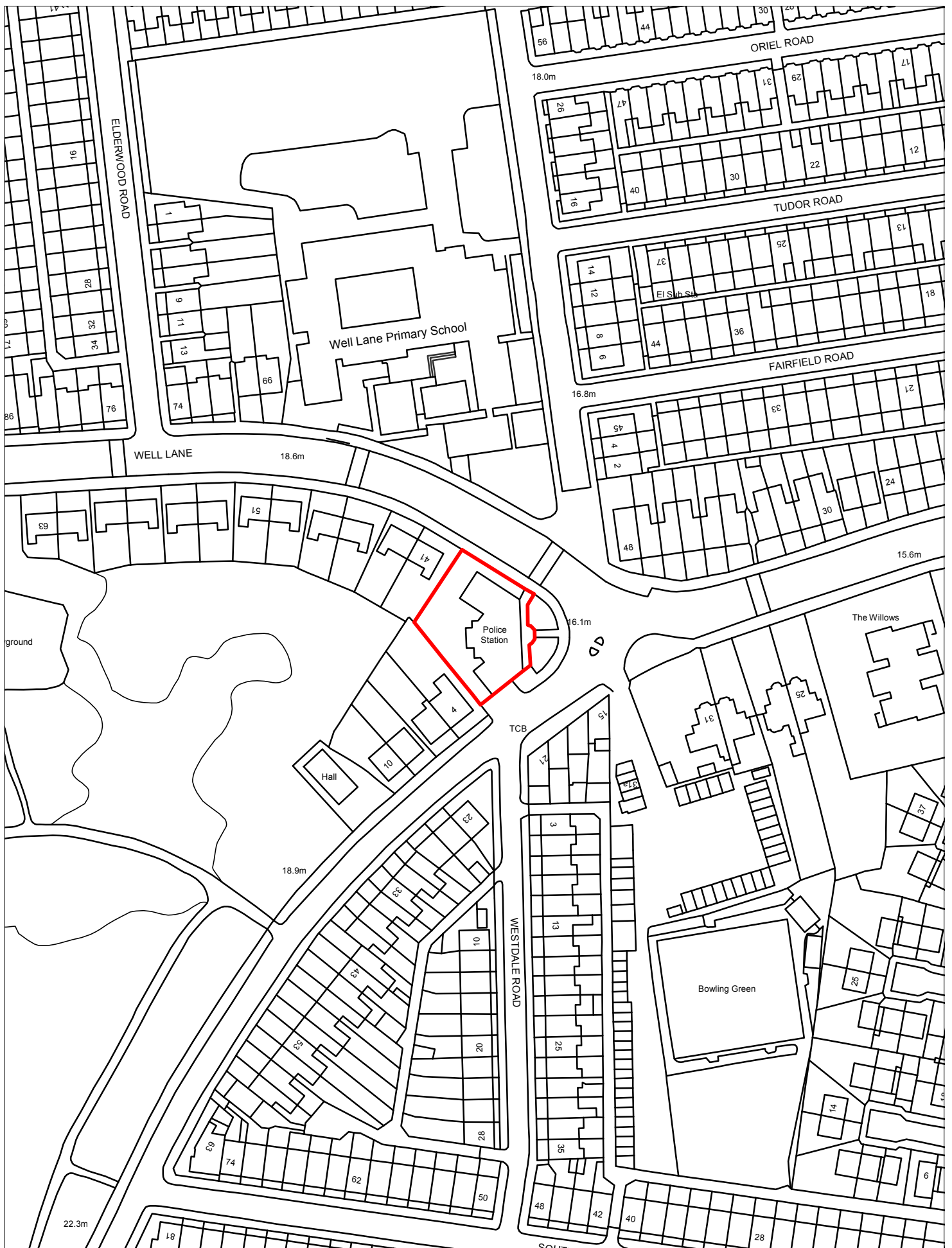
1870 Former Social Club, Park Road South, Birkenhead

Scale 1:1250



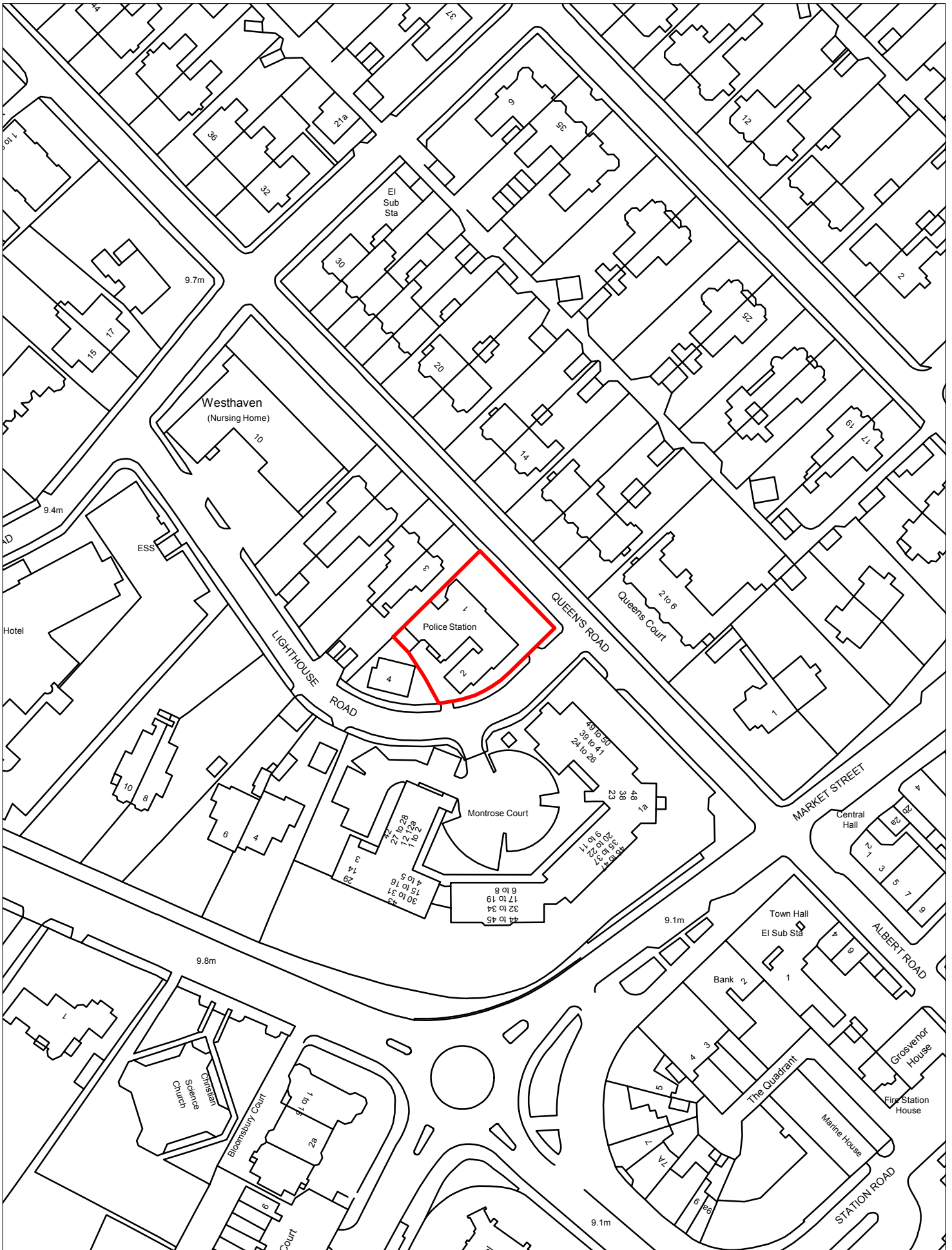
1878 Land at Church Road, Tranmere

Scale 1:1250



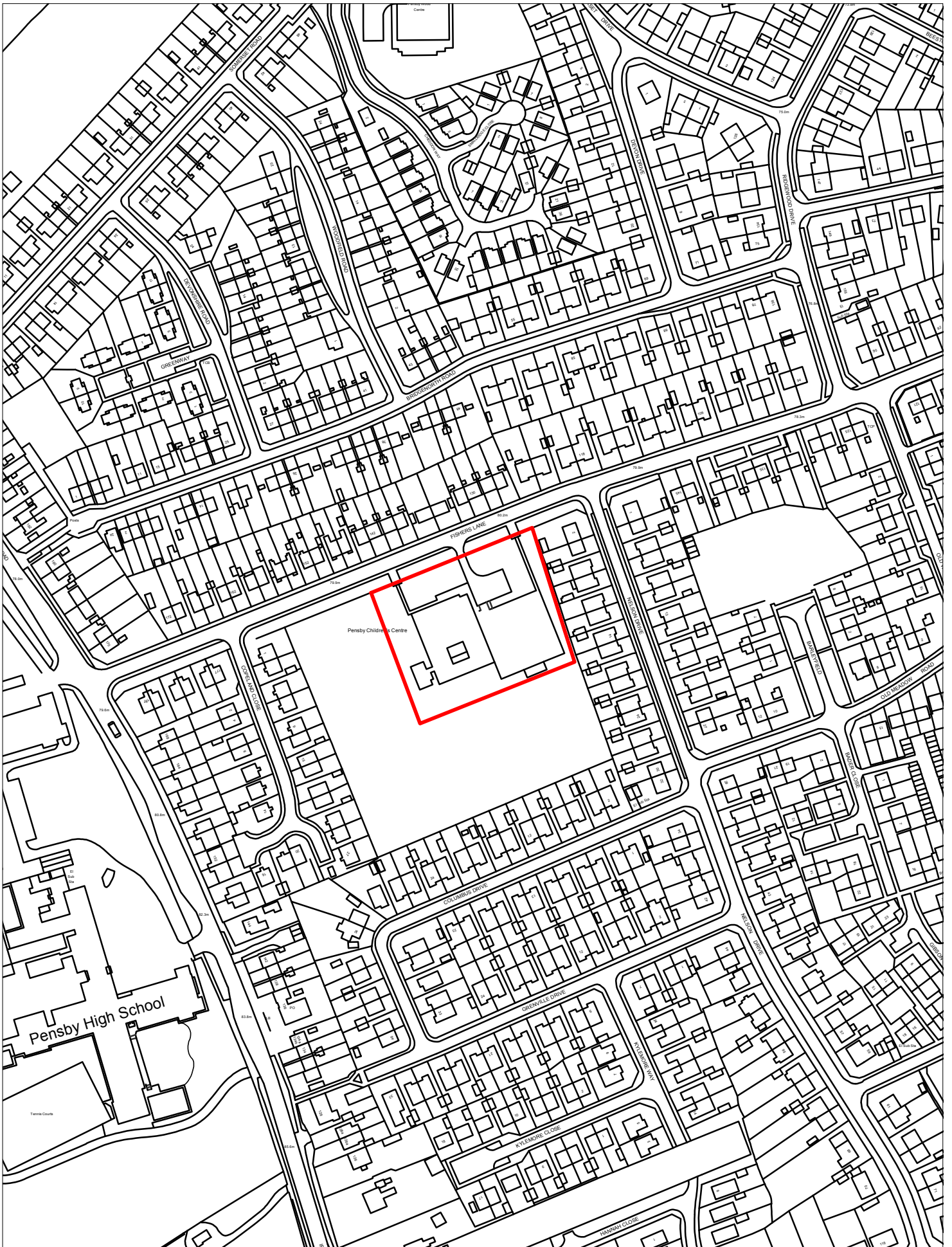
1890 Former Police Station, Well Lane, Tranmere

Scale 1:1250



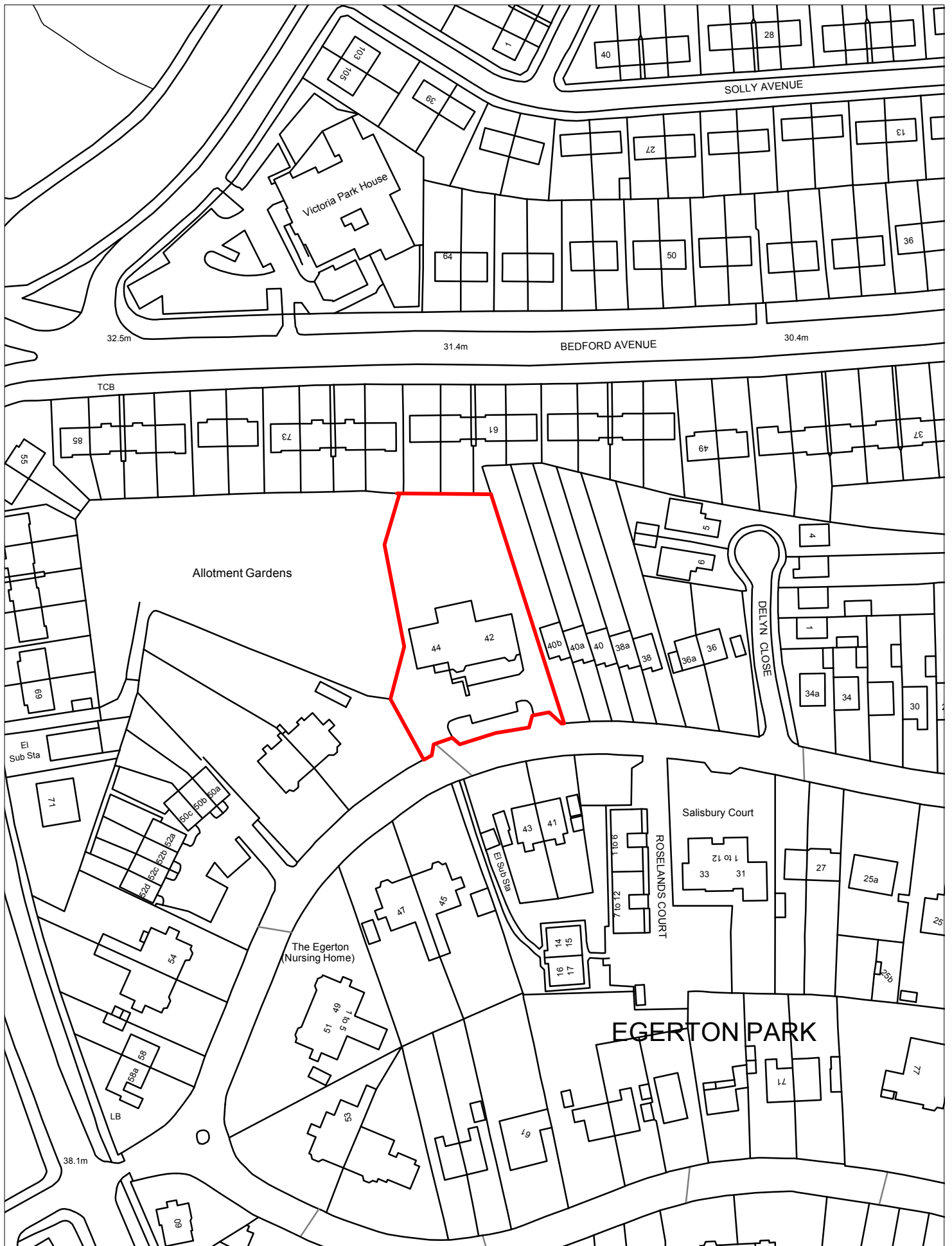
1891 Former Police Station, Queens Road, Hoylake

Scale 1:1250



1901 Former Primary School, Fishers Lane, Pensby

Scale 1:2500



1922 42-44 Edgerton Park, Rock Ferry

Scale 1:1250



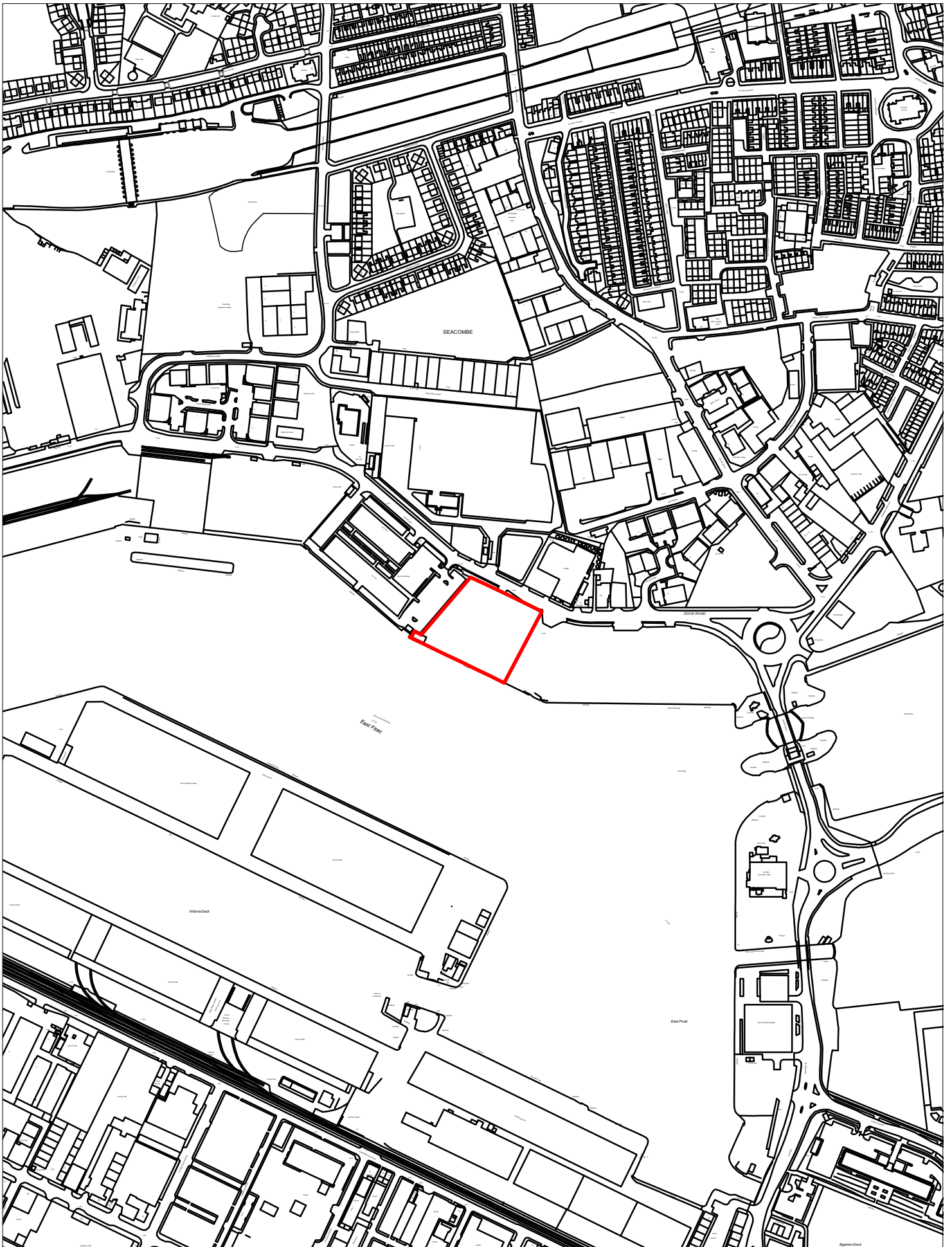
2042 1 to 11 Ashton Court, West Kirby

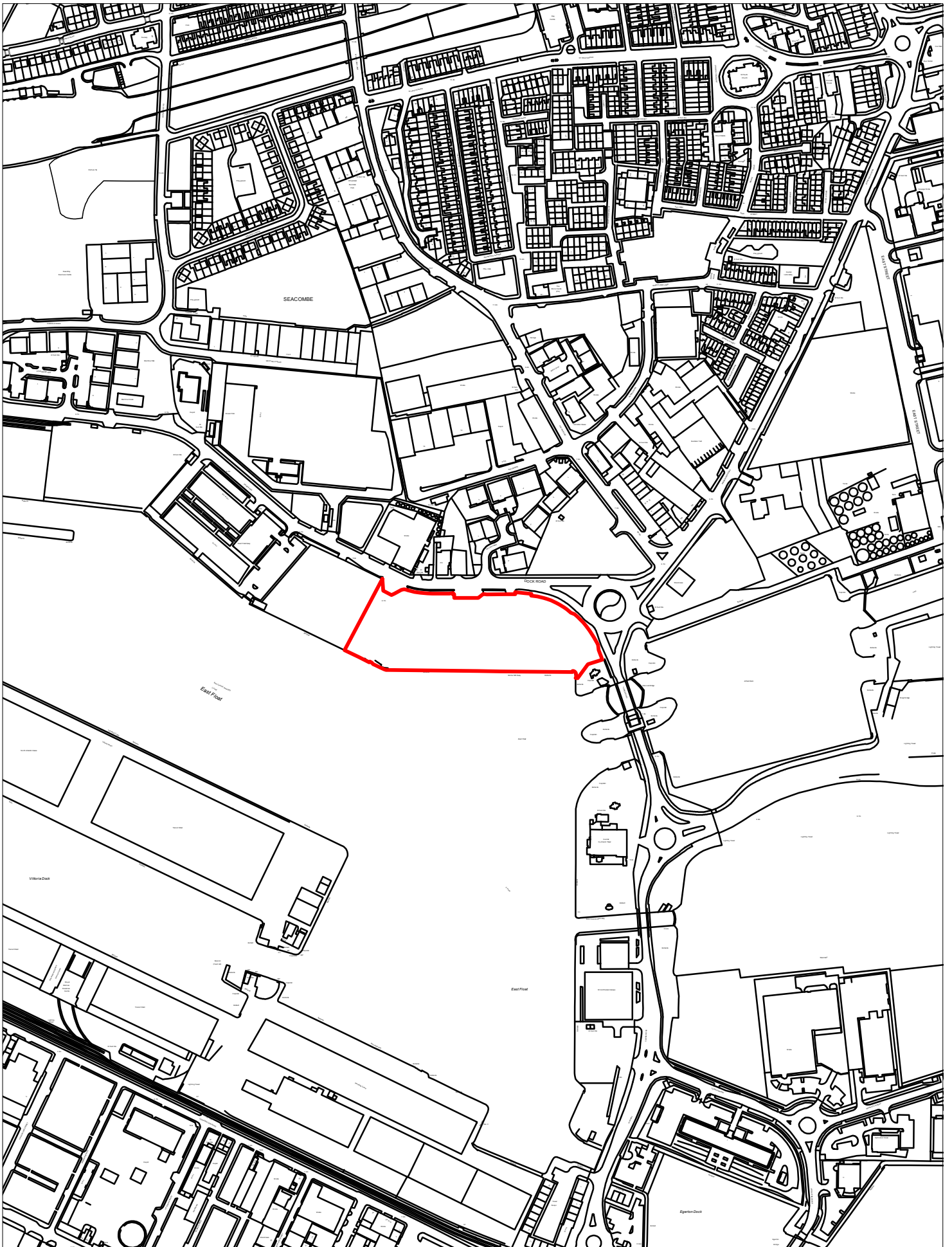
Scale 1:1250



2043 12 to 22 Ashton Court, West Kirby

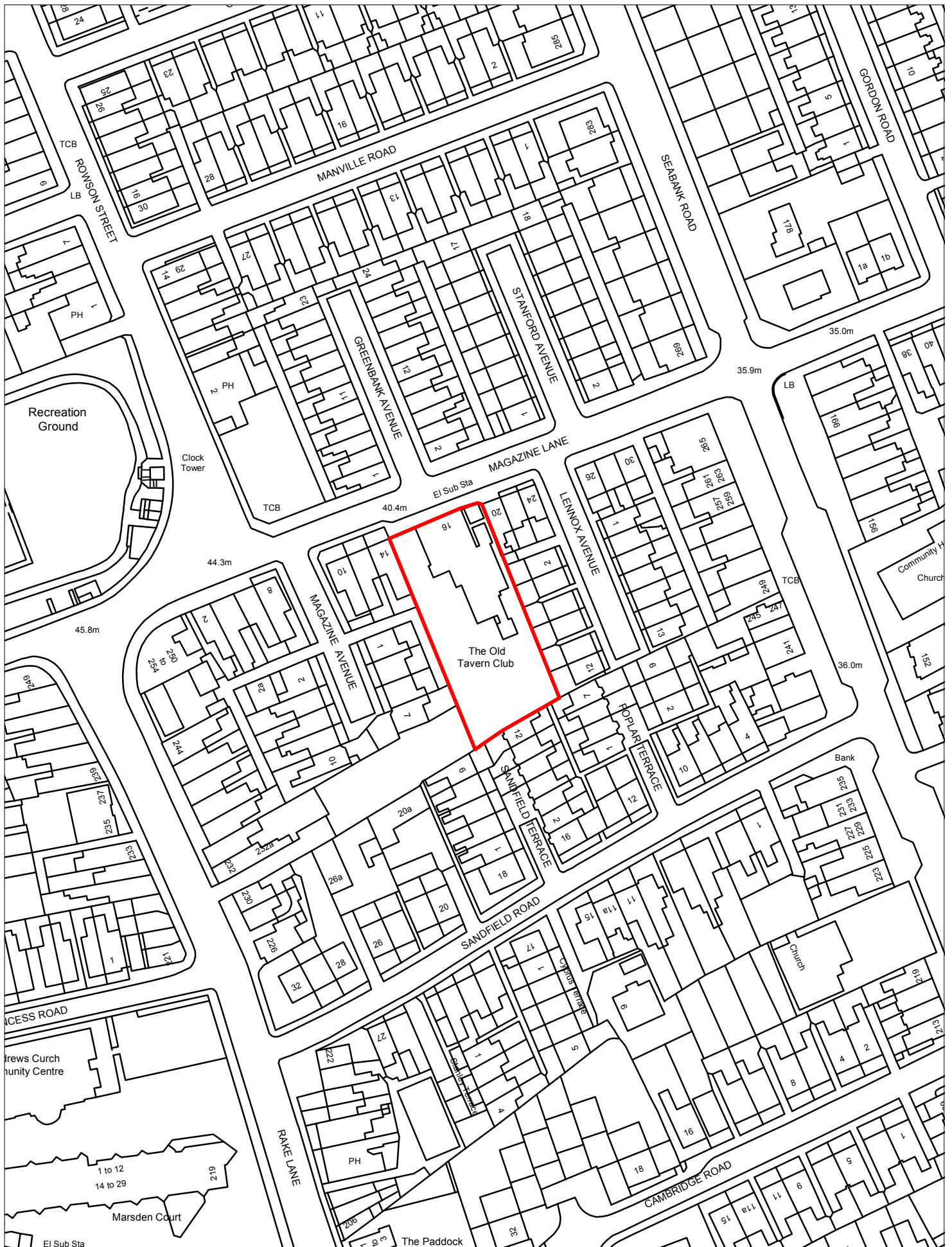
Scale 1:1250





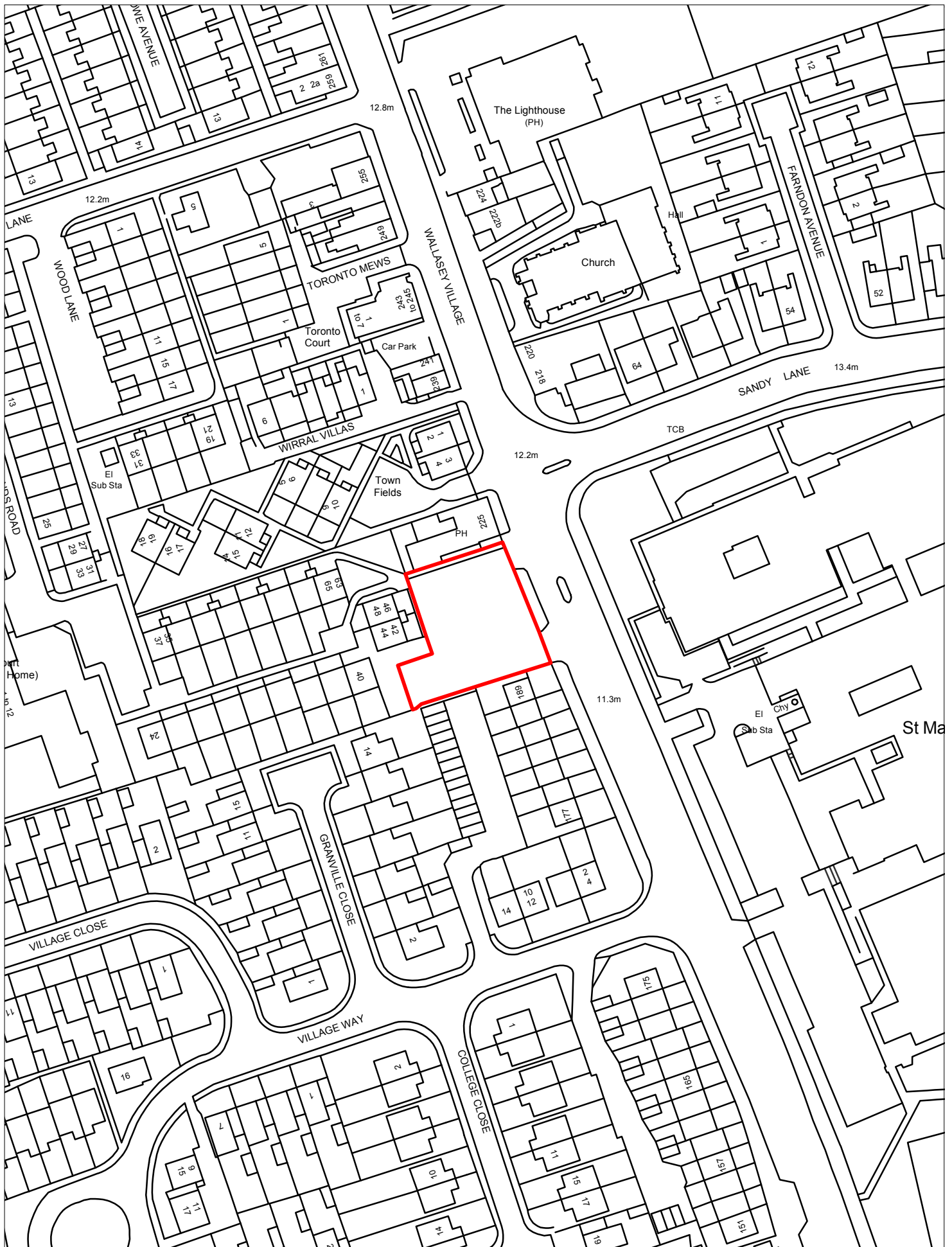
2045 Wirral Waters Northbank East Site 1

Scale 1:5000



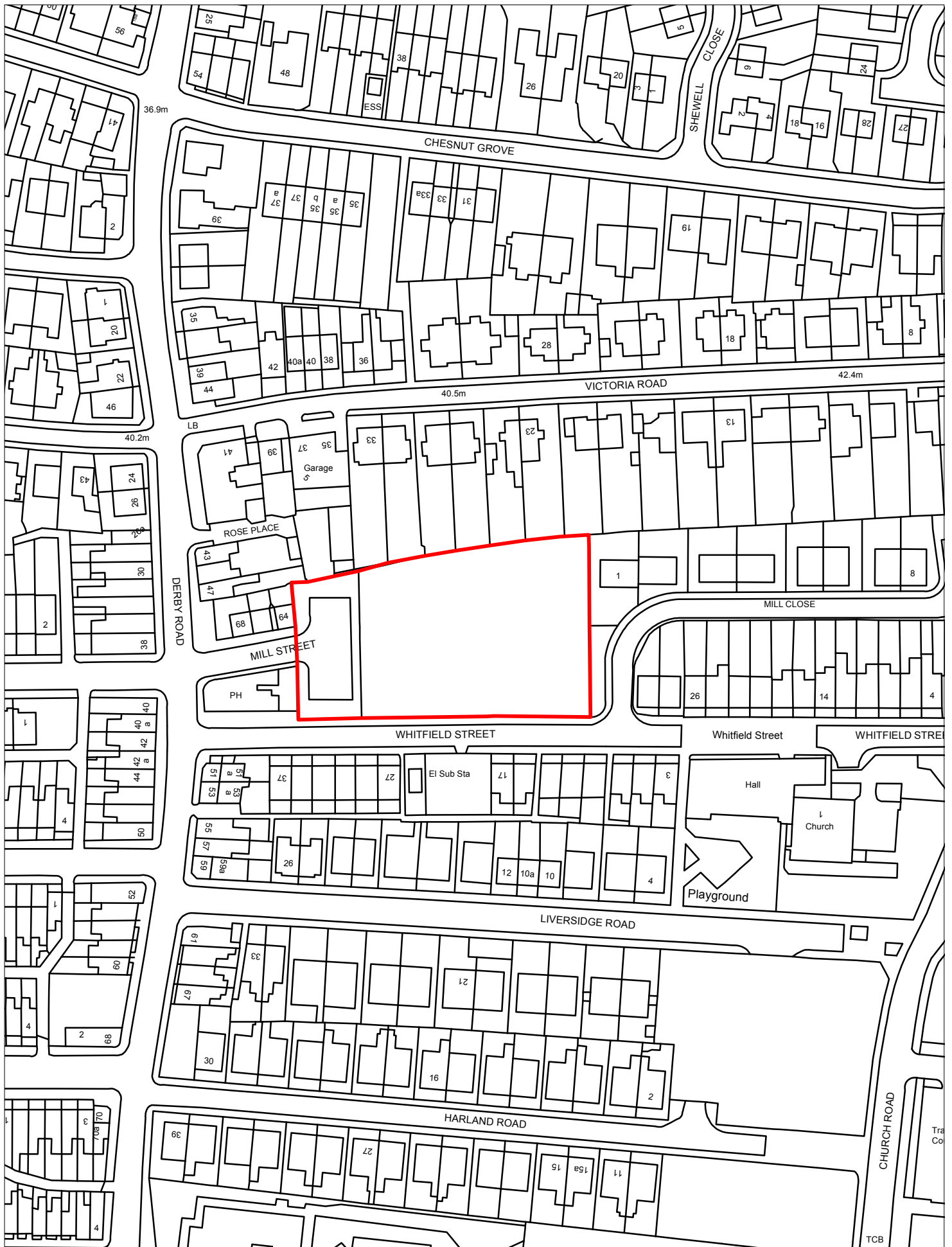
2046 Former Tavern Club, New Brighton

Scale 1:1250



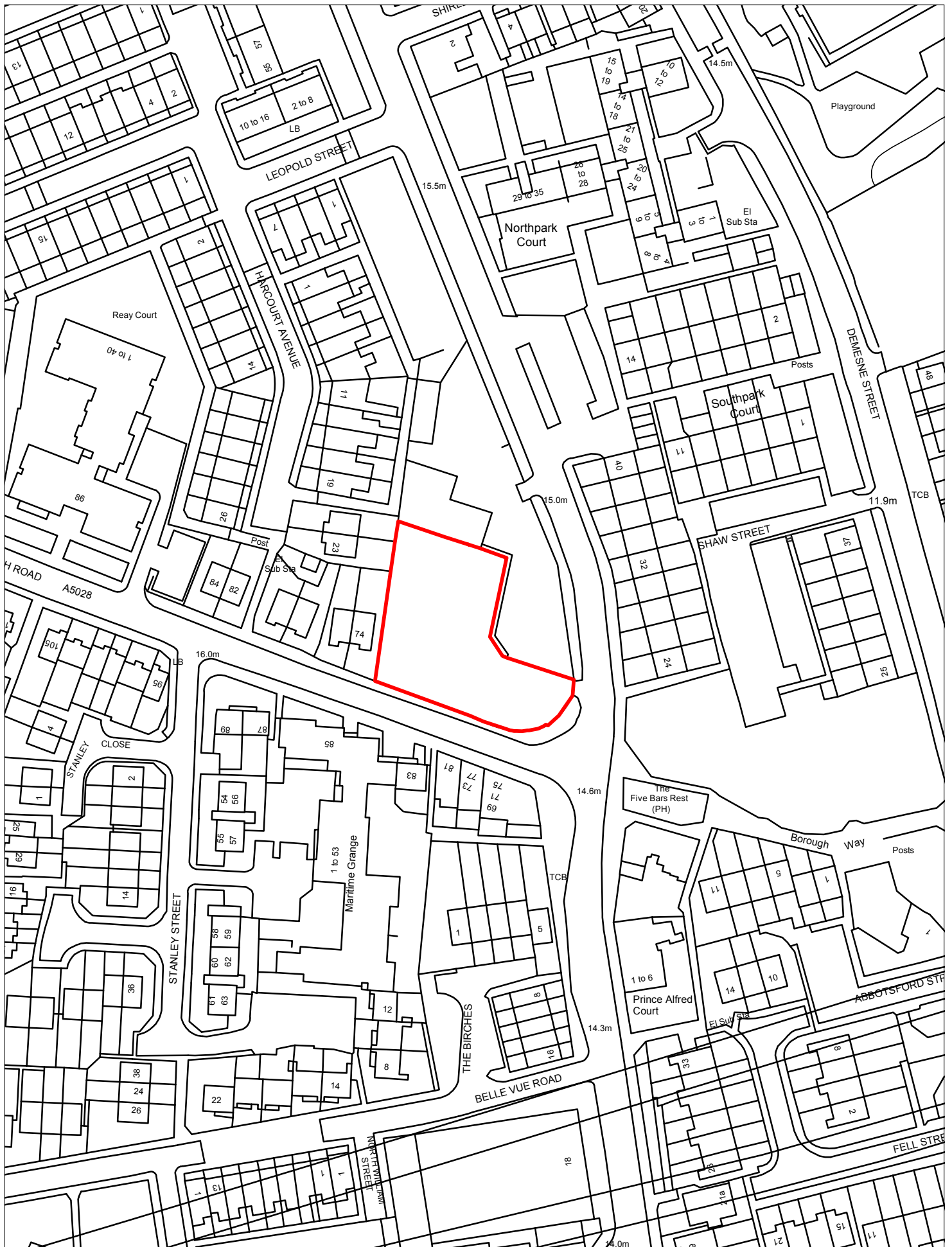
2047 Former Car Sales, 215 Wallasey Village

Scale 1:1250



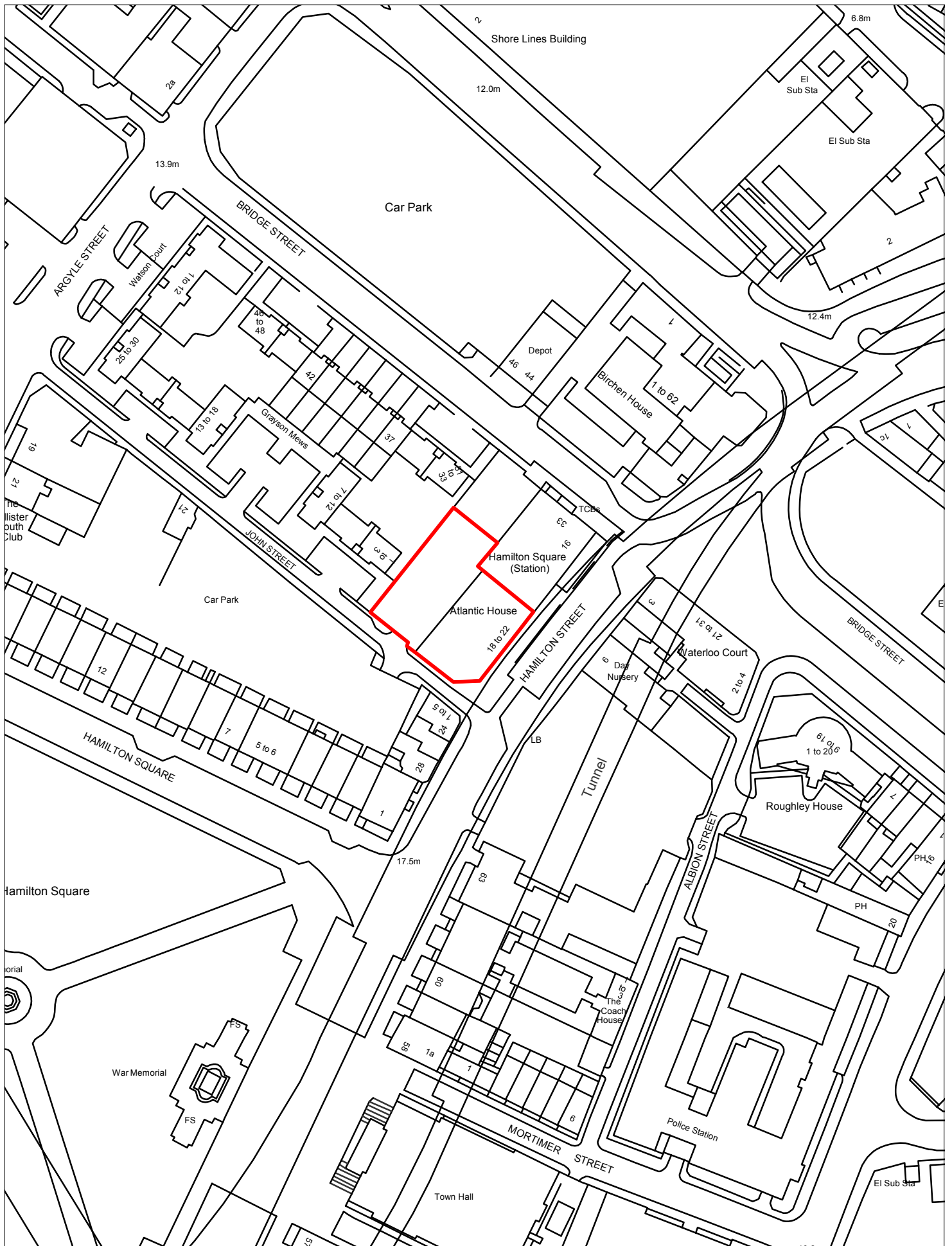
2048 Former Whitfield Court, Whitfield Street, Tranmere

Scale 1:1250



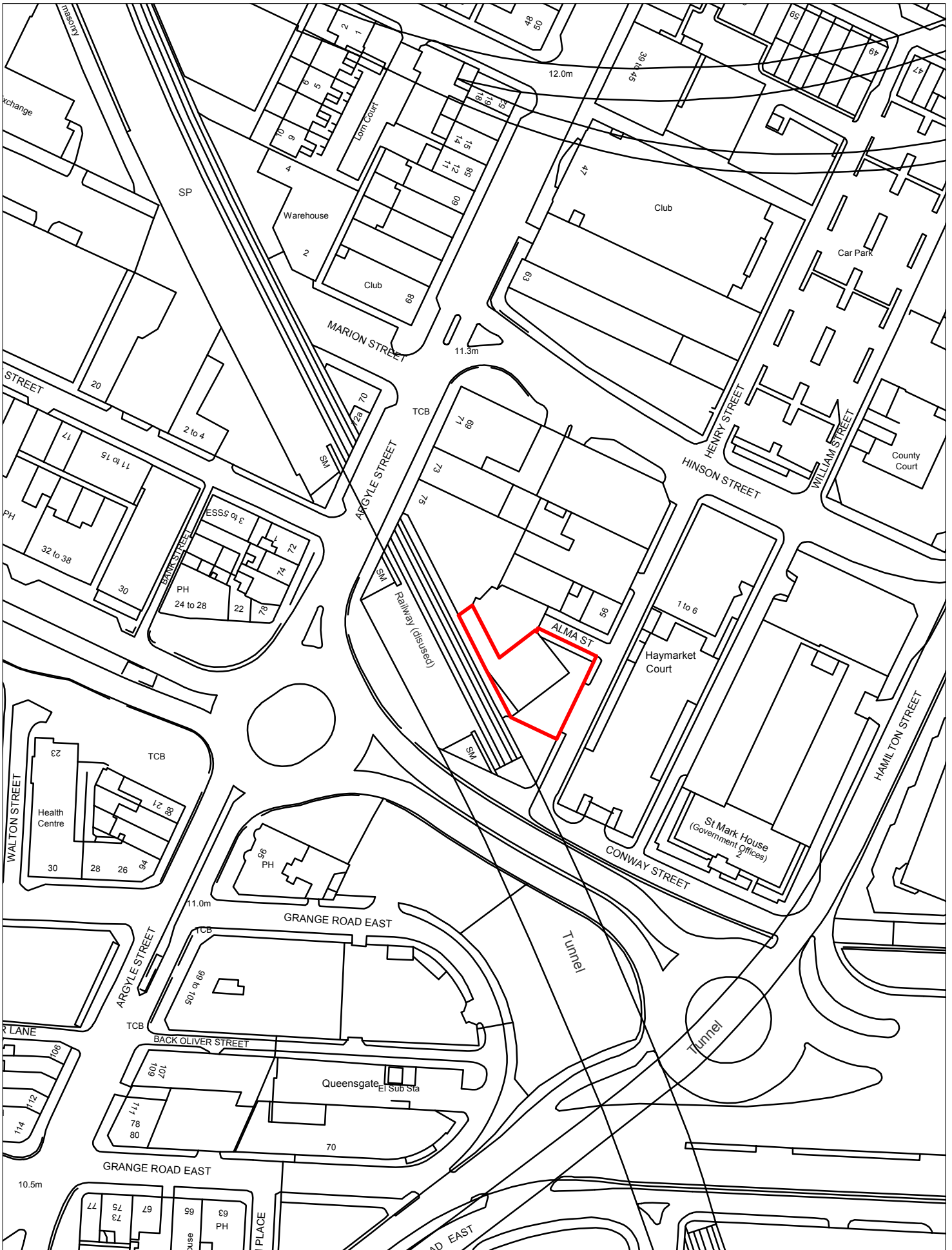
103100 Former La Banque PH, 58 Borough Road, Seacombe

Scale 1:1250



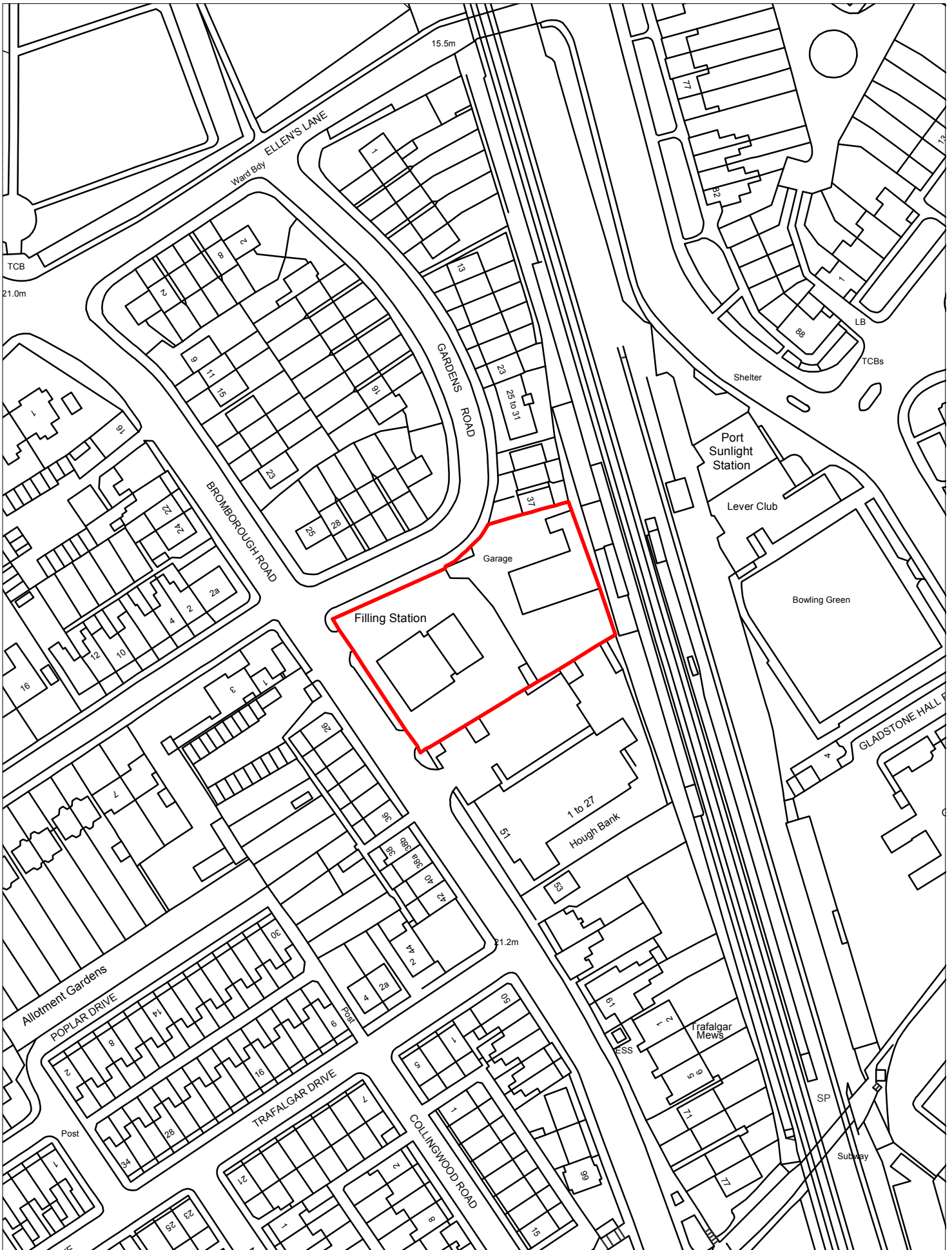
540500 Atlantic House, 18-22 Hamilton Square

Scale 1:1250



549700 Former Rocky's Gym, Henry Street, Birkenhead

Scale 1:1250



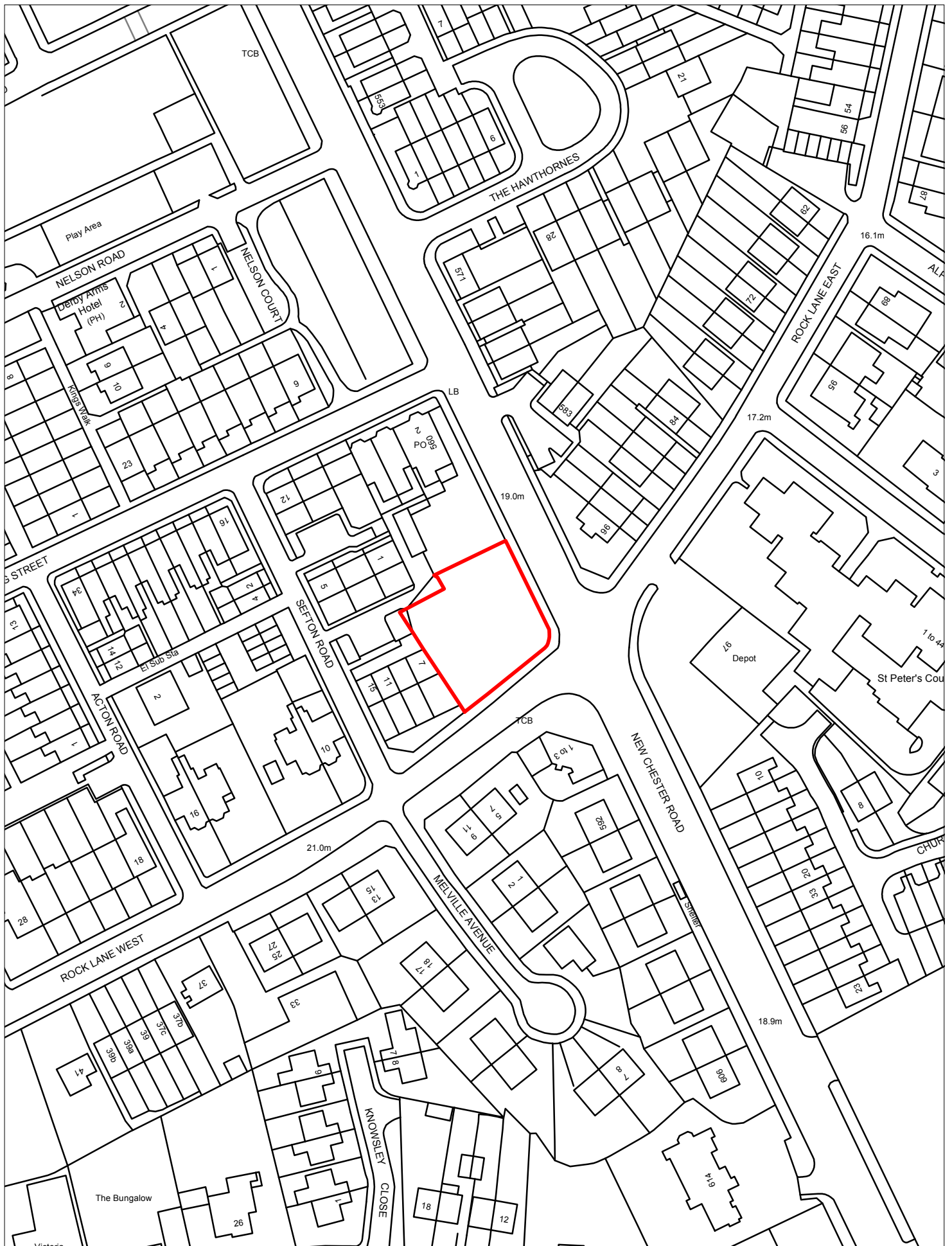
557000 Service Station, Gardens Road, Bebington

Scale 1:1250



563500 45-49 King Street, Egremont

Scale 1:1250



570700 Car Sales, 576-578 New Chester Road, Rock Ferry

Scale 1:1250



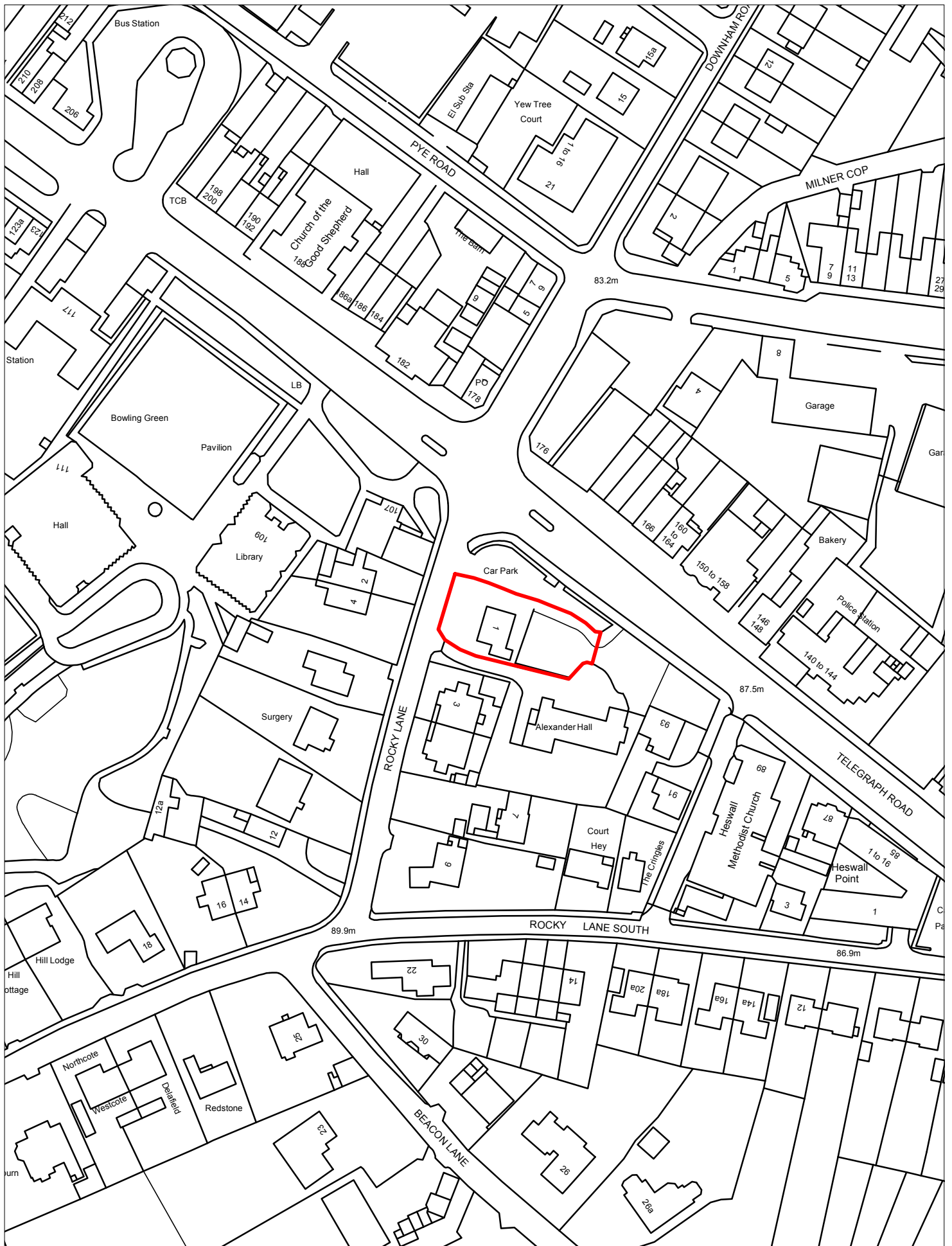
586000 Adjacent 115 Livingstone Street, Birkenhead

Scale 1:1250



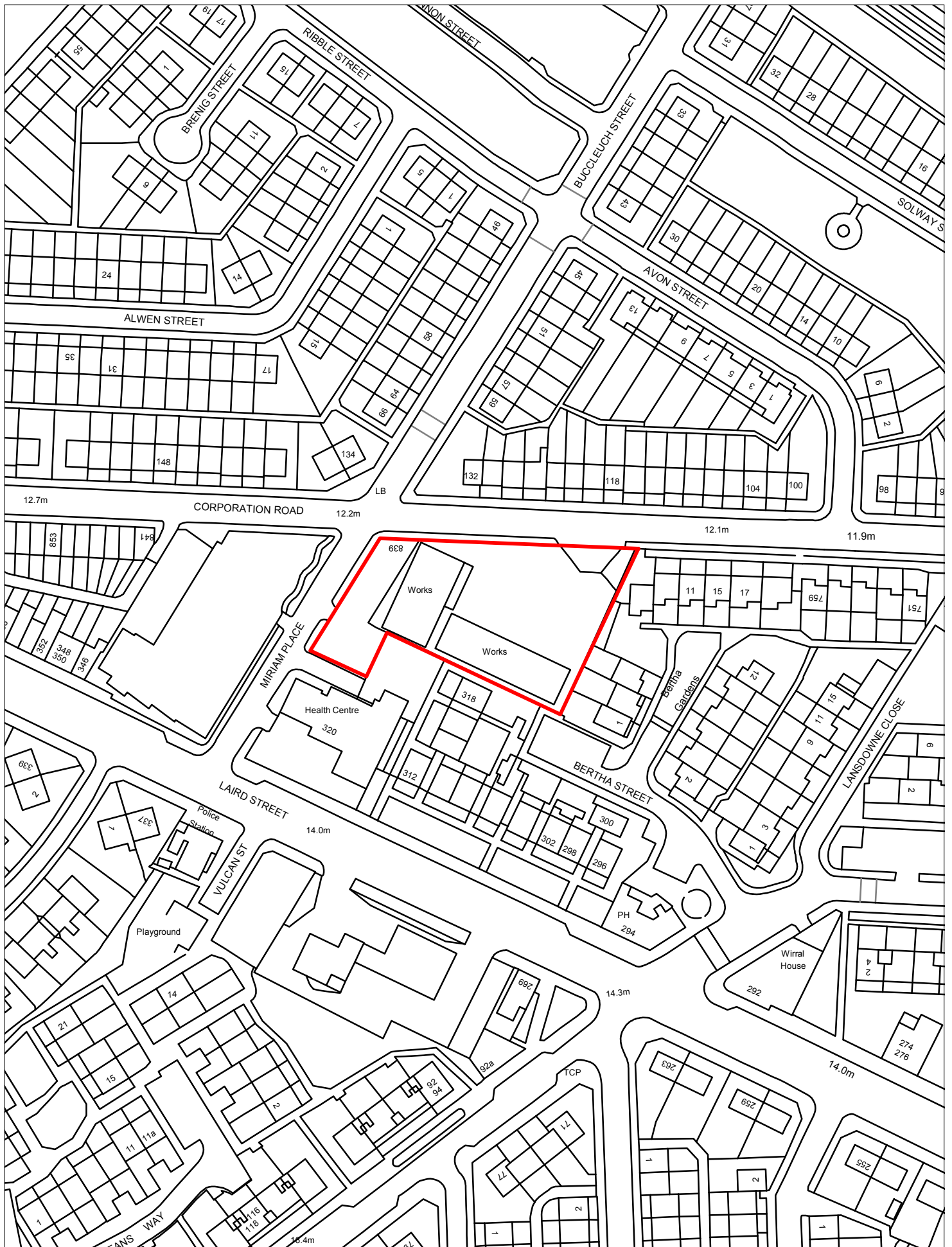
587100 Former Primary School, The Dell, Rock Ferry

Scale 1:2500



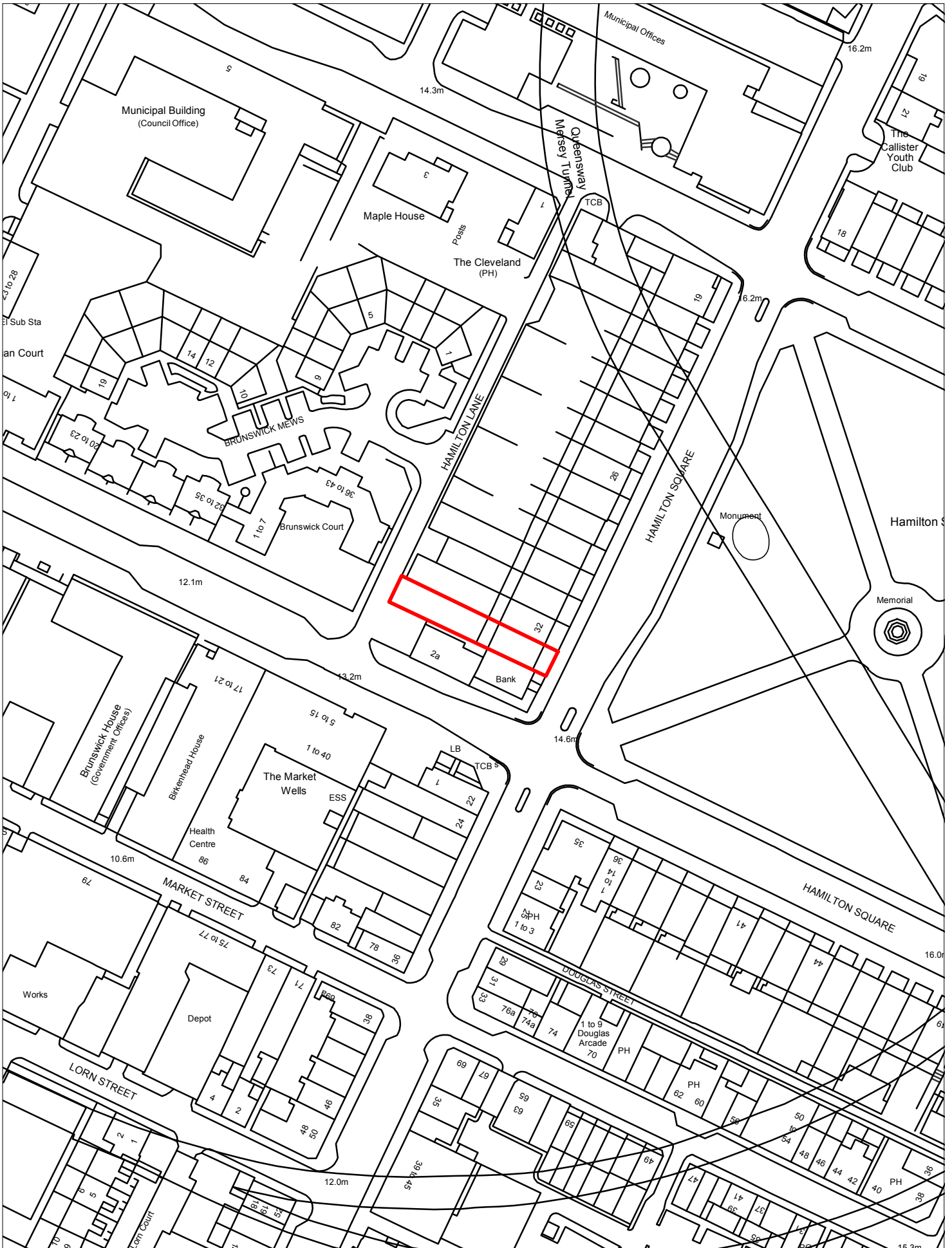
632800 1 Rocky Lane, Heswall

Scale 1:1250



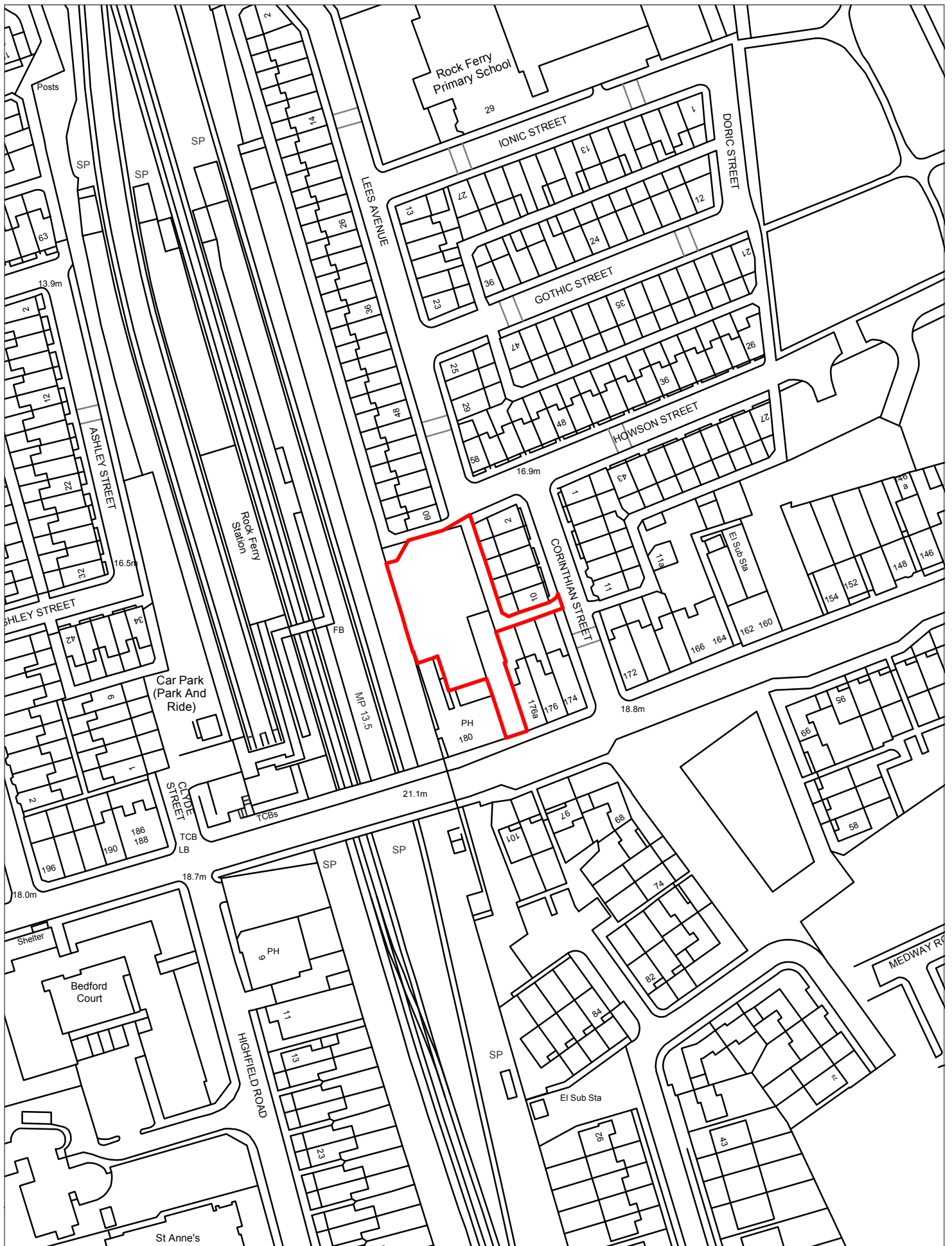
634700 Invogue Design, 837-839 Corporation Road, Birkenhead

Scale 1:1250



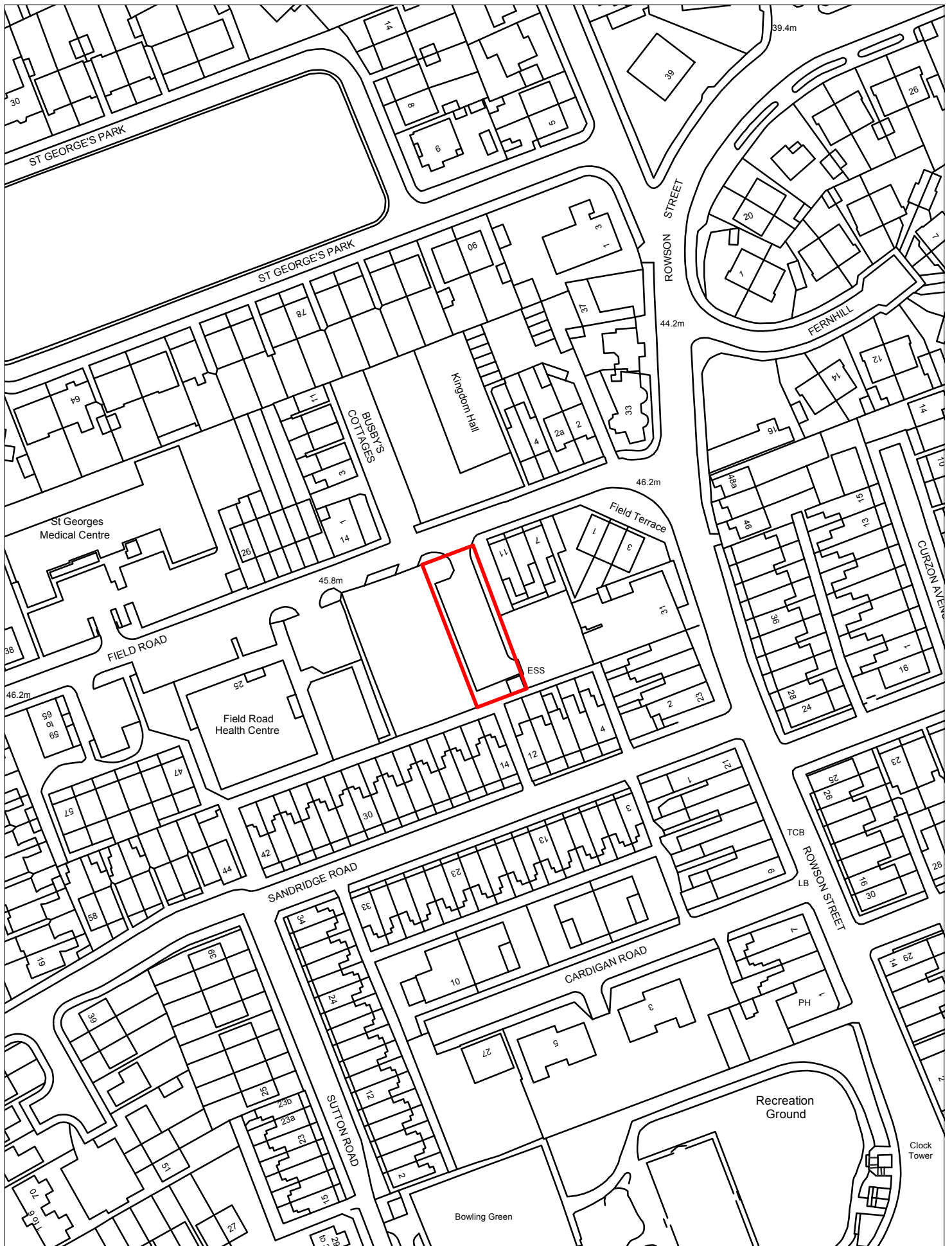
635200 33 Hamilton Square, Birkenhead

Scale 1:1250



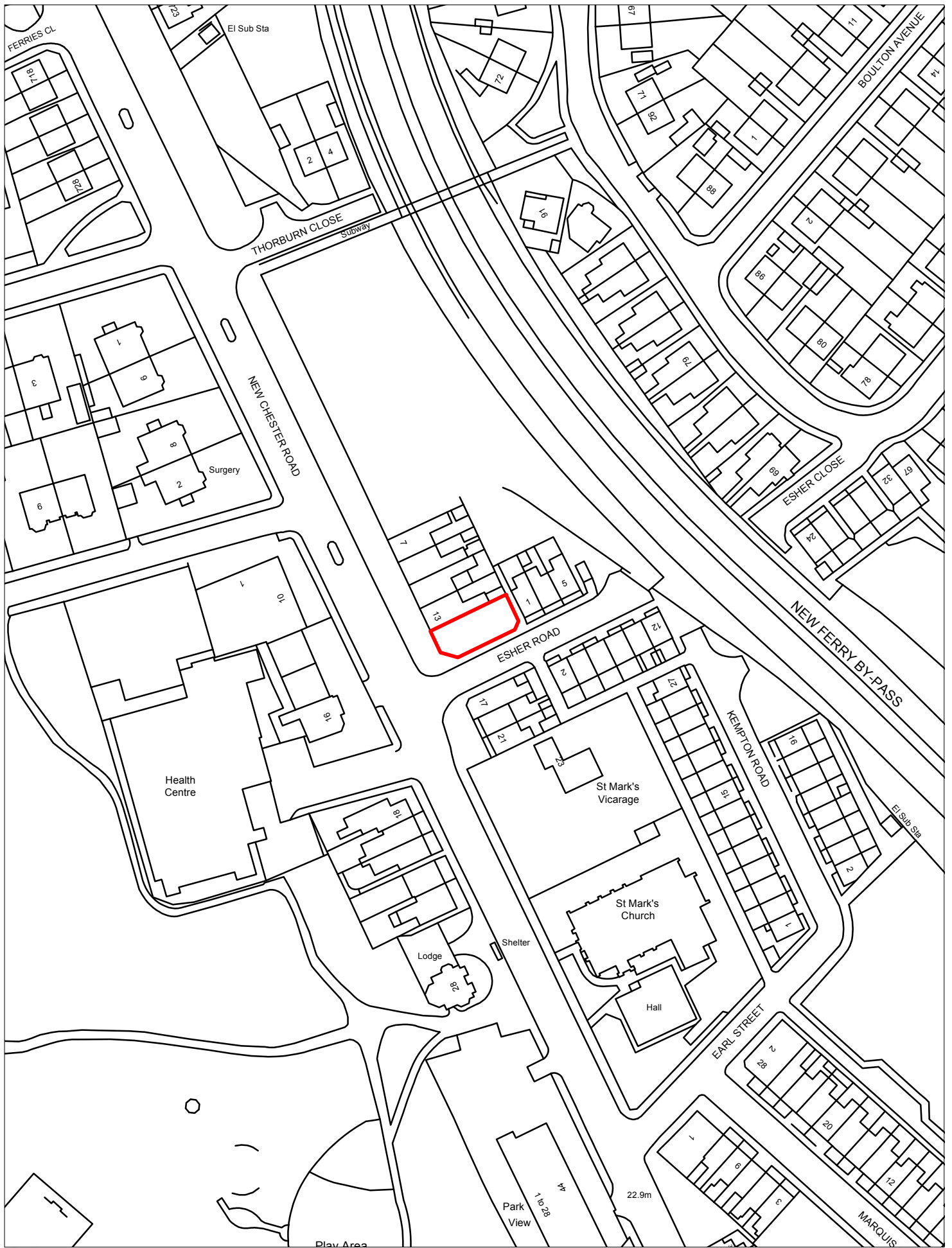
643300 Unused Land, Lees Avenue, Rock Ferry

Scale 1:1250



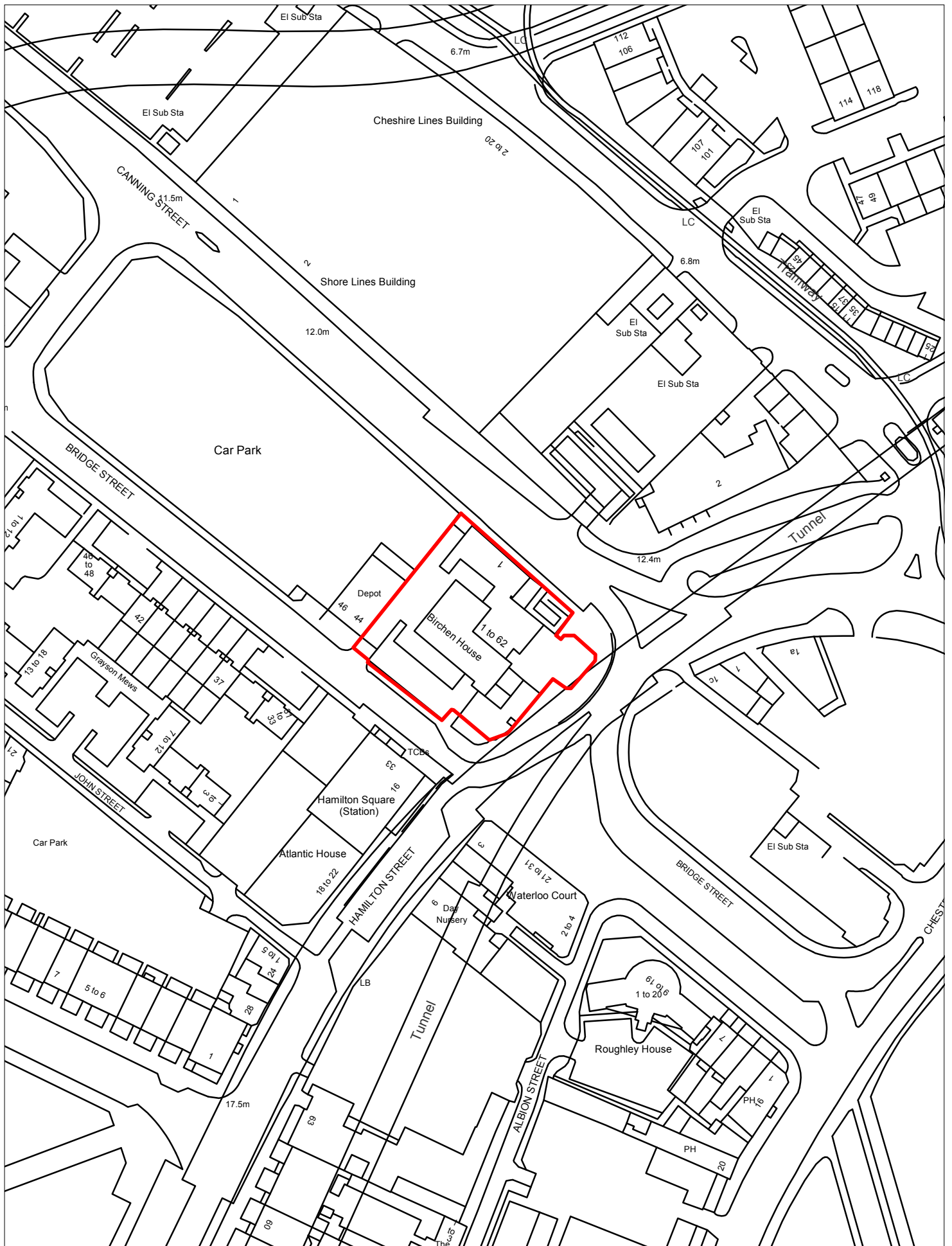
644400 15-25 Field Road, New Brighton

Scale 1:1250



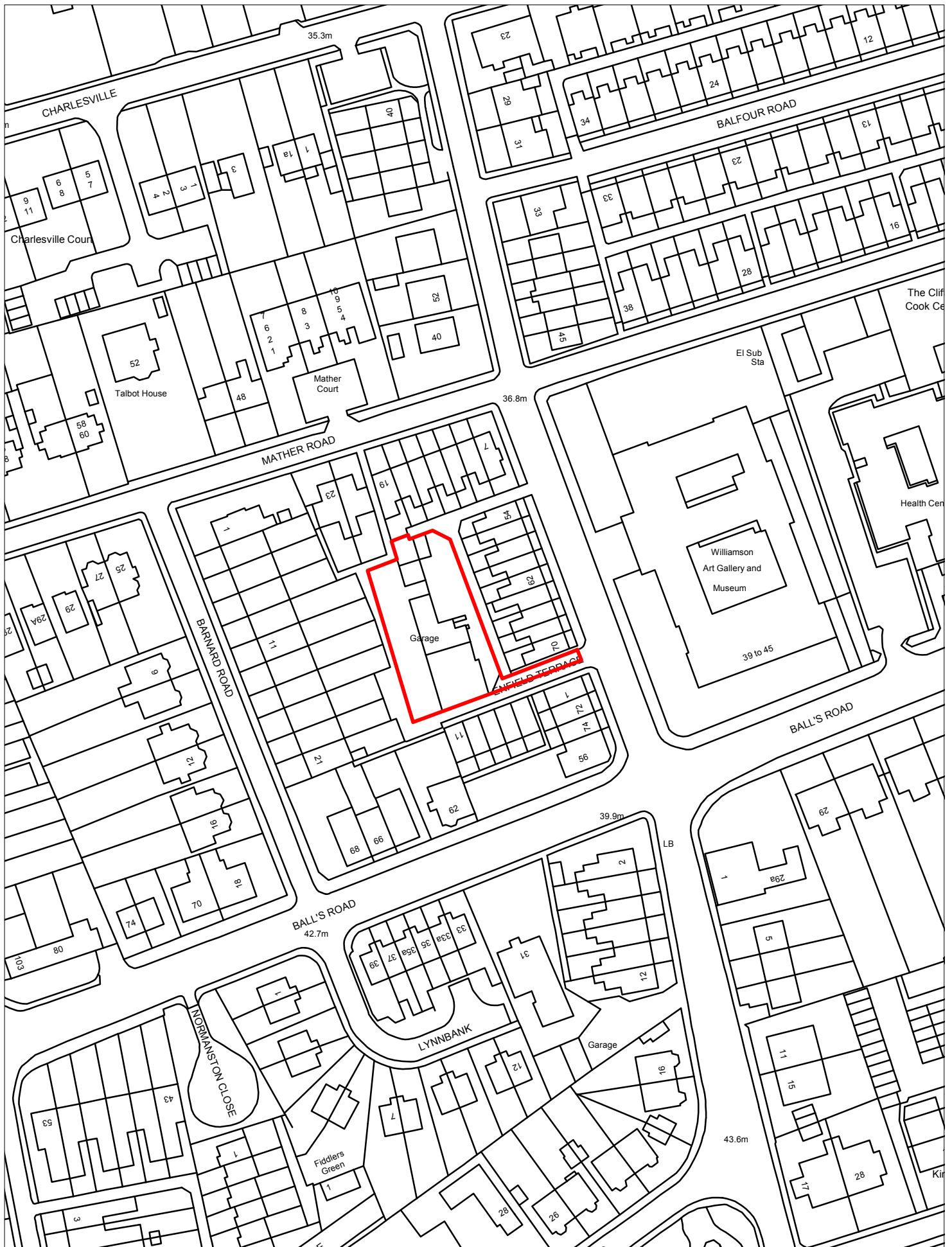
645500 Cleared Site, 15 New Chester Road, New Ferry

Scale 1:1250



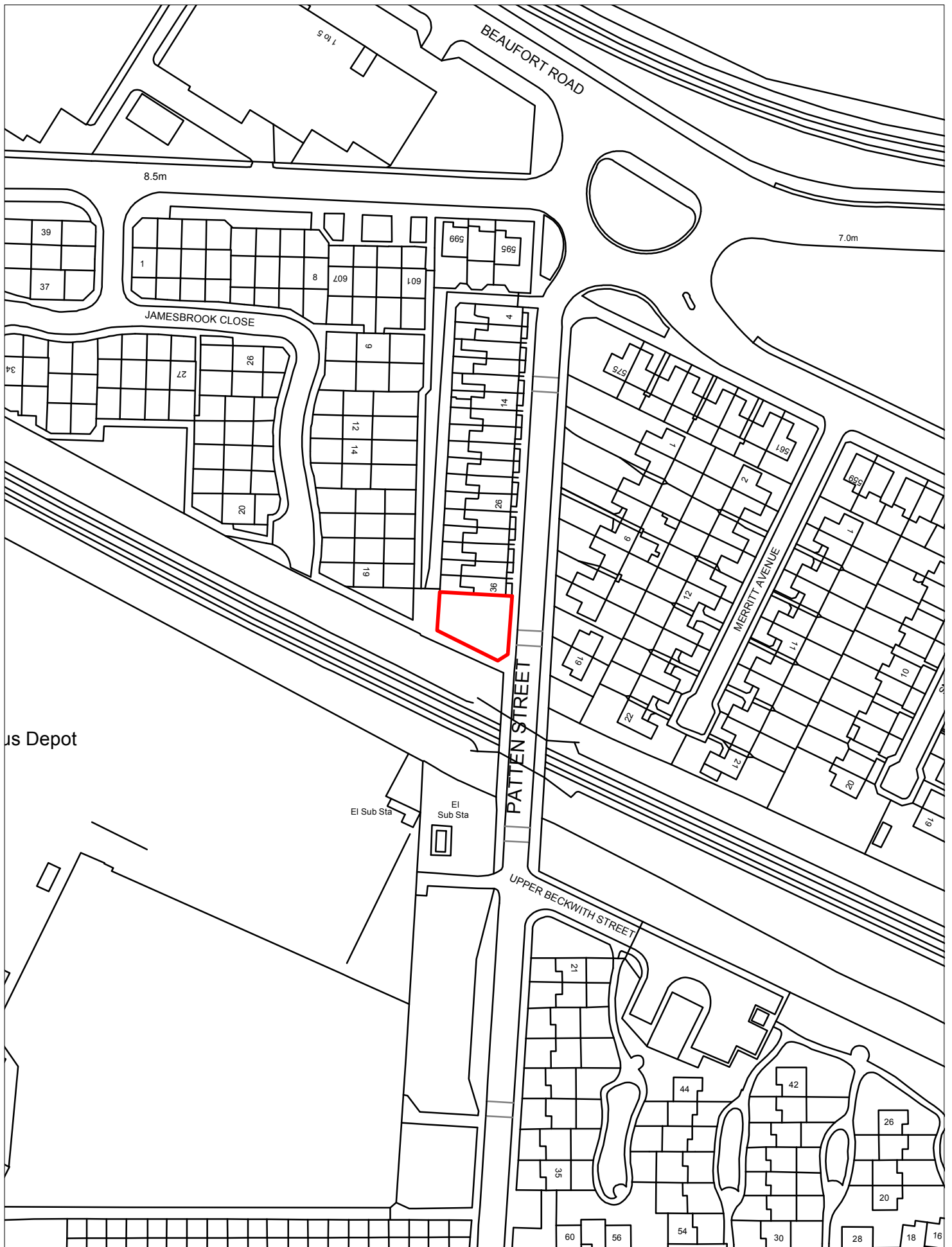
646600 Birchen House, 1 Canning Street, Birkenhead

Scale 1:1250



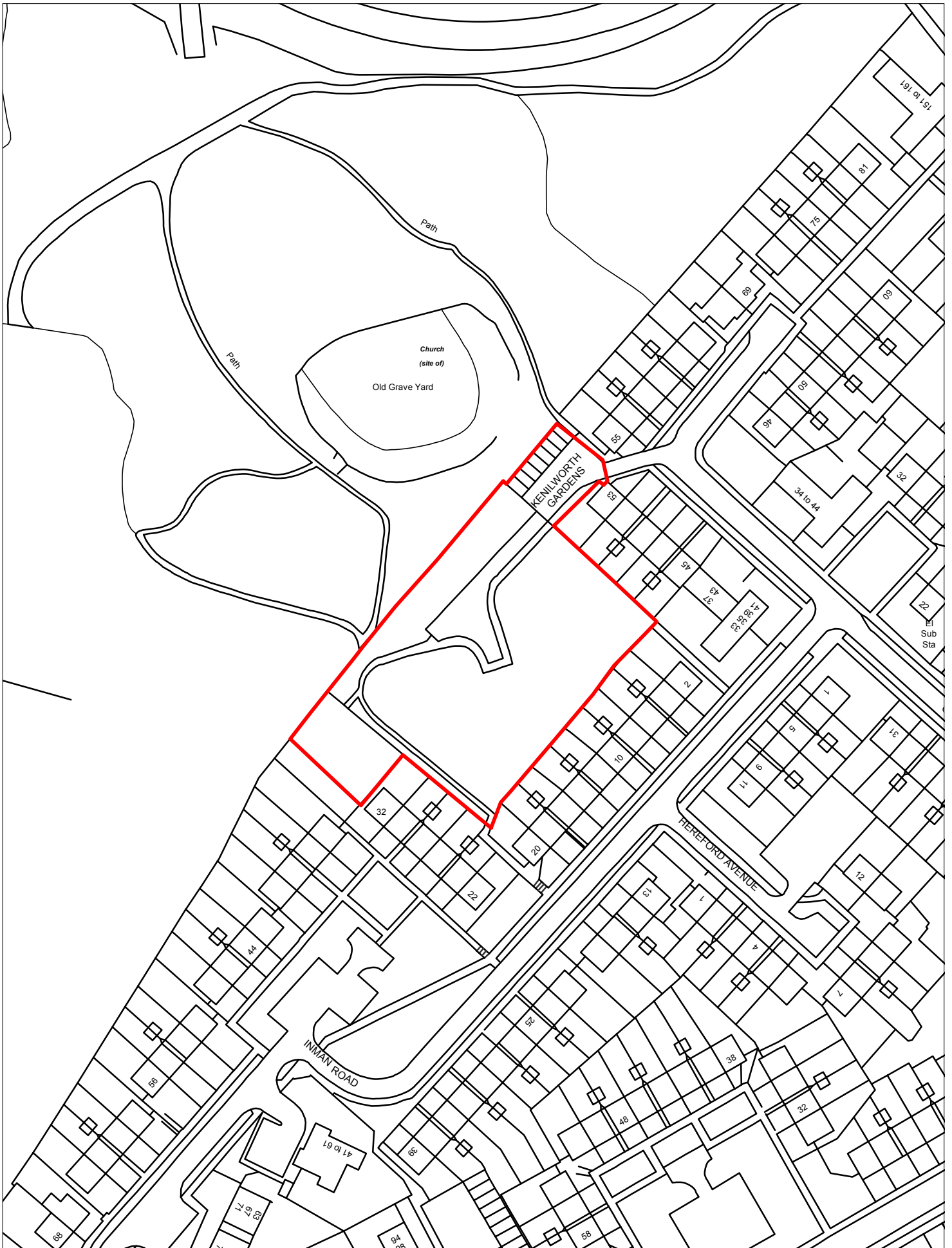
647500 Motor Services, Endfield Terrace, Cloughton

Scale 1:1250



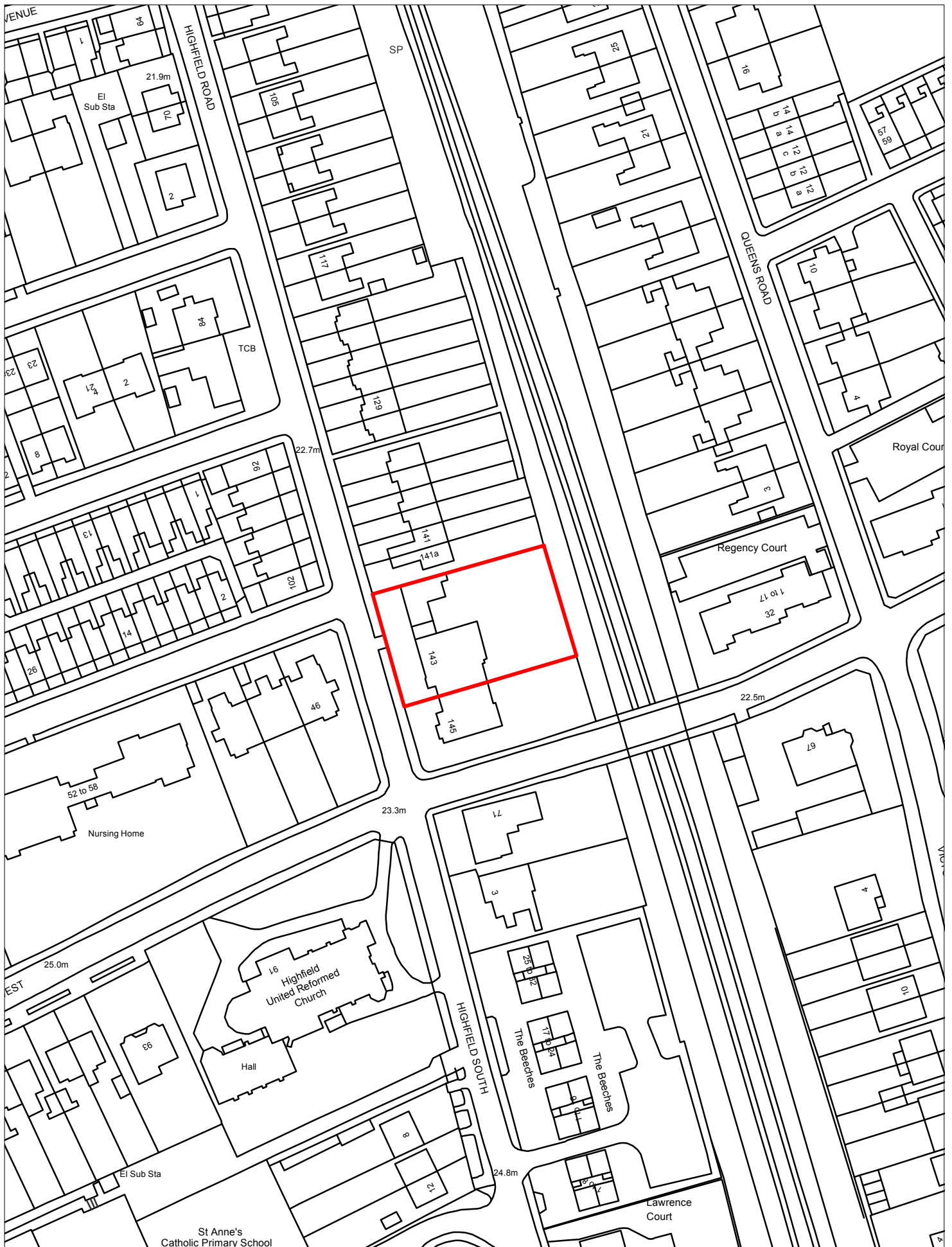
649500 Adjacent 36 Patten Street, Birkenhead

Scale 1:1250



650800 Former Kenilworth Gardens, Overchurch

Scale 1:1250



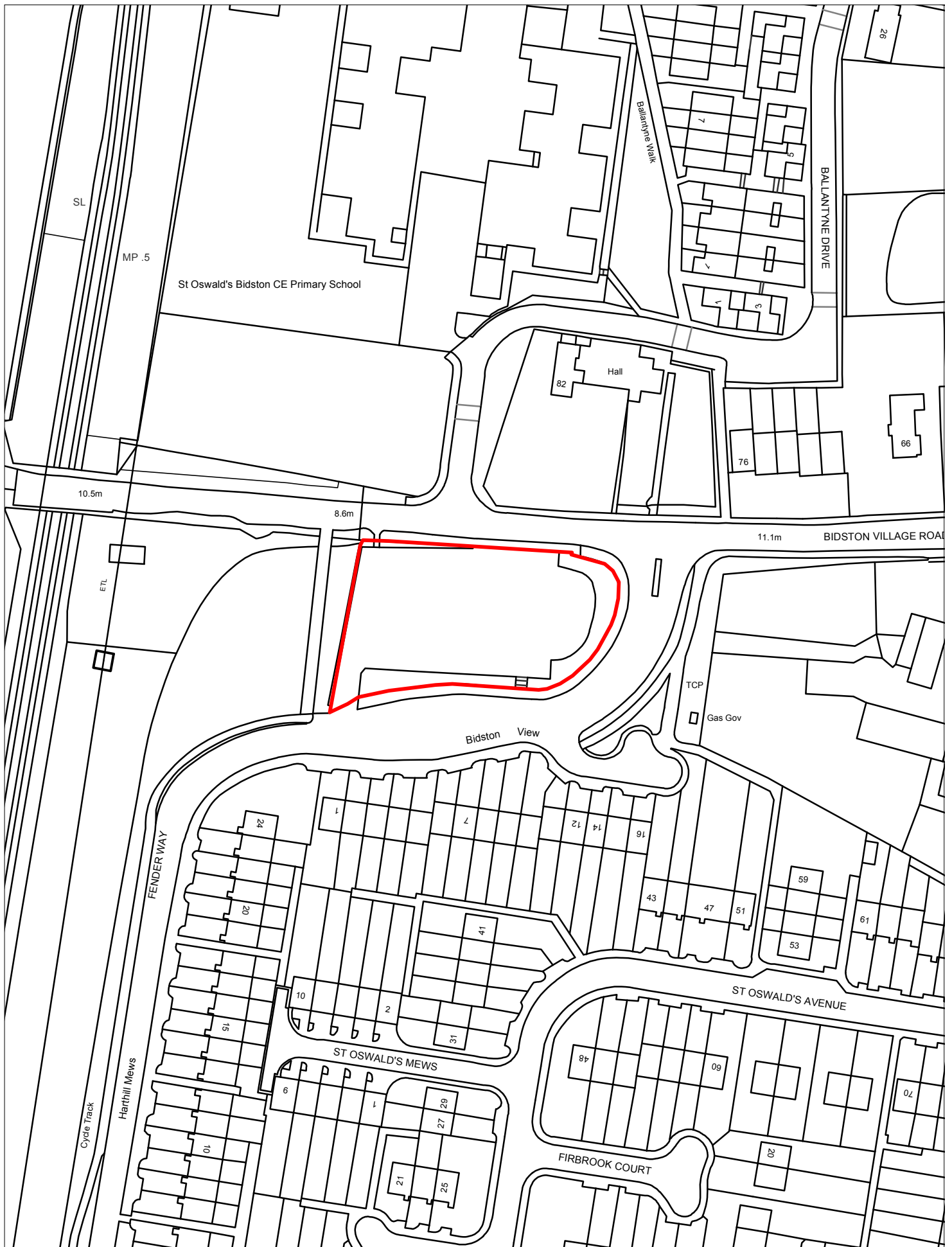
654300 143 Highfield Road, Rock Ferry

Scale 1:1250



655400 1 Mellor Road, Prenton

Scale 1:1250



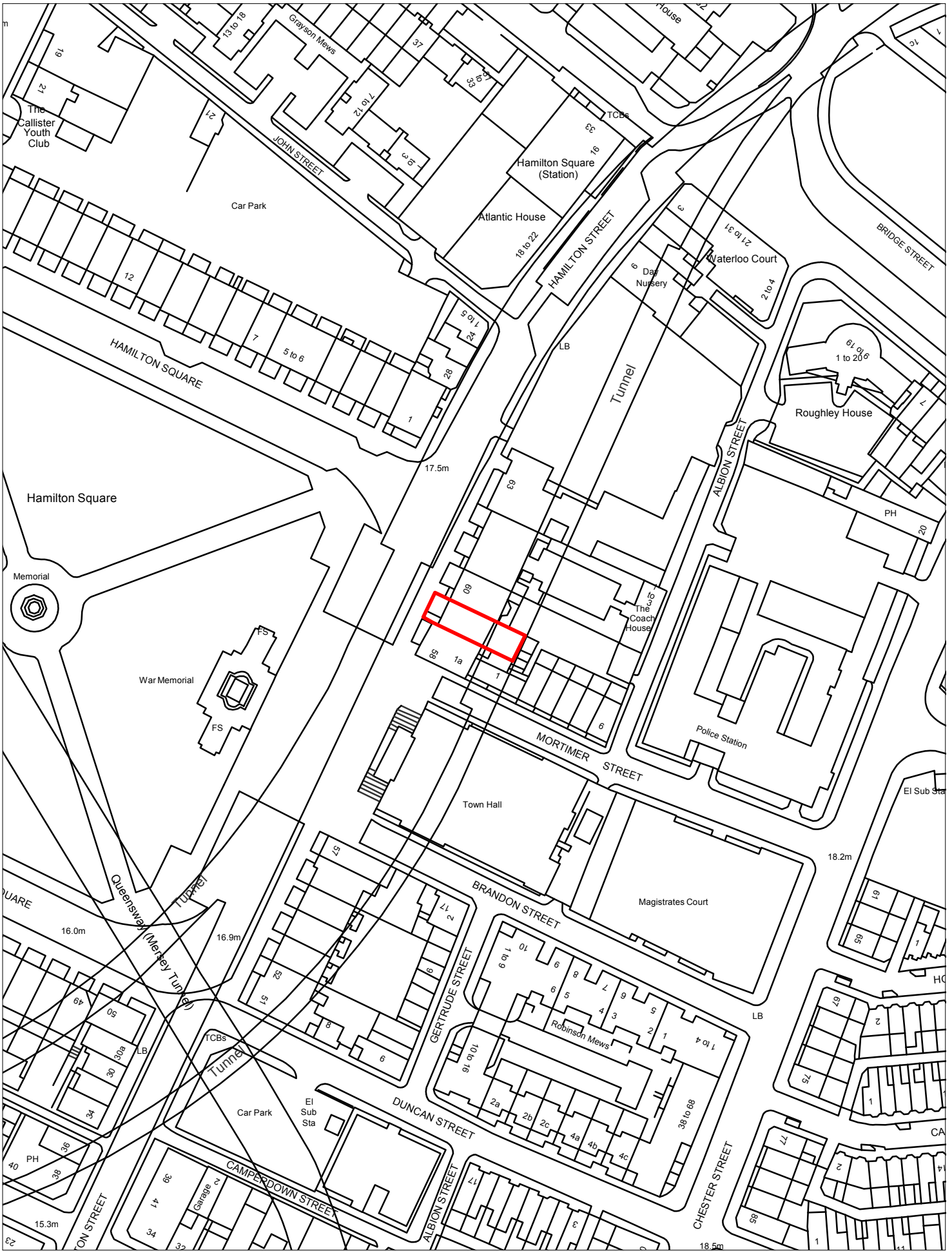
655500 Former Corsair PH, Bidston Village Road, Beechwood

Scale 1:1250



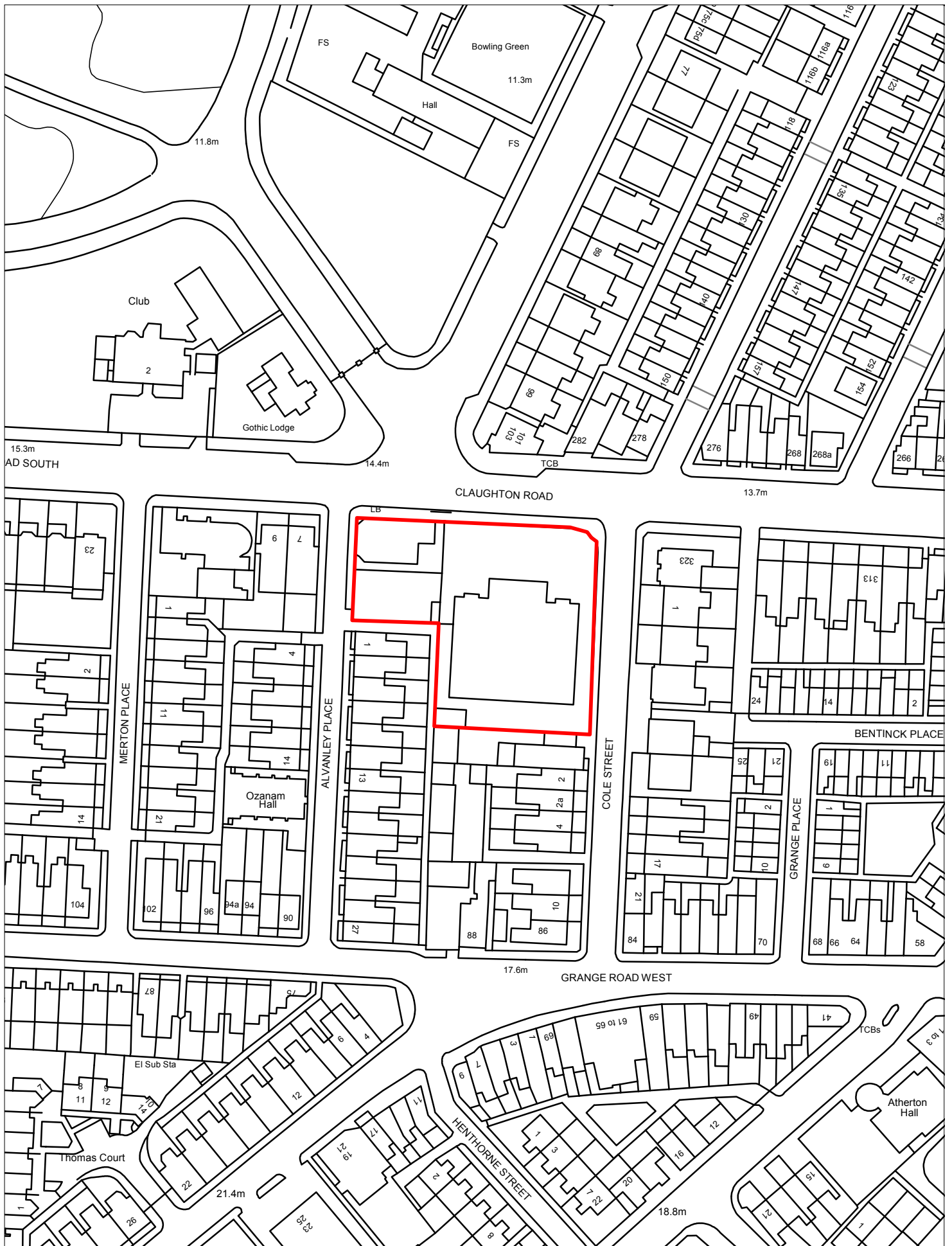
656800 Former Millhouse PH, 79 Millhouse Lane, Moreton

Scale 1:1250



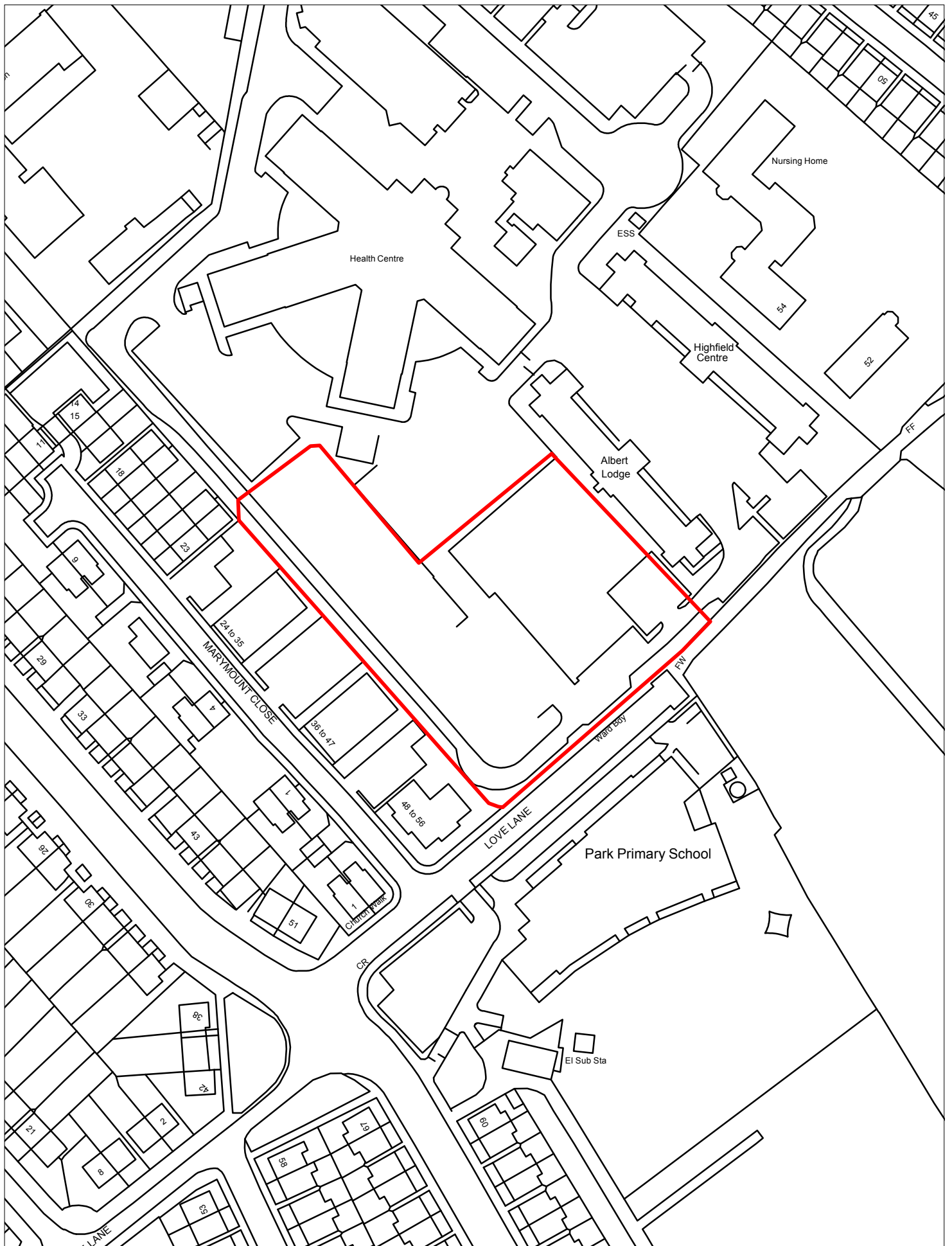
659400 59 Hamilton Square, Birkenhead

Scale 1:1250



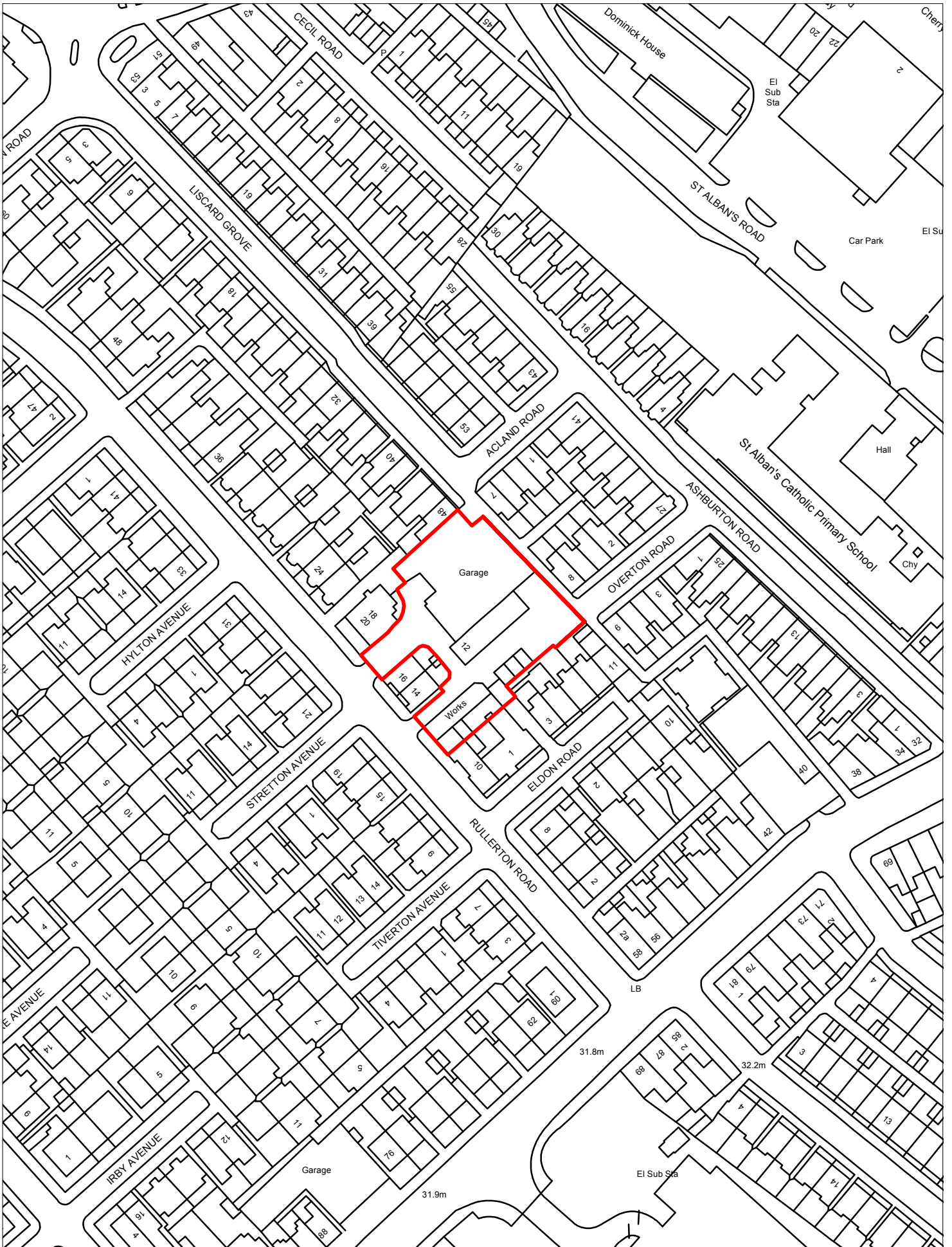
660900 Former Primary School, Cole Street, Birkenhead

Scale 1:1250



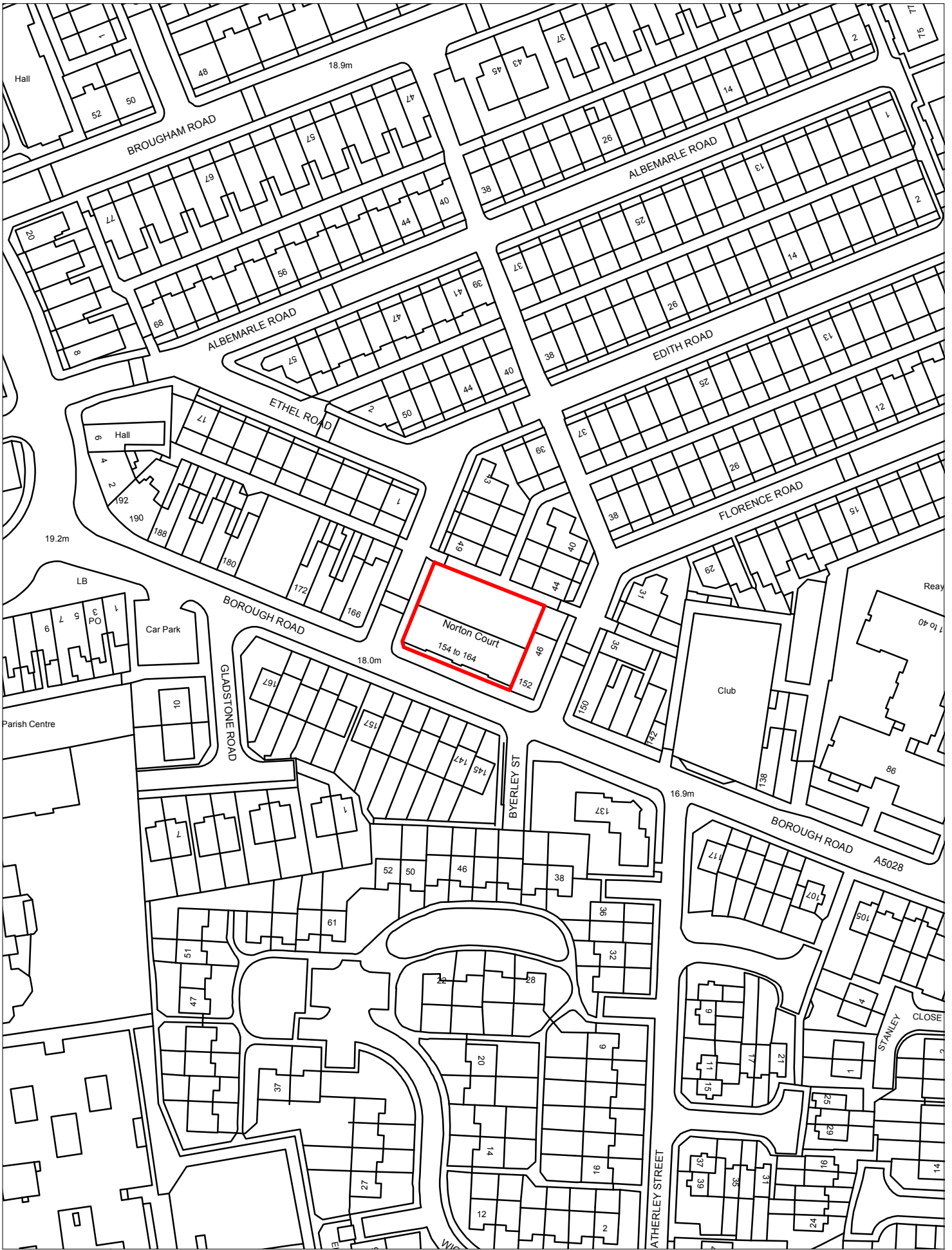
661200 Rear of 23-25 Marymount Close, Love Lane, Liscard

Scale 1:1250



662300 Garage, rear of 18 Rullerton Road, Liscard

Scale 1:1250



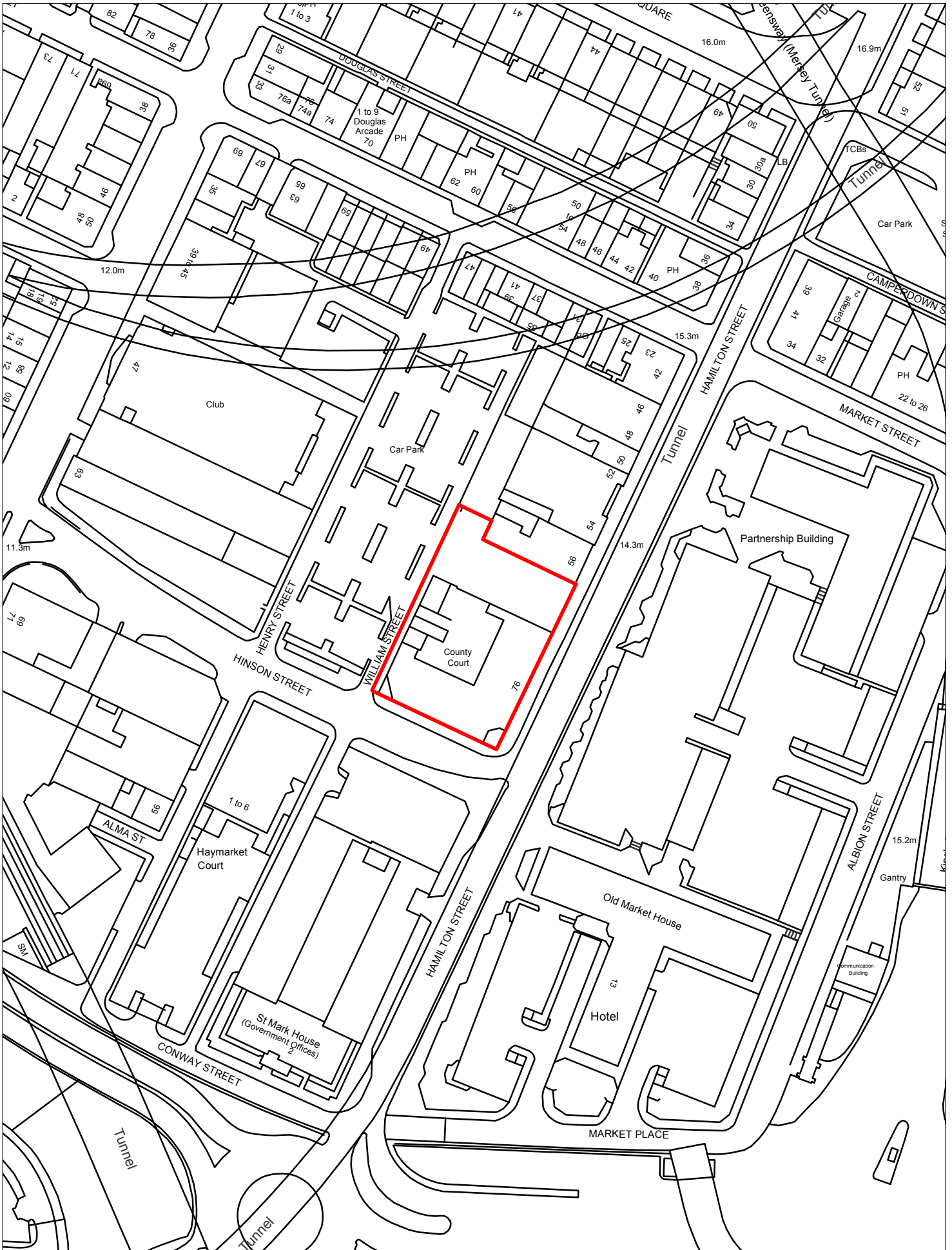
663100 Norton Court, 160 Borough Road, Seacombe

Scale 1:1250



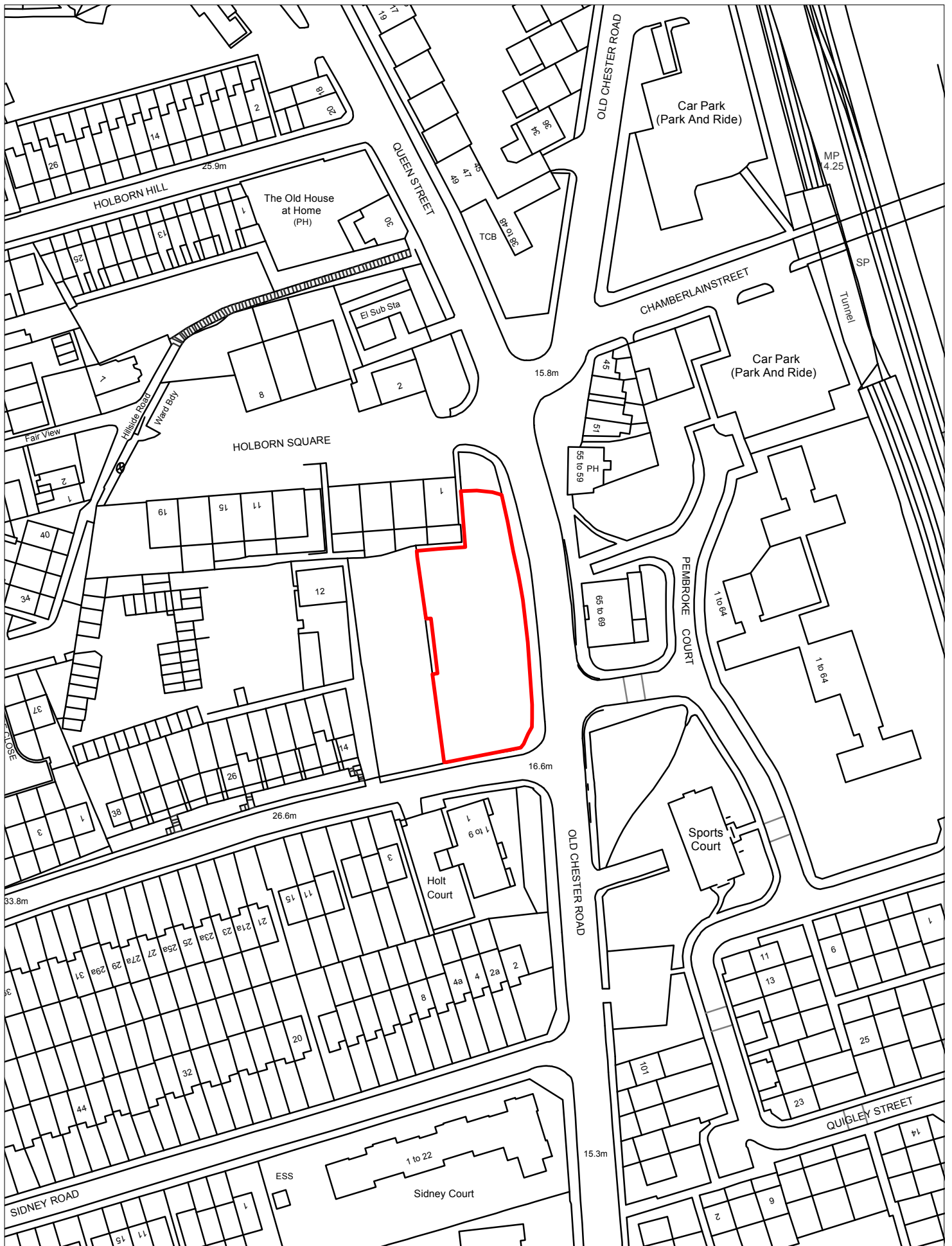
665400 31-33 Palm Grove, Oxtown

Scale 1:1250



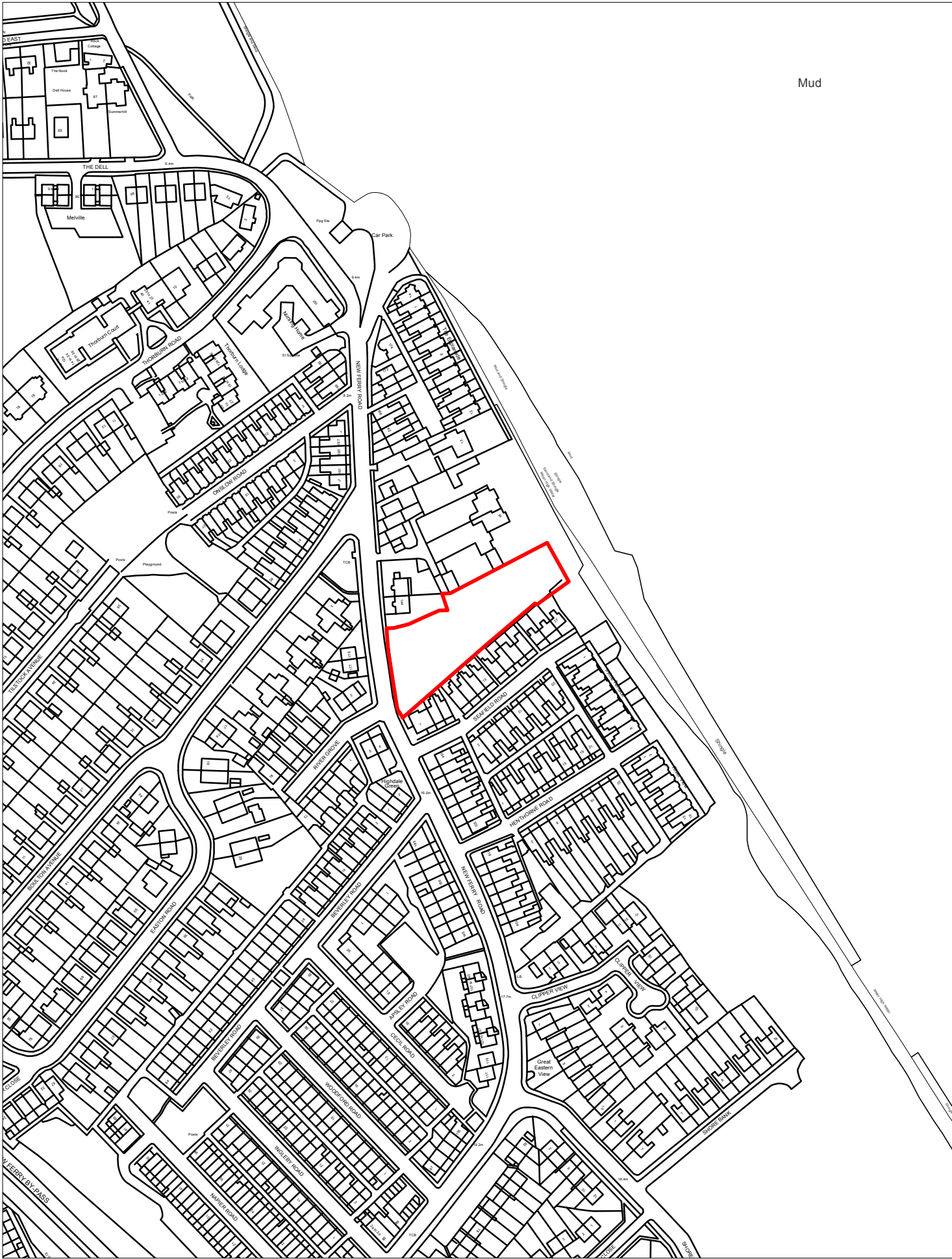
666200 76 Hamilton Street, Birkenhead

Scale 1:1250



667700 Holt Road Old Chester Road, Tranmere

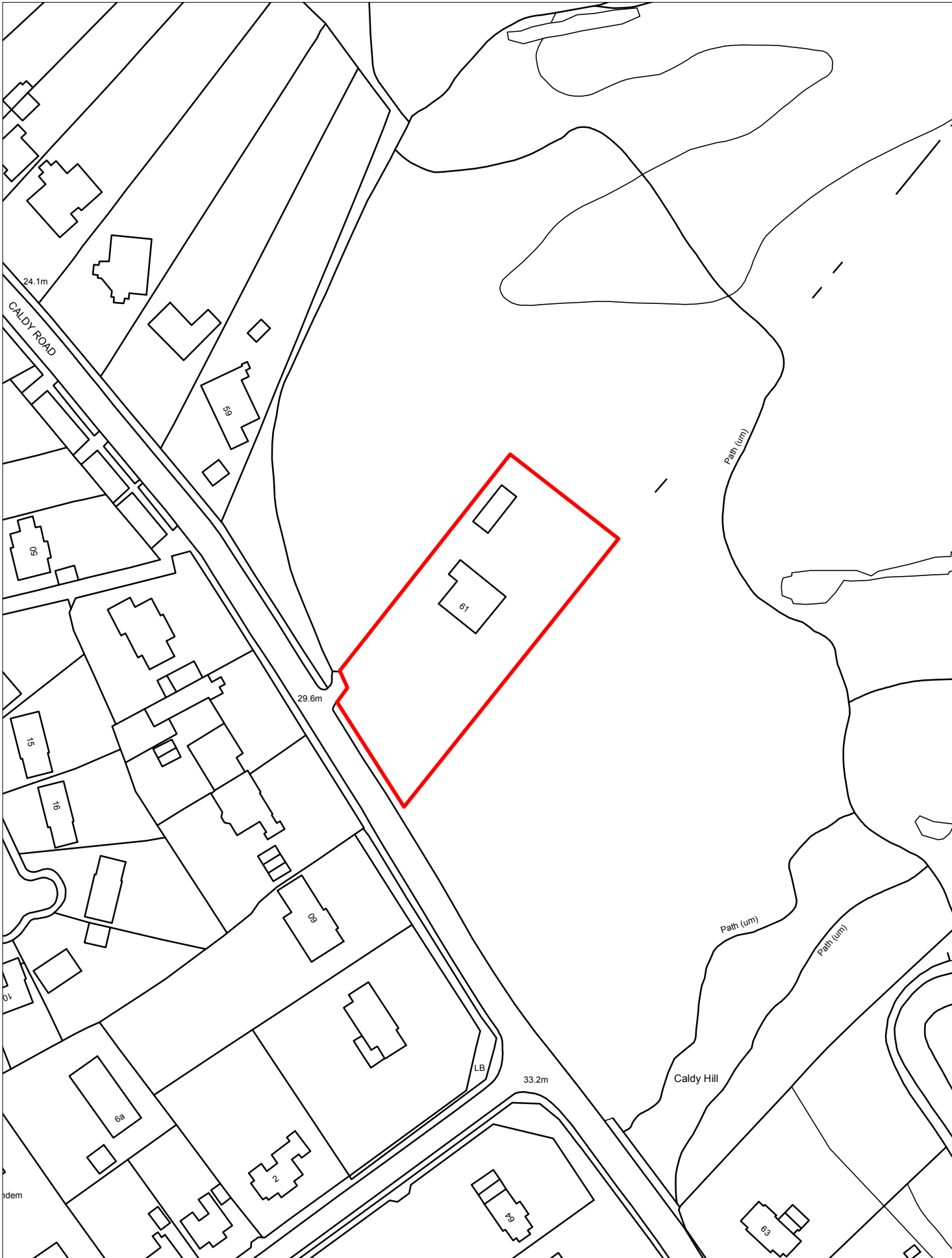
Scale 1:1250



Mud

667800 Adjacent 16 The Esplanade, New Ferry

Scale 1:2500



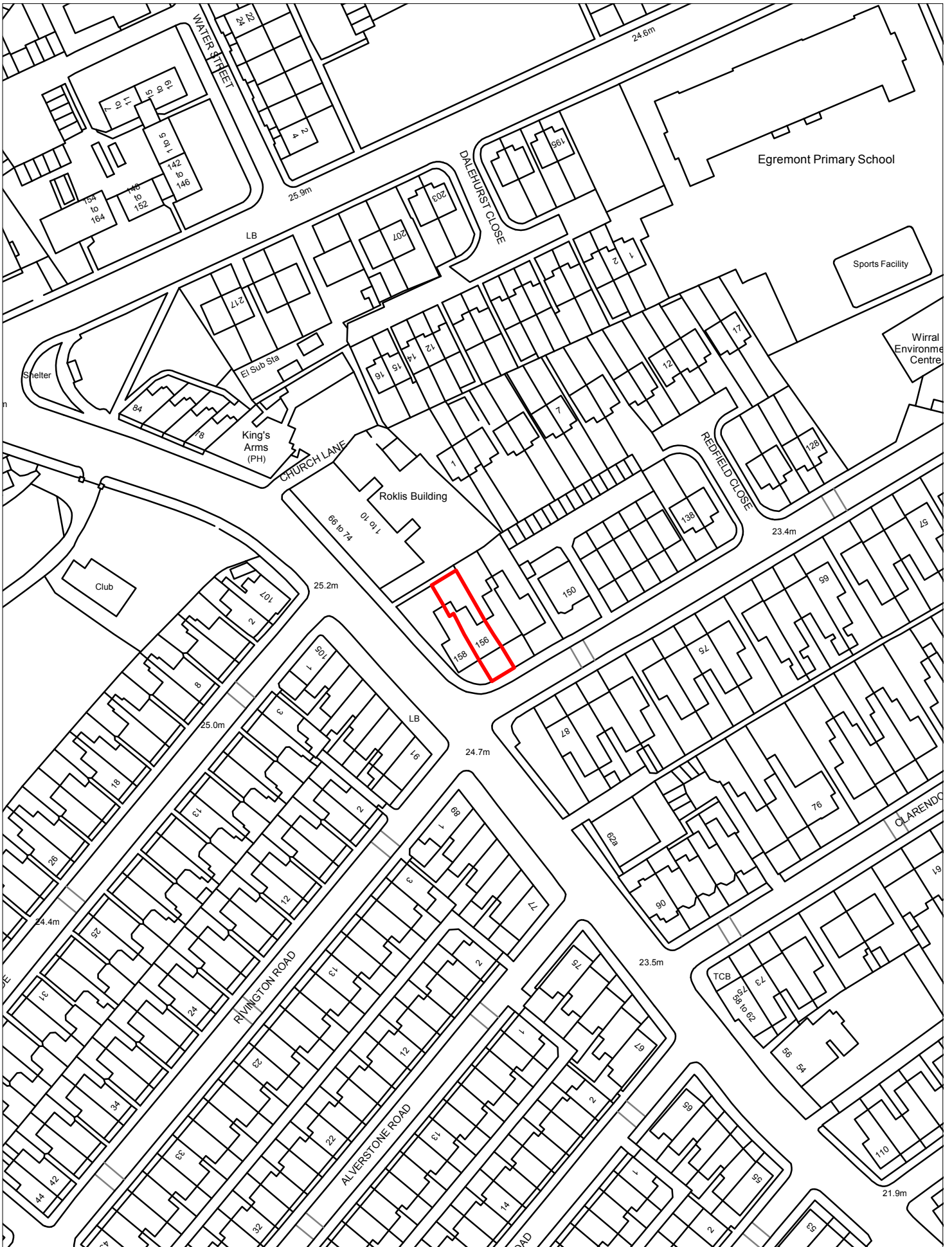
668600 The Sundial, 61 Caldy Road, Caldy

Scale 1:1250



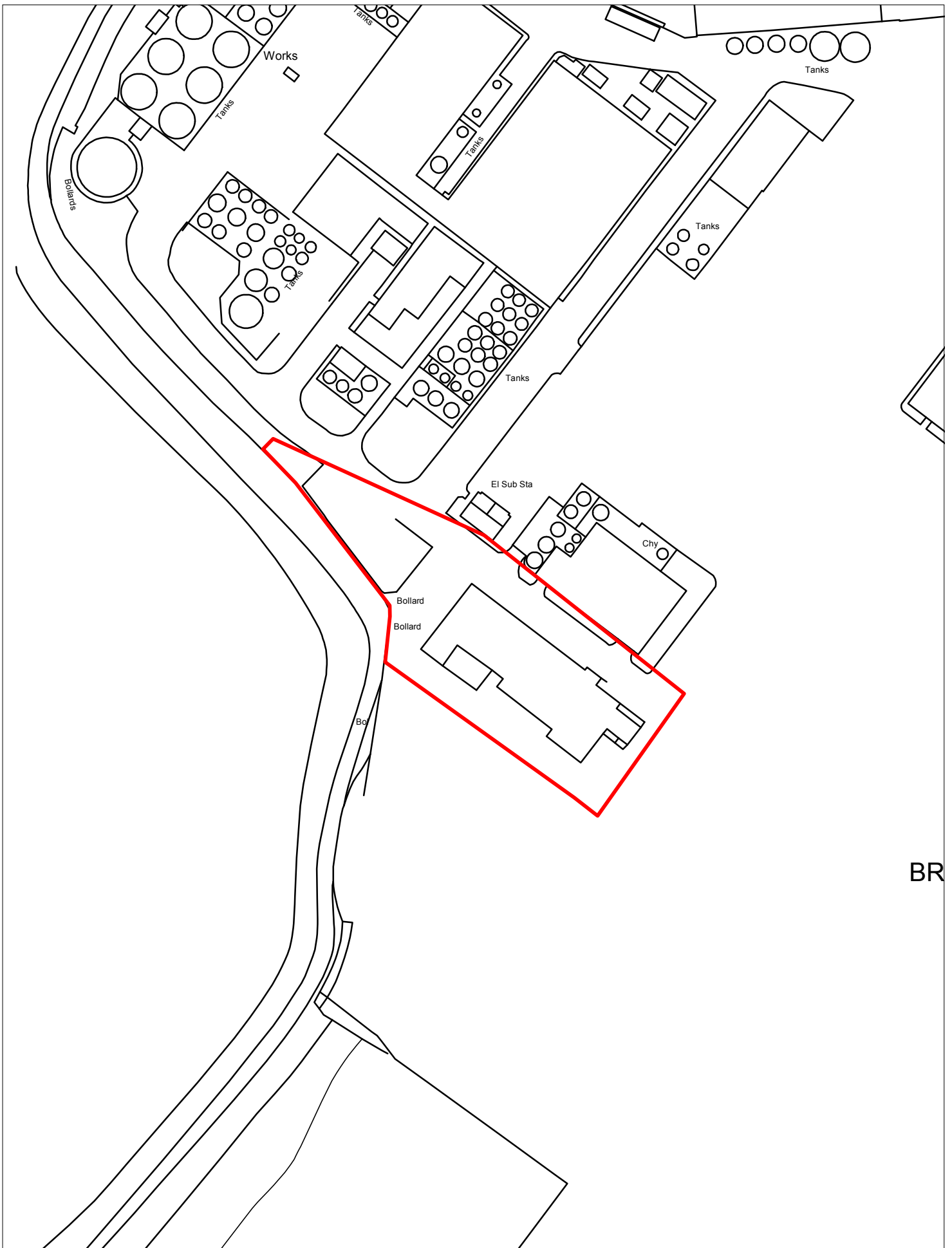
671300 Former Open Arms PH, Bidston Avenue, Cloughton

Scale 1:1250

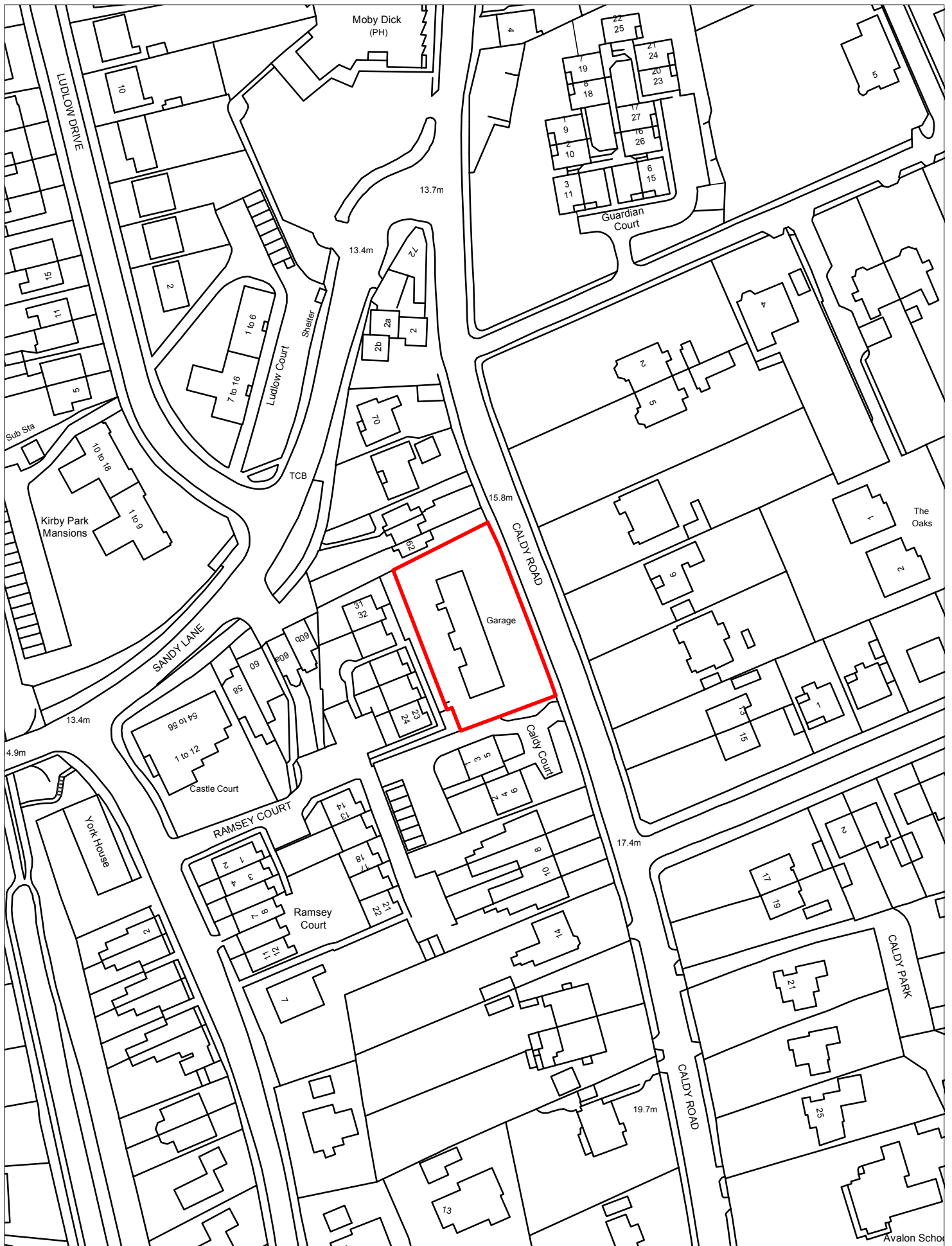


671400 156 Falkland Road, Egremont

Scale 1:1250

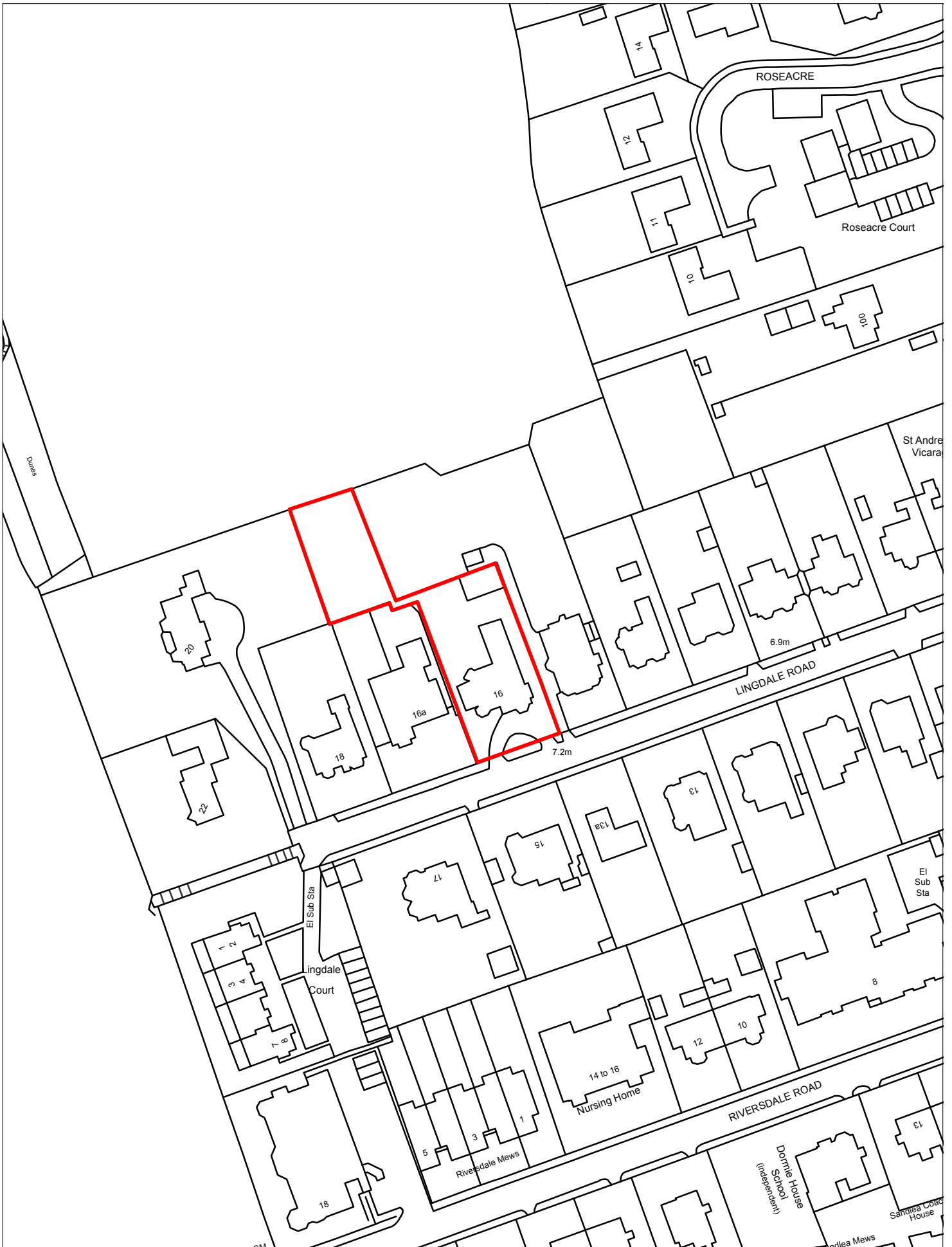


BR



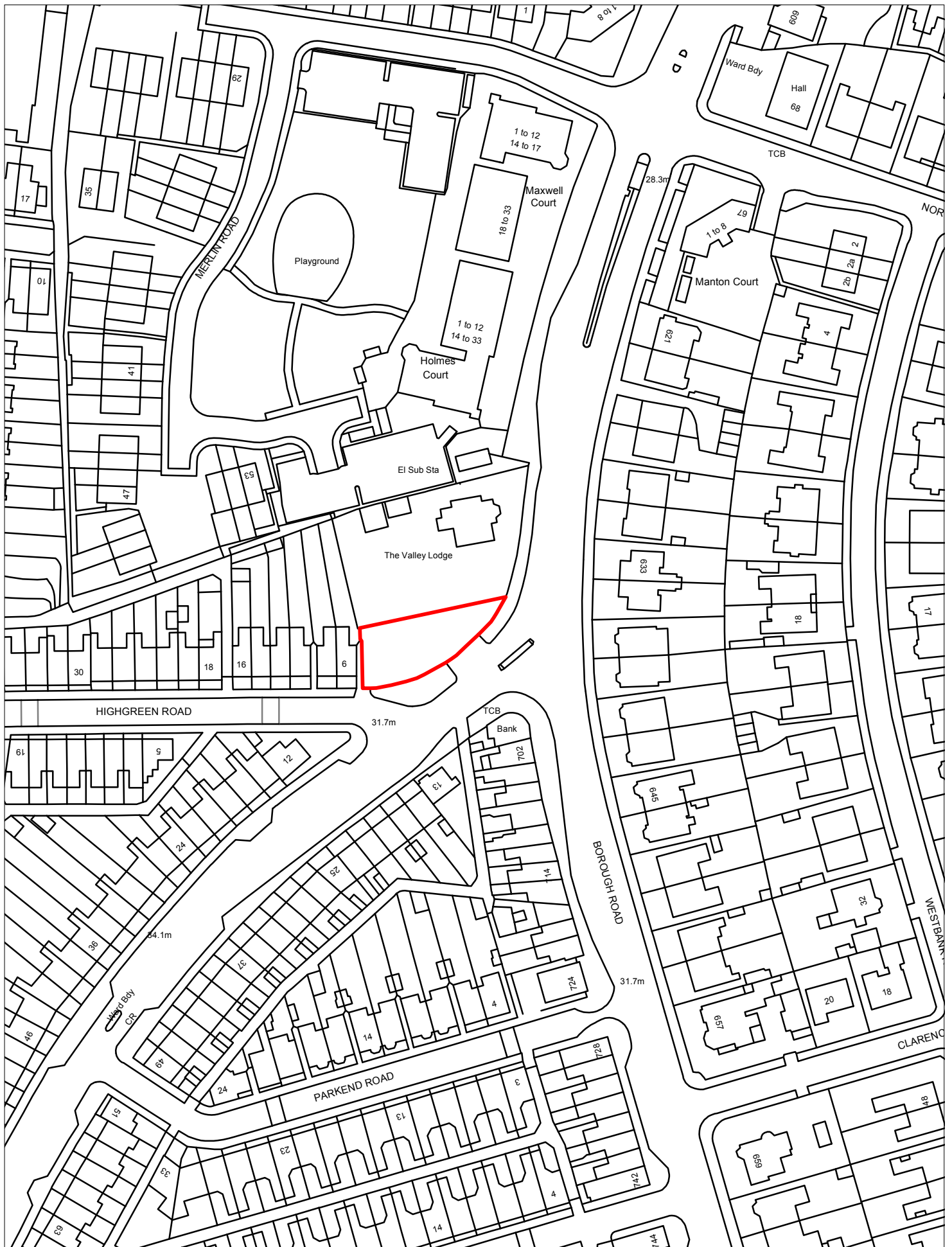
672200 Newhall Motors, Caldy Road, West Kirby

Scale 1:1250



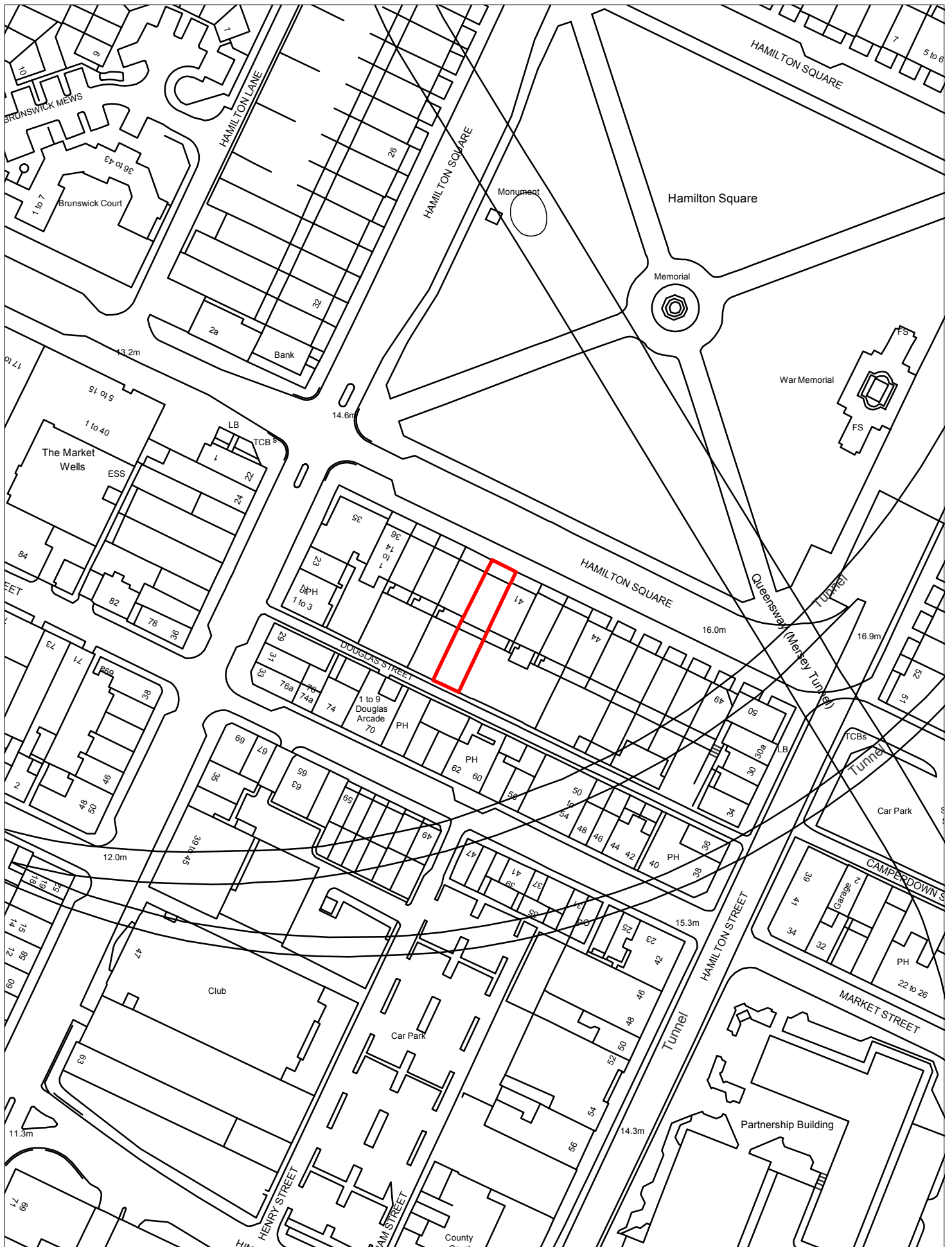
672900 Westways, 16 Lingdale Road, West Kirby

Scale 1:1250



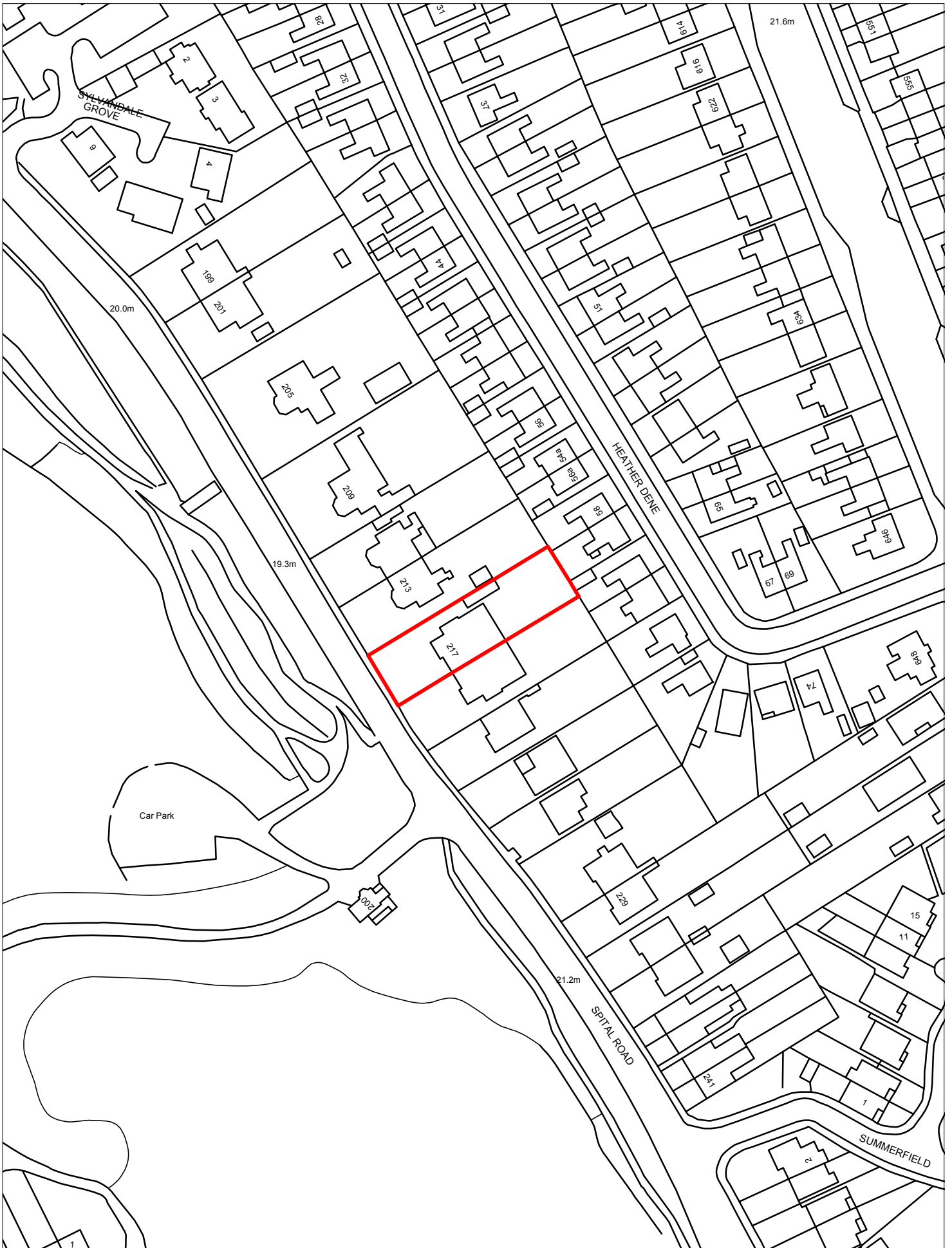
673400 Cleared Site, 2 Singleton Avenue, Prenton

Scale 1:1250



673900 40 Hamilton Square, Birkenhead

Scale 1:1250



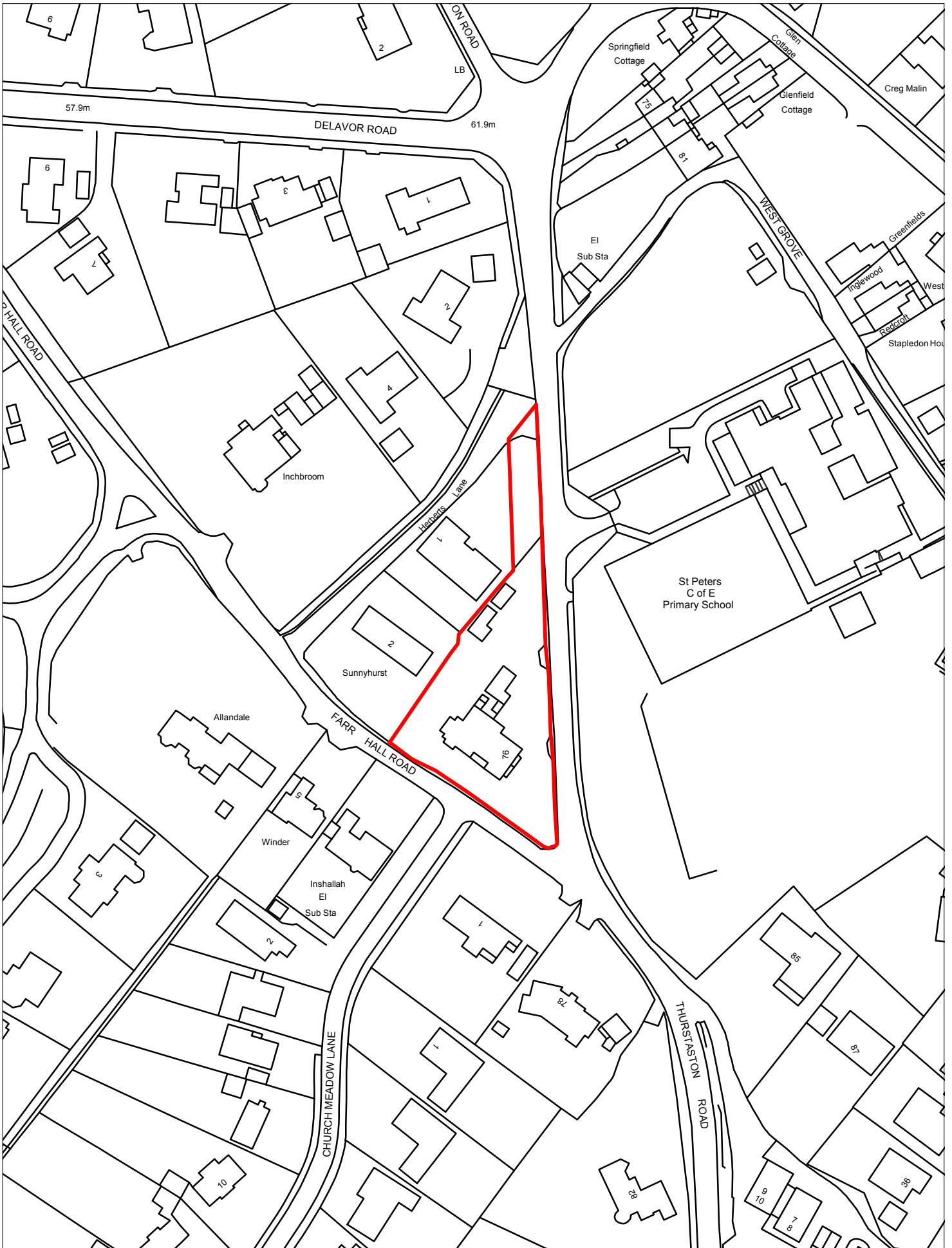
675800 217 Spital Road, Bromborough

Scale 1:1250



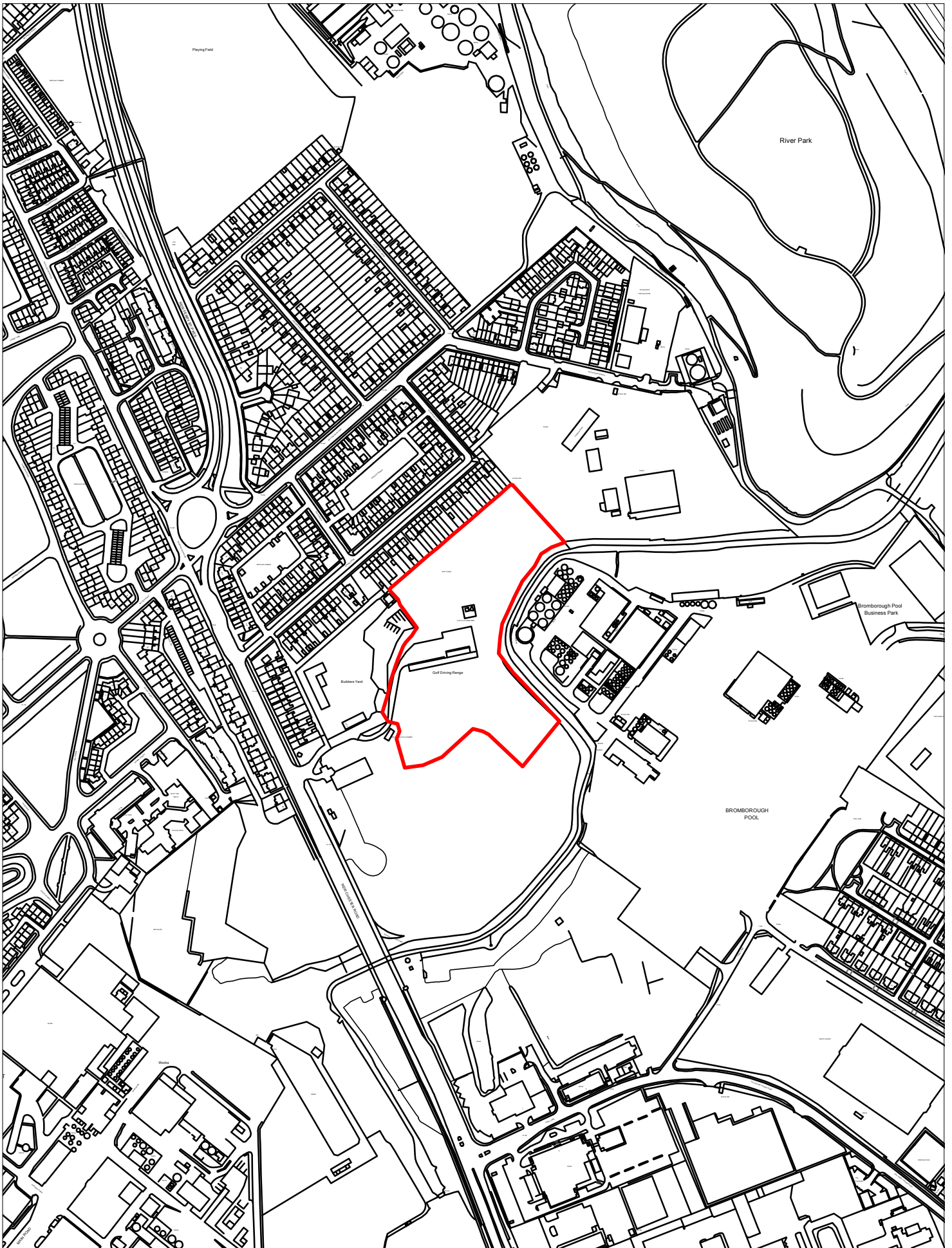
676200 Mariners Park, Ismay Drive, Egremont

Scale 1:1250



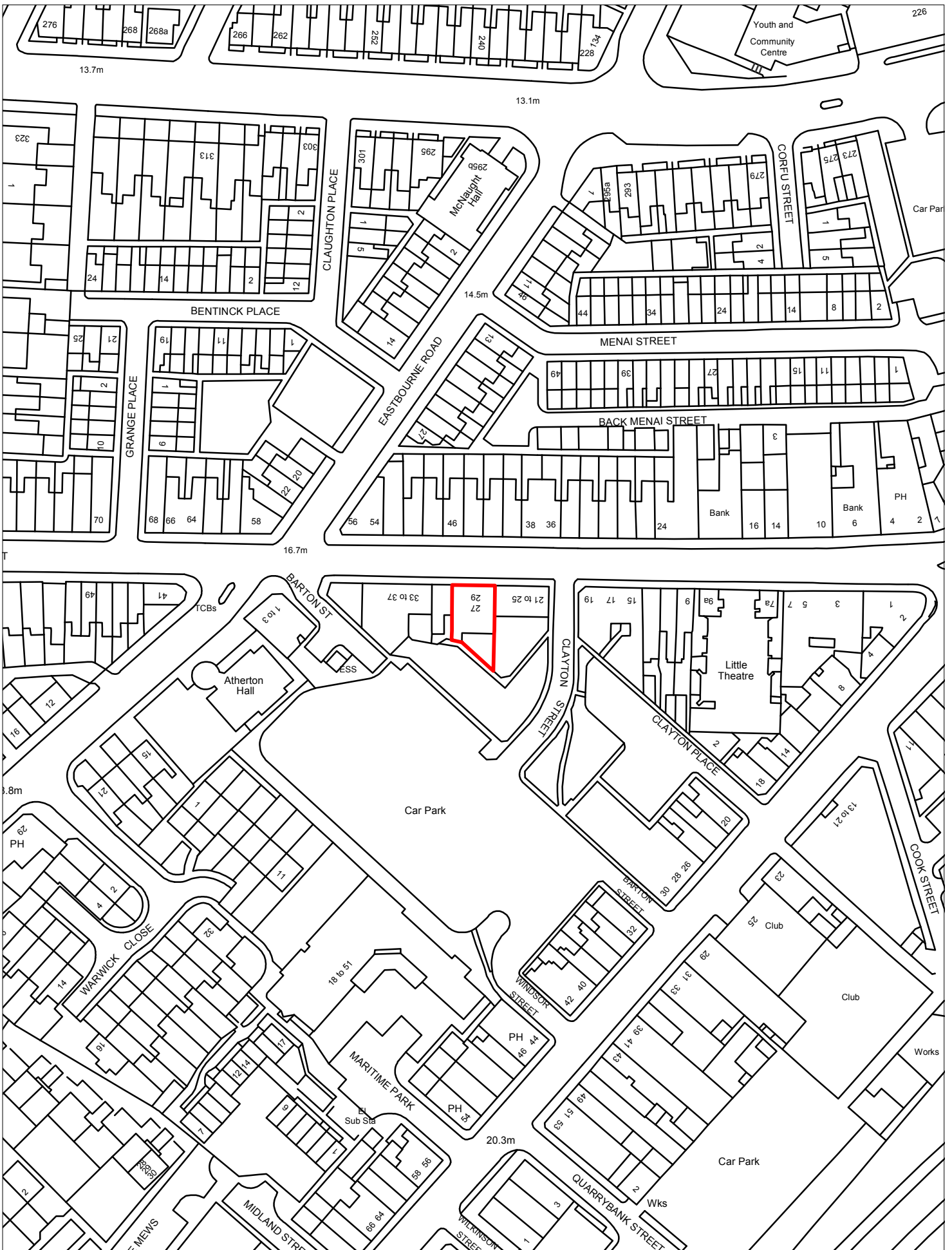
676500 Axholme, 76 Thurstaston Road, Heswall

Scale 1:1250



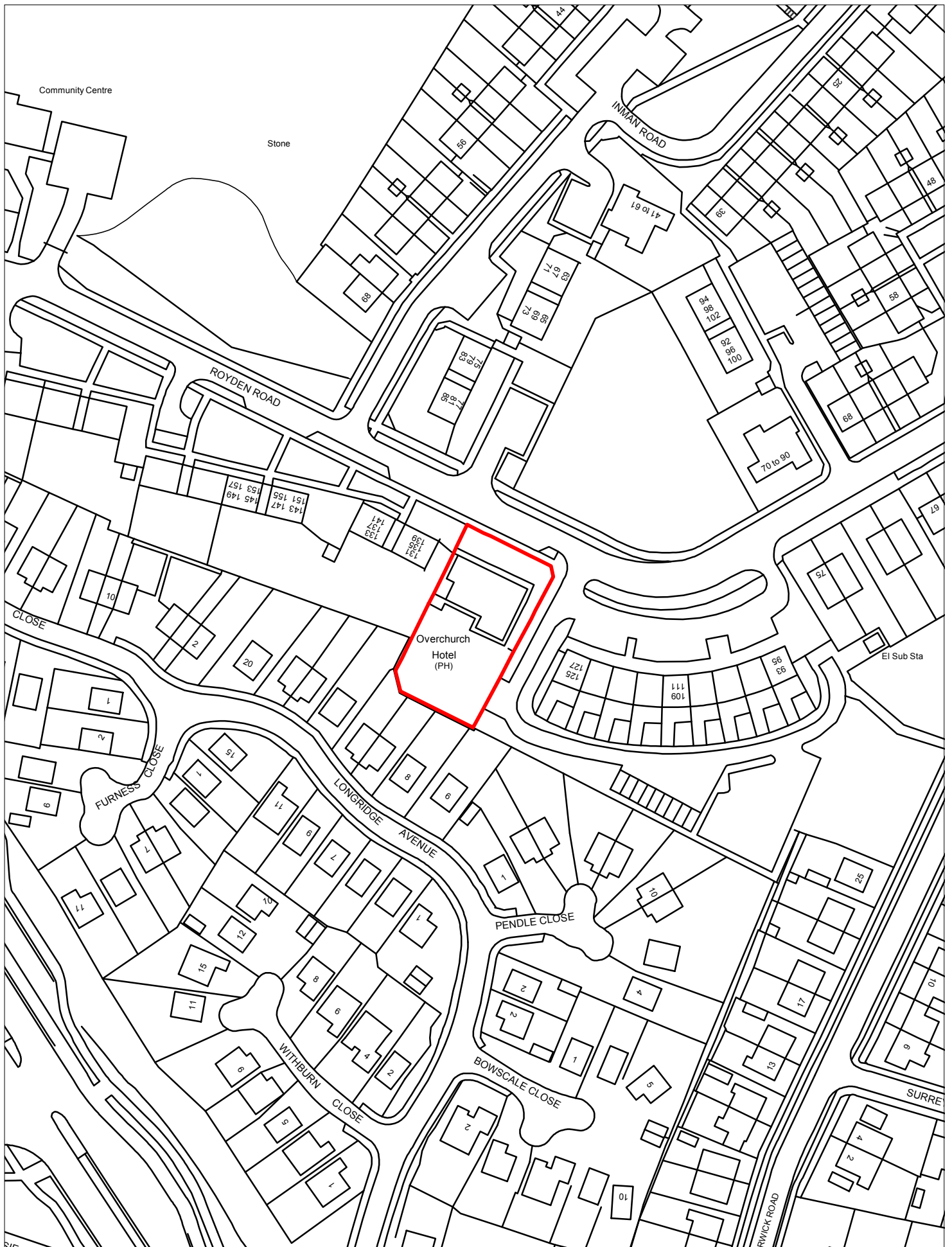
676600 Rear of Whitebridge, Bromborough

Scale 1:5000



677000 Former Red Cross, 27-29 Grange Road West, Birkenhead

Scale 1:1250



678700 Former Overchurch PH, 129 Royden Road, Upton

Scale 1:1250



679000 Former Dave Pluck, 343 Woodchurch Road, Prenton

Scale 1:1250

This page is intentionally left blank

**Planning Applications Decided Under
Delegated Powers Between
09/10/2017 and 06/11/2017**

Application No.: APP/14/01476 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 20/10/2017 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Ms V Jackson **Agent:** LHGProjects
Location: Former Muldron, 52 CROFT DRIVE EAST, CALDY
Proposal: Erection of one new dwelling

Application No.: APP/17/00008 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Withdrawn
Case Officer: Miss A McDougall
Applicant: G & A Homes Ltd **Agent:** Shack Architecture Ltd
Location: LAND FRONTING LOVE LANE TO THE REAR OF VCH MILL LANE, LISCARD, WALLASEY, CH44 5UF
Proposal: Substitution of house types 1, 1a, 2, 2a, 3, 4 & 5 of APP/15/01259 for the updated house types as per updated drawings and creation of 3No additional dwellings on the land fronting Love Lane to the rear of Mill Lane, Wallasey.

Application No.: APP/17/00009 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 31/10/2017 **Decision:** Withdrawn
Case Officer: Mr N Williams
Applicant: Pure Eco Solutions **Agent:** SHACK Architecture Ltd
Location: Storage, 1A EATON ROAD, WEST KIRBY, CH48 3HE
Proposal: Proposed new second floor to previously approved two-storey house (APP/15/01427) including change of materials from brick to render

Application No.: APP/17/00207 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Mr Mark Hitchmough **Agent:** Street Design Partnership Ltd
Location: 1 THE WARREN, UPTON, CH49 6JH
Proposal: Erection of a front dormer

Application No.: APP/17/00211 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 10/10/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr McClellan **Agent:** Bryson Architecture
Location: 10 CALDY WOOD, CALDY, CH48 2LT
Proposal: Single storey extension to rear and side

Application No.: APP/17/00538 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/10/2017 **Decision:** Approve
Case Officer: Mrs C Parker
Applicant: Dee Farm Livery **Agent:**
Location: Dee Farm Livery, Dee Farm, WITTERING LANE, HESWALL, WIRRAL, CH60 9JL
Proposal: 1) Retention of purpose built storage barn to replace a dilapidated building. The new structure is erected on the same site and having the same footprint dimensions. 2) Retention of a 3 unit stable block to replace three stables in the demolished building.

Application No.: APP/17/00600 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mrs Norman **Agent:**
Location: 8 NEWBURNS LANE, OXTON, CH43 5SX
Proposal: Retention of rear decked yard area(amended plans).

Application No.: APP/17/00625 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/10/2017 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Demetrios **Agent:** Condy & Lofthouse Ltd
Location: First Floor 244-246 TELEGRAPH ROAD, HESWALL, CH60 7SG
Proposal: Change of use of first floor from B1 (Business) to a mixed use development - use classes A1/A2/A3/B1/D1/D2 including the re-model of the internal layout, alterations to external facades and alterations to external landscaping (opening times: 06:30 - 00:00 Monday to Saturday and 06:30 - 23:00 Sundays and Bank Holidays).

Application No.: APP/17/00712 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Allsop **Agent:** Grantley Lowe
Location: 38 GRANGE ROAD, WEST KIRBY, WIRRAL, CH48 4EA
Proposal: Conversion of upper floors to 8 No. self-contained flats with installation of new windows and external alterations

Application No.: APP/17/00753 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr Moon **Agent:**
Location: 8 JASMINE CLOSE, UPTON, CH49 4QE
Proposal: Convert existing garage to side of property into living space and erect a first floor over structure extension.

Application No.: APP/17/00789 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Refuse
Case Officer: Mrs J Malpas
Applicant: Mrs Wenda Shaw **Agent:**
Location: 21 THE VILLAGE, BEBINGTON, CH63 7PJ
Proposal: Replacement windows & doors (upvc).

Application No.: LBC/17/00850 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 10/10/2017 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: WIRRAL BOROUGH COUNCIL **Agent:** WIRRAL BOROUGH COUNCIL
Location: 2-16 CIRCULAR DRIVE, PORT SUNLIGHT, CH62 5EP
Proposal: REMEDIAL REPAIR WORKS FOLLOWING BLAST CAUSING SEVERE DAMAGE PARTICULARLY TO PROPERTIES ON BEBINGTON ROAD, BOUNDARY ROAD AND CIRCULAR DRIVE.

Application No.: COMX/17/00855 **Application Type:** Prior Approval Commercial PD
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall
Applicant: Mr Hodgins **Agent:** GBS Design Services
Location: 29 BEBINGTON ROAD, NEW FERRY, CH62 5BE
Proposal: The conversion of a retail shop premises to a residential flat.

Application No.: APP/17/00856 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 16/10/2017 **Decision:** Withdrawn
Case Officer: Mr N Williams
Applicant: Mr Frost **Agent:** The Bunting Partnership Limited
Location: 25 SLATEY ROAD, OXTON, CH43 4UE
Proposal: Proposed two-storey side extension to provide 2 No. one-bedroom apartments and car park area to front, to an existing dwelling previously converted into apartments

Application No.:	ADV/17/00868	Application Type:	Advertisement Consent
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	12/10/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Signs By Morrell Ltd.	Agent:	sbm
Location:	Driver Dentist, Heathfield, 106 MEOLS DRIVE, WEST KIRBY, CH48 5DA		
Proposal:	1No. 3 sided totem sign, internally illuminated to letters and logo only.		
Application No.:	APP/17/00890	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	10/10/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	BLACK	Agent:	ArchitectFolk
Location:	Adenna, 176 BARNSTON ROAD, BARNSTON, CH61 1AR		
Proposal:	Rear single and two storey extensions to main dwelling including rear balcony. Roof replacement to form new open gable roof with increased ridge height. Single storey garden store to rear garden.		
Application No.:	ADV/17/00891	Application Type:	Advertisement Consent
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	23/10/2017	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	TJ Morris	Agent:	Chartwell PM
Location:	280 HOYLAKES ROAD, MORETON, CH46 6AF		
Proposal:	Fascia signage to main entrance and gable end totem signage (2 no.)		
Application No.:	APP/17/00901	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	18/10/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Mckechnie	Agent:	Garry Usherwood Associates Limited
Location:	Land at HOLMWOOD DRIVE, THINGWALL, CH61 1AU		
Proposal:	Relocation of existing container (does not currently benefit from planning consent) and the erection of an agricultural barn and new access road		
Application No.:	APP/17/00929	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	12/10/2017	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr O'Brady	Agent:	Oakdale Property Consultants Ltd.
Location:	Amenity Open Space, BRIGHTON STREET, SEACOMBE, CH44 6QH		
Proposal:	Erection of three dwellings		

Application No.:	APP/17/00932	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	23/10/2017	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Mr Esrin Samsek	Agent:	J S Design
Location:	7 CROFTON ROAD, TRANMERE, WIRRAL CH42 5NS		
Proposal:	Erection of a two-storey rear extension		
Application No.:	APP/17/00945	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	24/10/2017	Decision:	Approve
Case Officer:	Ms J Storey		
Applicant:	Miss Wild	Agent:	
Location:	Land at POOL LANE, BROMBOROUGH		
Proposal:	Variation of house type on Plot No.39.		
Application No.:	APP/17/00946	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	27/10/2017	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	HB Villages Developments Ltd	Agent:	Peter Brett Associates LLP
Location:	Land at OLD CHESTER ROAD, TRANMERE, CH42 3TA		
Proposal:	Full planning permission for the erection of a residential building comprising 20 specialised supported living apartments (Use Class C3), together with associated parking and open space.		
Application No.:	APP/17/00948	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	03/11/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Palmer	Agent:	
Location:	27B WARREN DRIVE, NEW BRIGHTON, CH45 0JW		
Proposal:	To Build a single story Garden room/Lounge at the rear of the property with bi-fold doors opening onto an existing patio area and to use the flat roof to extend the sun terrace from the first floor with access from new sliding doors from the first floor lounge. The sun terrace will have a glass balustrade around its perimeter.		
Application No.:	APP/17/00951	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	09/10/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Stone Maker Properties	Agent:	Mos Design
Location:	70-74 GRANGE ROAD WEST, BIRKENHEAD		
Proposal:	Resubmission; Conversion of 2 flats into 5 studio flats.		

Application No.: APP/17/00957 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 16/10/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs Jane Langley **Agent:**
Location: St Hildeburghs Church, STANLEY ROAD, HOYLAKE
Proposal: Relocation of the war memorial from the car park at the west end of the church to the grassed area at the east end of the church.

Application No.: LBC/17/00961 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 10/10/2017 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: WIRRAL BOROUGH COUNCIL **Agent:** WIRRAL BOROUGH COUNCIL
Location: 3-11 BOUNDARY ROAD, PORT SUNLIGHT, CH62 5ER
Proposal: Remedial repair works following blast causing severe damage particularly to properties on Bebington road, Boundary Road and Circular Drive

Application No.: APP/17/00962 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Smith **Agent:** MC Architecture + Design Ltd
Location: 19 BRIMSTAGE ROAD, BARNSTON, CH60 1XA
Proposal: Proposed single storey side extension with orangery to rear & proposed outbuilding.

Application No.: APP/17/00967 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Withdrawn by Applicant
Case Officer: Ms J Storey
Applicant: Mr Sloane **Agent:** The Trustland Group
Location: Lever House, Unilever UK, WOOD STREET, PORT SUNLIGHT, CH62 4XN
Proposal: Modifications to existing car park at the front of Lever House including the installation of traffic barriers and the erection of traffic signage

Application No.: LBC/17/00968 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Withdrawn
Case Officer: Ms J Storey
Applicant: Mr Sloane **Agent:** The Trustland Group
Location: Lever House, Unilever UK, WOOD STREET, PORT SUNLIGHT, CH62 4XN
Proposal: Modifications to existing car park at the front of Lever House including the installation of traffic barriers and the erection of traffic signage

Application No.: APP/17/00974 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 26/10/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr Lamb **Agent:** Mr Carney
Location: 10 FENDER WAY, PENSBY, CH61 9NR
Proposal: Three storey side extension including rear dormer, rear basement and ground floor extension(amended plans).

Application No.: APP/17/00976 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 23/10/2017 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Molyneux **Agent:** SDA Architecture Limited
Location: The Coach House, 40 NOCTORUM LANE, NOCTORUM, CH43 9UB
Proposal: Addition of a new rooflight, replacement porch, windows and doors

Application No.: APP/17/00988 **Application Type:** Full Planning Permission
Ward: Oxtou **Decision Level:** Delegated
Decision Date: 26/10/2017 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr & Mrs Boulton **Agent:** SDA Architecture LTD
Location: Rose Lawn, 6 WATERFORD ROAD, OXTON, CH43 6UT
Proposal: Redevelopment of the roof, including raising roof height, dormer windows and roof terrace

Application No.: APP/17/00992 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/10/2017 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: Bellway Homes Ltd (North West Division) **Agent:** Lichfields
Location: Port Sunlight Golf Range and Pitch and Putt, NEW CHESTER ROAD, NEW FERRY, CH62 4RE
Proposal: The substitution of house types at plots 15-26 of Phase 1 of the Kings Hill development, approved as part of reserved matters application ref. DLS/15/01306

Application No.: APP/17/00994 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Singer **Agent:** Mr MARSH
Location: 3 ELTON DRIVE, SPITAL, CH63 9HD
Proposal: Proposed Timber Fence to Side Boundary

Application No.: APP/17/01006 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 13/10/2017 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Bidston 1 Construction Limited **Agent:** Maison IOM Limited
Location: COPPER BEECH, ELEANOR ROAD, BIDSTON
Proposal: Erection of 8 residential dwellings split into two terrace blocks (5 & 3) with associated infrastructure.

Application No.: APP/17/01012 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 16/10/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr J Rowland **Agent:**
Location: 48 MORETON ROAD, UPTON, CH49 4NS
Proposal: Single storey flat roof rear extension and replacement of existing first floor balcony fence with new balustrade.

Application No.: RESX/17/01015 **Application Type:** Prior Approval Householder PD
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr C Allen **Agent:**
Location: 76 MEOLS PARADE, MEOLS, CH47 5AX
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.640m for which the maximum height would be 3.400m and for which the height of the eaves would be 2.765m

Application No.: APP/17/01018 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr Kelly **Agent:** Tom Johnson Design
Location: 16 ST STEPHENS ROAD, PRENTON, CH42 8PL
Proposal: Single storey rear extension with flat roof

Application No.: APP/17/01030 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/10/2017 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr Bro-Jorgensen **Agent:** SHACK Architecture ltd
Location: Ash Ridge, 3 RABY CLOSE, HESWALL, CH60 0EA
Proposal: Application for removal of condition 3 following grant of planning permission APP/16/01119 to allow the first floor side elevation windows (drawing No. C Proposed GA Plans received 14 December 2016) to be clear glazed and opening.

Application No.: APP/17/01032 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 19/10/2017 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Robinson **Agent:** Garry Usherwood Associates Limited
Location: 44 ST ANDREWS ROAD, BEBINGTON, CH63 3DH
Proposal: Erection of two-storey detached dwelling between 42 and 44 St Andrews Road with new vehicular access

Application No.: APP/17/01038 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr John Hardman **Agent:** C W Jones
Location: Flat 6 Grove Mansions, GROVE ROAD, WALLASEY VILLAGE, CH45 3HS
Proposal: Single storey side extension to form bedroom.

Application No.: OUT/17/01039 **Application Type:** Outline Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 11/10/2017 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: Mr Smith **Agent:** M S Architects Ltd
Location: The Crest 186 HEATH ROAD, BEBINGTON, CH63 2HF
Proposal: Erection of a pair of semi-detached, two-storey houses to the rear of the shop, including parking (Outline)

Application No.: APP/17/01042 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/10/2017 **Decision:** Refuse
Case Officer: Mr C Smith
Applicant: Mr A Nevile **Agent:** C W Jones
Location: 72B MILNER ROAD, HESWALL, CH60 5SA
Proposal: Two storey side and rear extension. Single storey rear and front extension.

Application No.: APP/17/01044 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 11/10/2017 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Smith **Agent:**
Location: Flotsam 88 VICTORIA ROAD, NEW BRIGHTON, CH45 2JF
Proposal: Change of use from shop to Micro-pub (A4 Use Class - Drinking Establishment)

Application No.:	APP/17/01045	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	30/10/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Amy Thomason	Agent:	
Location:	21 KINDALE ROAD, PRENTON, CH43 3AU		
Proposal:	Erection of a two-storey rear extension		
Application No.:	APP/17/01046	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	17/10/2017	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Flaybrick Homes Ltd	Agent:	Paul Erskine
Location:	Plot 4 Flaybrick Hill Reservoir, BOUNDARY ROAD, BIDSTON, CH43 7PE		
Proposal:	Erection of a first floor extension over existing ground floor entrance hall and garage following grant of original approval ref : APP/15/00984.		
Application No.:	APP/17/01047	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	12/10/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Kelly	Agent:	Bryson Architecture
Location:	59 PENSBY ROAD, HESWALL, CH60 7RB		
Proposal:	Two storey extension		
Application No.:	APP/17/01050	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	25/10/2017	Decision:	Refuse
Case Officer:	Mr C Smith		
Applicant:	Mr Formston	Agent:	SDA Architecture Limited
Location:	135 PARK ROAD NORTH, BIRKENHEAD, CH41 8AA		
Proposal:	Removal of existing timber/poly-carbon veranda and replacement of same with proposed steel balcony and external escape stair		
Application No.:	APP/17/01052	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	10/10/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr M Franey	Agent:	SDA Architecture
Location:	24 ROSEMEAD AVENUE, PENSBY, CH61 9NN		
Proposal:	Single storey side and a rear extension		

Application No.: APP/17/01054 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 09/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mrs W Luck **Agent:**
Location: 61 SOMERVILLE CLOSE, BROMBOROUGH, CH63 0PQ
Proposal: New porch to front of house

Application No.: APP/17/01055 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr H Sarwar **Agent:**
Location: 35 ELTHAM GREEN, WOODCHURCH, CH49 5NQ
Proposal: Single Storey rear extension and two storey rear/side extension.

Application No.: ADV/17/01057 **Application Type:** Advertisement Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Papa Johns **Agent:** Gee Tee Signs Ltd
Location: 170 TELEGRAPH ROAD, HESWALL, CH60 0AH
Proposal: 1No. Internally illuminated flex face box & built up logo. 1No. Internally illuminated projecting sign.

Application No.: APP/17/01058 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs GASS **Agent:** Architects-Direct.com
Location: Heather Brow, FEATHER LANE, HESWALL, CH60 4RL
Proposal: PART DEMOLITION OF EXISTING WALL CONSTRUCTION OF NEW WALL

Application No.: APP/17/01059 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr D Lewis **Agent:** Azzurri Architects
Location: Westfield, HESSLE DRIVE, HESWALL, CH60 8PS
Proposal: Extend existing roof over the existing porch by 2.2m

Application No.:	APP/17/01061	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	03/11/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Debbie Montgomery	Agent:	
Location:	67 SOMERSET ROAD, PENSBY, CH61 8TJ		
Proposal:	Single storey front, side and rear extension, including new front porch.		
Application No.:	APP/17/01062	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	09/10/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr A McGreal	Agent:	Cliff Elliot
Location:	Land/Car Park, South of 17 STRINGHEY ROAD, EGREMONT, WIRRAL.		
Proposal:	Four town houses, having 2 bedrooms and a bathroom to the first floor and a lounge kitchen to ground floor.		
Application No.:	APP/17/01063	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	12/10/2017	Decision:	Refuse
Case Officer:	Mr C Smith		
Applicant:	Mr Davies	Agent:	Mr P Carney
Location:	7 BARMOUTH ROAD, WALLASEY VILLAGE, CH45 8JA		
Proposal:	Two storey side extension and single storey rear extension.		
Application No.:	APP/17/01066	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	30/10/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr David Raven	Agent:	Bromilow Architects
Location:	3 MEADOW ROAD, NEWTON, CH48 9XL		
Proposal:	Amended description Single storey extension to side/rear and alteration to boundary fence.		
Application No.:	APP/17/01070	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	11/10/2017	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Alan Walker	Agent:	Neville Pickard
Location:	54 ASHLEA ROAD, PENSBY, CH61 5UW		
Proposal:	Single storey rear extension and pitched roof over existing annexe.		

Application No.:	APP/17/01071	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	11/10/2017	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr M Dorney	Agent:	
Location:	1 KEITH DRIVE, EASTHAM, WIRRAL CH63 0PB		
Proposal:	Single storey porch and cloakroom extension to the front elevation.		
Application No.:	APP/17/01073	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	19/10/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr T Kenyon	Agent:	Mr C Elliot
Location:	44 BORROWDALE ROAD, MORETON, CH46 0RF		
Proposal:	Two storey side extension, single storey rear extension and new porch extension.		
Application No.:	APP/17/01074	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	06/11/2017	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Jonathan Harris	Agent:	Mr James Eaves
Location:	38 MORLAND AVENUE, BROMBOROUGH, CH62 6BE		
Proposal:	Single storey side and rear extension.		
Application No.:	APP/17/01077	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/10/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Boardman	Agent:	SHACK Architecture Ltd
Location:	Heroncroft, COTTAGE DRIVE WEST, GAYTON, CH60 8NX		
Proposal:	Demolition of existing pool house extension and Proposed New Garden Room Extension. Existing property to receive new rendered and timber clad finish to external walls.		
Application No.:	LDP/17/01078	Application Type:	Lawful Development Certificate Proposed
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	16/10/2017	Decision:	Lawful Use
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Burdett	Agent:	Mr Mathews
Location:	23 STANMORE PARK, GREASBY, CH49 3AP		
Proposal:	Erection of a single storey rear extension		

Application No.: APP/17/01079 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 10/10/2017 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Miss Thi Tran **Agent:**
Location: 379 POULTON ROAD, POULTON, CH44 4DF
Proposal: Change of use to nail bar.

Application No.: RESX/17/01083 **Application Type:** Prior Approval Householder PD
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 10/10/2017 **Decision:** Prior approval is not required
Case Officer: Mr C Smith
Applicant: Mr C Wilson **Agent:** Bryson Architecture
Location: 1 HILLVIEW AVENUE, WEST KIRBY, CH48 5EJ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.45m for which the maximum height would be 3.79m and for which the height of the eaves would be 2.43m

Application No.: APP/17/01087 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Knapman **Agent:** Urban Colour Studio Architects
Location: 182 SEABANK ROAD, NEW BRIGHTON
Proposal: Renovation works to ground floor flat. New door and window to outrigger, new folding doors to existing bedroom to form kitchen. New decking area to provide level access. Erection of new external utility room and store to rear of site. Relocation of access gate to alleyway.

Application No.: APP/17/01088 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 26/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Jones **Agent:** s n amery architectural services
Location: 54 TABLEY CLOSE, OXTON, CH43 2LB
Proposal: Two storey side extension, front extension, garage relocation and highway crossing

Application No.: APP/17/01090 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 16/10/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Duff **Agent:** SDL Properties
Location: 71 HOLM LANE, OXTON, CH43 2HW
Proposal: Demolition of existing single storey side extension. Construction of new single storey side and rear extension.

Application No.: APP/17/01091 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 25/10/2017 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Limewalk Properties Ltd **Agent:** Collins Architecture
Location: Whitefield, 55 BARNSTON ROAD, BARNSTON, CH60 2SS
Proposal: Erection of a two storey detached dwelling

Application No.: APP/17/01093 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 31/10/2017 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr P Painter **Agent:** D.J. Cooke & Co Ltd
Location: 14 Palmerston Road, Wallasey, Wirral, CH44 3ED
Proposal: Erection of detached dwelling house to the rear of the property (fronting onto Monmouth Road)

Application No.: APP/17/01094 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 30/10/2017 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr B Reszczyński **Agent:** D.J. Cooke & Co Ltd
Location: 142A HOUGHTON ROAD, WOODCHURCH, CH49 9AP
Proposal: Proposed separation of ancillary living accommodation at the rear of the premises to form an independent dwelling unit.

Application No.: APP/17/01095 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs Martini **Agent:**
Location: 34 GLENWOOD DRIVE, IRBY, CH61 4UH
Proposal: Erection of new double-storey side extension and single-storey rear extension

Application No.: APP/17/01099 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mrs Bazeley **Agent:** Pegasus Group
Location: BRIGHT SMILES DAY NURSERY, 2 MORPETH ROAD, HOYLAKES, CH47 4AT
Proposal: Demolition of existing garage and erection of 1 residential dwelling house - resubmission of 17/00191.

Application No.: APP/17/01100 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs Des Landes **Agent:**
Location: 27 BROXTON AVENUE, WEST KIRBY, CH48 5JA
Proposal: Proposed single storey extension to the rear of domestic dwelling, with low level timber decking.

Application No.: RESX/17/01102 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/10/2017 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr Gibson **Agent:** Mr Gary Hardman
Location: 12 SEABANK ROAD, HESWALL, CH60 4SW
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.2m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.8m

Application No.: APP/17/01103 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 25/10/2017 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Ms K Bannon **Agent:** Mr D Scanlon
Location: Land to the rear, 4 MARLFIELD LANE, PENSBY, CH61 1AJ
Proposal: Erection of two houses on land to the rear of 4 Marfield Lane (amedned design following APP17/00101)

Application No.: APP/17/01105 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mr Lane & Rimmer **Agent:** Architects-Direct.com
Location: 20 DELAVOR ROAD, HESWALL, CH60 4RW
Proposal: Construction of single storey rear extension. Form new porch. Re-build existing dormer. General internal alterations. New external works to garden.

Application No.: APP/17/01107 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 19/10/2017 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mrs D Killeen **Agent:** Life Architecture Ltd
Location: 6 ASHTON DRIVE, WEST KIRBY, CH48 0RQ
Proposal: Erection of a single storey side extension

Application No.:	APP/17/01109	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/10/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr M Powell	Agent:	Collins Architecture
Location:	3 BANKS ROAD, HESWALL, CH60 9JS		
Proposal:	Single storey front & rear extensions with loft conversion.		
Application No.:	APP/17/01110	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	30/10/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr R Cookson	Agent:	DROME ARCHITECTS
Location:	2 RICHMOND WAY, PENSBY, CH61 6XH		
Proposal:	Demolition of existing rear extension and erection of new side and rear extension		
Application No.:	APP/17/01115	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	20/10/2017	Decision:	Refuse
Case Officer:	Mr K Spilsbury		
Applicant:	Mr & Mrs Kilikita	Agent:	Condy & Lofthouse Architects Ltd
Location:	Chestnut House, KINGS DRIVE, CALDY, CH48 2JF		
Proposal:	Variation of condition 2 & 7 of approved planning application APP/17/00549 to amend the design use a specific product for windows		
Application No.:	APP/17/01121	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/10/2017	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Griffiths	Agent:	JNL Design
Location:	26 HESKETH DRIVE, HESWALL, CH60 5SP		
Proposal:	Erection of a rear dormer		
Application No.:	APP/17/01124	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	24/10/2017	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Moreton Carpet Centre	Agent:	
Location:	Moreton Carpet Centre, Carlton House, 366A HOYLAKES ROAD, MORETON, CH46 6DF		
Proposal:	Proposed industrial storage unit to rear yard to provide on-site storage space for the business user Moreton Carpet Centre.		

Application No.: APP/17/01126 **Application Type:** Full Planning Permission
Ward: Oxtou **Decision Level:** Delegated
Decision Date: 06/11/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: The Beauty Empire **Agent:**
Location: Insight Moving Images, 336A WOODCHURCH ROAD, PRENTON, CH42 8PQ
Proposal: Change of use to a beauty salon. No external alterations.

Application No.: APP/17/01129 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/10/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr J Alsousou **Agent:**
Location: Ashbourne House, MOUNT AVENUE, HESWALL, CH60 4RH
Proposal: Demolish rear building and erect new extension

Application No.: APP/17/01130 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 23/10/2017 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Bristol-Myers Squibb **Agent:** AECOM
Location: Bristol Myers Squibb Pharmaceuticals Limited, REEDS LANE, LEASOWE, CH46 1QW
Proposal: Warehouse extension

Application No.: APP/17/01132 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 26/10/2017 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Trustees West Kirby Methodist Church **Agent:** Spring Architects Ltd
Location: West Kirby Methodist Church, WESTBOURNE ROAD, WEST KIRBY
Proposal: Replacing existing steps up to Hilda Shore entrance with disability access ramp and associated steps

Application No.: APP/17/01135 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 06/11/2017 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Driver and Vehicle Standards Agency **Agent:** Interserve Construction Limited
Location: Driving Standards Test Centre, 17C KING STREET, EGREMONT, CH44 8AT
Proposal: Installation of new roller shutters to the existing window and door locations

Application No.: APP/17/01138 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 30/10/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs P Barton **Agent:** Architects-Direct.com
Location: Fairview House, ROCKY LANE, HESWALL, CH60 0BZ
Proposal: New doors and walkway to second floor with glazed guarding. New windows to side elevations (amendment to approved planning application APP/16/01378).

Application No.: APP/17/01143 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Done Brothers (cash betting) Ltd **Agent:** ID Planning
Location: Vacant Shop, 25 MILTON PAVEMENT, BIRKENHEAD, CH41 2YA
Proposal: Change of use of vacant ground floor unit to betting shop (sui generis) use.

Application No.: LBC/17/01144 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 06/11/2017 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Port Sunlight Village Trust **Agent:** Paddock Johnson Partnership
Location: 95 GREENDALE ROAD, PORT SUNLIGHT, CH62 4XE
Proposal: New Air Conditioning Unit to Rear of Property

Application No.: APP/17/01148 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Goldcom Properties Ltd. **Agent:** NC Architecture
Location: The Ship Inn, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED
Proposal: VARIATION TO APPROVED SCHEME: APP/17/00674: 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 building. To include parking provision and new access off Breck Road.

Application No.: APP/17/01150 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 06/11/2017 **Decision:** Withdrawn
Case Officer: Mr N Williams
Applicant: Melavid Ltd **Agent:** SHACK Architecture Ltd
Location: Plot 1 Seven Acres Lane, Thingwall
Proposal: Proposed garage to be built within Plot 1 of previously approved scheme APP/14/00903

Application No.: DPP3/17/01151 **Application Type:** Work for Council by Council
Ward: Bebington **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Higher Bebington Primary School **Agent:** Wirral Council
Location: Higher Bebington Jnr School, MILL ROAD, HIGHER BEBINGTON, CH63 8QE
Proposal: Erection of a new entrance porch, entrance steps and ramp.

Application No.: APP/17/01153 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 02/11/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Sridhar **Agent:**
Location: 15 INGESTRE ROAD, OXTON, CH43 5TZ
Proposal: New 2 Storey extension to the front of the property and new porch.

Application No.: RESX/17/01154 **Application Type:** Prior Approval Householder PD
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 18/10/2017 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Miss E Gemmell **Agent:**
Location: 2 FARNDON AVENUE, WALLASEY VILLAGE, CH45 3JX
Proposal: An extension to the existing building, enlarging the rear lounge and kitchen area, with a pitched roof to match the adjacent properties similar extension.

Application No.: APP/17/01157 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/11/2017 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Nugent **Agent:**
Location: 31 SOUTHCROFT ROAD, WALLASEY VILLAGE, CH45 8QE
Proposal: It is proposed that an existing single storey rear extension is taken down, and a new single storey rear/side extension be erected.

Application No.: RESX/17/01161 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/10/2017 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr O Gatehouse **Agent:** C W Jones
Location: 2 BRIAR DRIVE, HESWALL, CH60 5RN
Proposal: Amended description:Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.5m for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No.:	APP/17/01165	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	02/11/2017	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Ms K M Chan	Agent:	
Location:	Motor World Car Spares, 21-25 GRANGE ROAD WEST, BIRKENHEAD, CH41 4BY		
Proposal:	Change of use to a place of worship with flat above.		
Application No.:	ANT/17/01168	Application Type:	Prior Approval of Telecommunications PD
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/10/2017	Decision:	Prior Approval Given
Case Officer:	Mr N Williams		
Applicant:	WHP Wilkinson Hesby - Acquisition Design & Construction	Agent:	
Location:	North side of Greenbank Road (opposite Jubilee Drive), West Kirby, Wirral. CH48 5EP		
Proposal:	Erection of 15m high telecommunications mast and associated cabinets		
Application No.:	RESX/17/01171	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/10/2017	Decision:	Prior approval is not required
Case Officer:	Mr C Smith		
Applicant:	L Beaumont	Agent:	Bryson McHugh Architects
Location:	42 FOREST ROAD, HESWALL, CH60 5SW		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 3.97m and for which the height of the eaves would be 2.74m.		
Application No.:	LBC/17/01182	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	26/10/2017	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr P Bolt	Agent:	
Location:	63 HAMILTON SQUARE, BIRKENHEAD, CH41 5AT		
Proposal:	Installation of Blue Plaque on the flanking wall adjoining the east side of 63 Hamilton Square.		
Application No.:	RESX/17/01183	Application Type:	Prior Approval Householder PD
Ward:	Upton	Decision Level:	Delegated
Decision Date:	23/10/2017	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Keith Holt	Agent:	Cliff Elliot
Location:	8 FLETCHER CLOSE, UPTON, CH49 5PH		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.9m		

Application No.: RESX/17/01194 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 25/10/2017 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs S & H Neermul **Agent:** Mr G Stott
Location: 24 SEVEN ACRES LANE, THINGWALL, CH61 7XY
Proposal: Erection of a single storey rear conservatory extension which would extend beyond the rear wall of the original house by 6.3m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.3m

Application No.: RESX/17/01205 **Application Type:** Prior Approval Householder PD
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 02/11/2017 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Mr S Williamson **Agent:** Mr T M Roberts
Location: 15A GRASMERE AVENUE, NOCTORUM, CH43 9SG
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 7.760m for which the maximum height would be 3.600m and for which the height of the eaves would be 3.200m

Application No.: RESX/17/01206 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/11/2017 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr D Chambers **Agent:** Jones & Wathen Ltd
Location: 8 KINGSWAY, GAYTON, WIRRAL CH60 3SW
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.7m

Application No.: RESX/17/01218 **Application Type:** Prior Approval Householder PD
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 03/11/2017 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr D Rothwell **Agent:** The Kenefick Jones Partnership
Location: 2 Dawpool Cottages, TELEGRAPH ROAD, CALDY, CH48 1PD
Proposal: Erection of a single storey rear extension that would extend 4.927 metres beyond the original rear wall and for which the maximum height would be 2.520metres and the height of the eaves would be 2.520metres high.

Application No.: SCR/17/01256 **Application Type:** Screening for EIA
Ward: Eastham **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Screening Reply
Case Officer: Mr K Spilsbury
Applicant: Amec Foster Wheeler Environment & Infrastructure UK Ltdcu **Agent:**
Location: Land adjacent to Eastham FC, off Bankfields Road, Birkenhead
Proposal: Screening opinion.

Application No.: SCR/17/01257 **Application Type:** Screening for EIA
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 01/11/2017 **Decision:** Screening Reply
Case Officer: Mr K Spilsbury
Applicant: Garner Town Planning **Agent:**
Location: Land off, RIVERVIEW ROAD, BROMBOROUGH
Proposal: Screening Opinion

Application No.: LBCO/17/01302 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 06/11/2017 **Decision:** Acceptable
Case Officer: Mrs J Malpas
Applicant: Mrs J Johnson **Agent:** J.W.Joinery
Location: 178 NEW CHESTER ROAD, NEW FERRY, CH62 4RG
Proposal: Replacement rear door

Total Number of Applications Decided: 111

Summary of data

	Total Per D
Acceptable	1
Approve	79
Lawful Use	1
Prior Approval Given	1
Prior approval is not required	12
Refuse	9
Screening Reply	2
Withdrawn	5
Withdrawn by Applicant	1
Report Total	111

This page is intentionally left blank